



Keegan & Coppin  
COMPANY, INC.

FOR SALE  
OR LEASE

824 E STREET  
SAN RAFAEL, CA

DOWNTOWN SAN RAFAEL  
BOUTIQUE COMMERCIAL BUILDING



REPRESENTED BY:

**MATT STORMS, PARTNER**  
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## EXECUTIVE SUMMARY



824 E STREET  
SAN RAFAEL, CA

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Keegan & Coppin Company is pleased to offer the opportunity to acquire one of downtown San Rafael's classic stand-alone boutique commercial office properties. Benefiting from a highly visible location at the corner of Third and E Street, the building was originally built as a single-family and then later converted to commercial use. The building has been beautifully maintained and upgraded and represents a turn key opportunity for either a buyer or tenant.

The building displays extensive architectural charm and utility for commercial purposes and boasts 6 onsite parking stalls and prominent street signage.

- Classic boutique stand-alone commercial building
- Beautifully maintained and upgraded with period details
- Charming outdoor yard space
- Plentiful storage
- Identifiable property with signage

Purchase price: **\$2,150,000**

Lease price: **\$2.50 PSF, GROSS UNSERVICED**

Building(s) total size: **3,633+/- SQ FT (APPROX.)**  
BUYER TO VERIFY



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# PROPERTY DESCRIPTION



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05/11/2023 JSB

BLK	PRIOR APN	NEW APN	YR	AUTH
254	Survey		06	
256	Survey		06	
254	10	20,21	09	055
254	14,20	22	09	055
254	09,21	23	09	055
			13	
252	011-252-15	22 & 23	15	041
252	011-252-20	24, 25, 26	15	041
252	23, 24, 25	011-252-27	15	041
252	26 & 22	011-252-28	15	041
256	12, 14, 15, & 32	011-256-37	22	043
256	Survey		23	

Survey



## PROPERTY DESCRIPTION

011-252-21

APN

6,688+/- SQ. FT.

TOTAL SIZE OF PARCEL

6 stalls on site

PARKING

T5N 40/60

ZONING

Wood Frame

CONSTRUCTION TYPE

2 with fully improved garden level

STORIES

Fully improved yard

Storage garage

Upgraded HVAC & electric

OTHER AMENITIES

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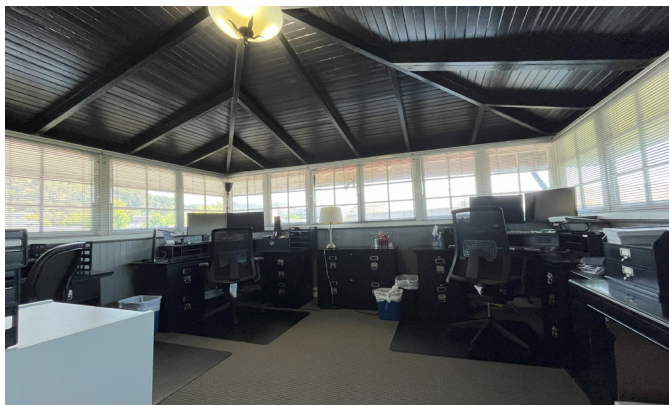


# PHOTOS



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## LOCATION DESCRIPTION



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### MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

### TRANSPORTATION

Strategically located in Downtown San Rafael with immediate access to Highway 101 and Interstate 580. Just a few blocks from the San Rafael transit center served by the SMART train and Golden Gate Transit.



### SAN RAFAEL

San Rafael is Marin's answer to urban living. Sprawling, gritty, and gentrified, its business activity centers mostly in the downtown area and the Terra Linda/Northgate area to the north. The downtown area is dominated by BioMarin's headquarter campus and has been constantly expanding over the past ten years as San Rafael has become a hotbed of new development. Along with several new buildings for BioMarin having been recently completed or currently under development other major projects include the new AC Hotel by Marriott, a 140-room luxury hotel, the new Hampton Inn & Suites, a 185-room hotel near the intersection of Highway 101 and Interstate 580, and the new recently completed 41 residential unit mixed-use property at the corner of Second Street and B Street.

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## VICINITY MAP



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## ABOUT US



824 E STREET  
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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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