

**FOR SALE**

Owner User or Redevelopment

**790 MISSION AVE**

San Rafael, CA 94901

**PRESENTED BY:**

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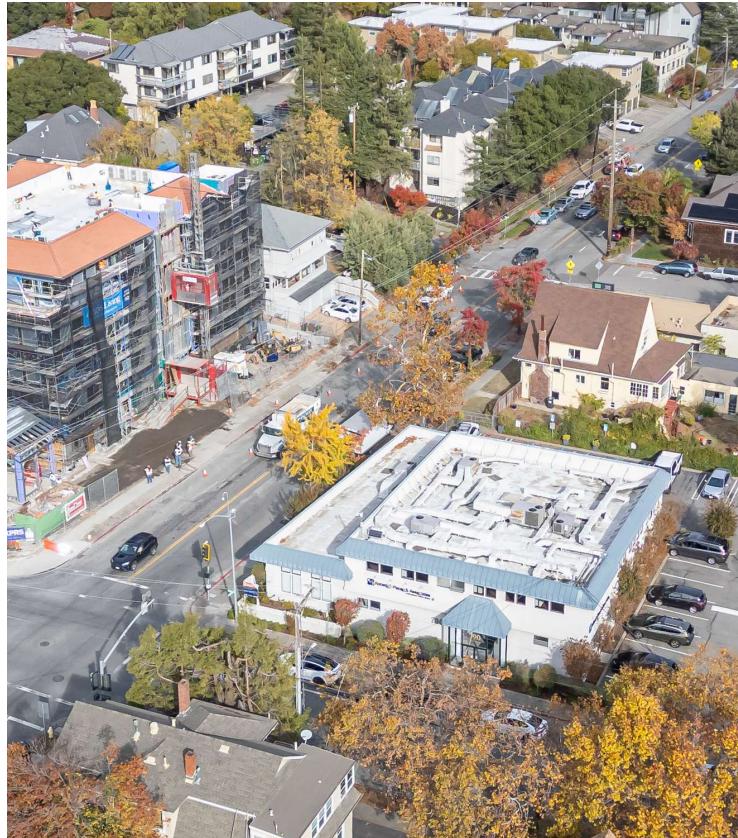
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**\*OWNER USER OR REDEVELOPMENT  
OPPORTUNITY**



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Perfect for an Owner User
- Amazing redevelopment potential
- Ideal for office or mixed-use investment with residential
- Potential for value-add improvements
- Will be delivered vacant for new owner
- Excellent visibility and accessibility
- Diverse permitted uses for versatile investment
- Prime location for professional tenants

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,600,000
<b>LOT SIZE:</b>	18,550 SF
<b>BUILDING SIZE:</b>	10,335 SF
<b>BLDG. PRICE PSF:</b>	\$348
<b>LOT PRICE PSF:</b>	\$297

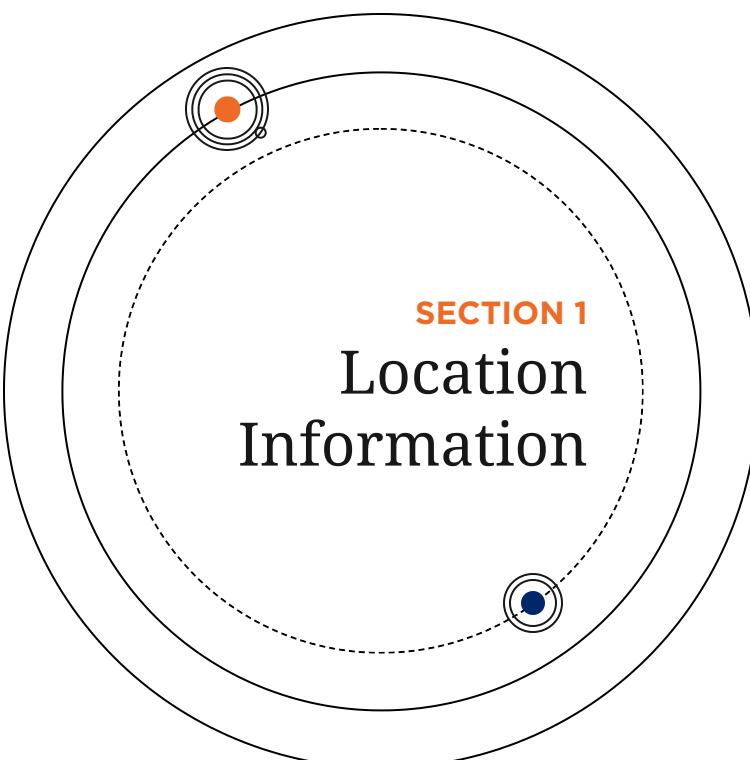
## PROPERTY DESCRIPTION

Owner User or Redevelopment Opportunity on 2 parcels. Introducing an exceptional investment opportunity at 790 Mission Ave, San Rafael, CA. This 10,335 SF, office building presents an outstanding chance for prospective investors. Built in 1955 and boasting a T4N 40/50 zoning, the property offers numerous permitted uses and significant development potential with a prime location in the heart of San Rafael. Don't miss this chance to acquire a centrally located asset with promising development prospects.

\*Note: there is a parking easement on title which states 10 parking spaces must remain available for a neighboring property.

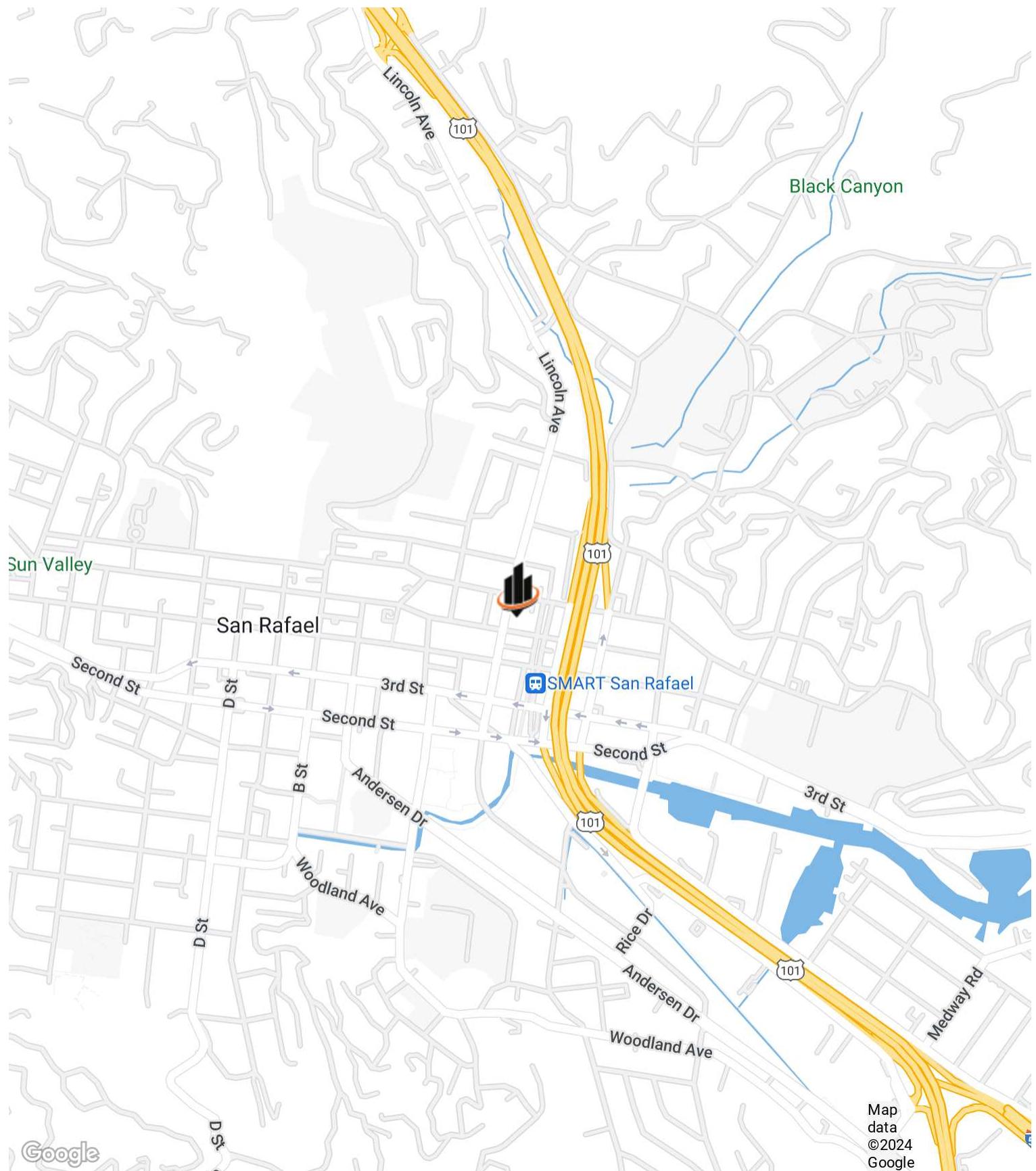
## LOCATION DESCRIPTION

One of the best locations in San Rafael. Discover the thriving community surrounding 790 Mission Ave in San Rafael, CA, 94901. Your future investment is nestled amidst an array of amenities, including the vibrant downtown area with a variety of dining options, locally owned shops and directly across the street from the new Aegis Living facility to be completed in 2025. Just moments away, you'll find the Marin Civic Center, home to an array of cultural events and performances. With easy access to major roadways and public transportation, such as SMART and the Transit Center blocks away, this area presents an attractive opportunity for investors seeking a prime Office / Office Building or an incredible development opportunity location in a bustling and dynamic neighborhood.



**SECTION 1**  
**Location  
Information**

## REGIONAL MAP

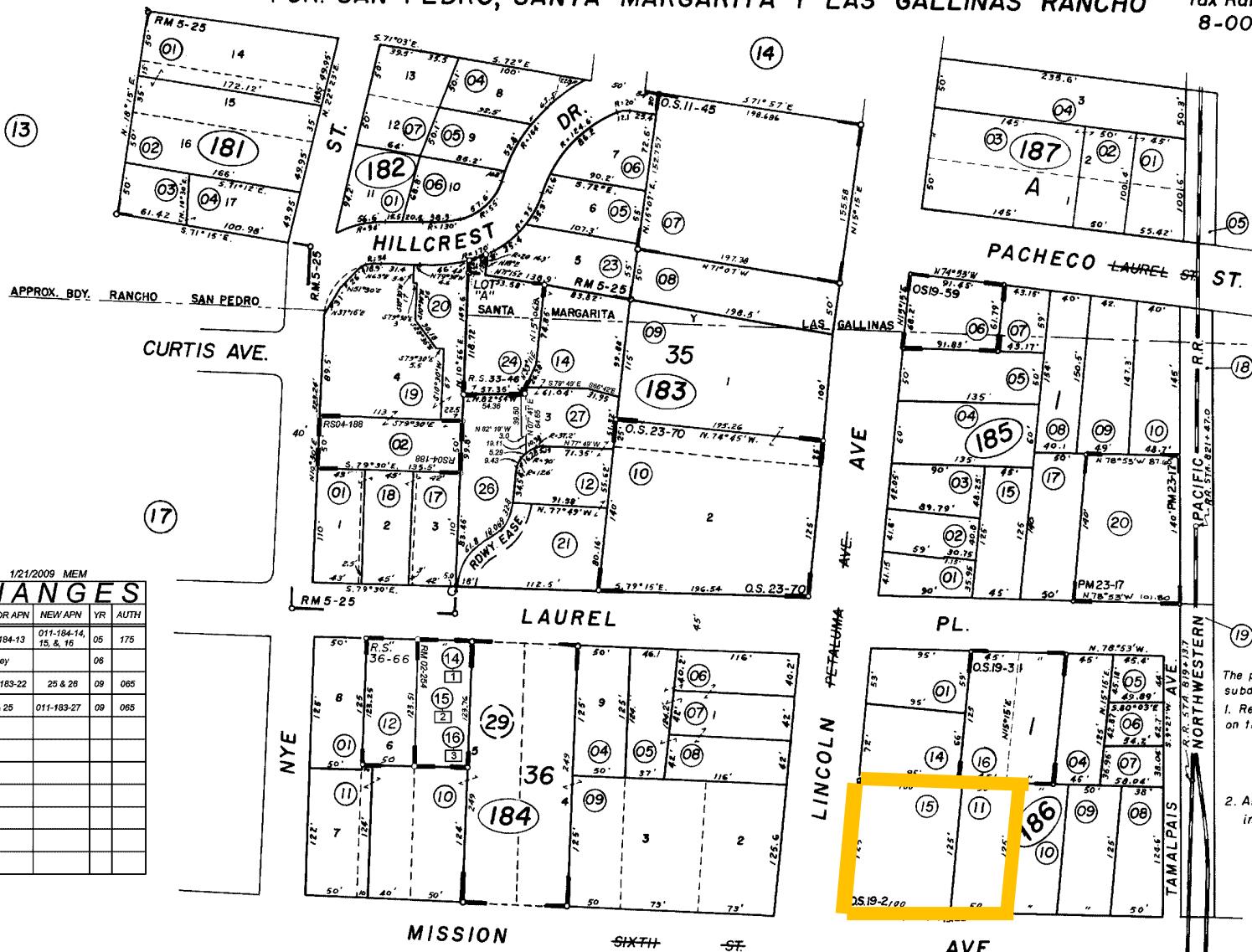




POR. SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS RANCHO

Tax Rate Area  
8-000, 8-023

11-18



The parcel numbers shown on map within each lot subdivided as a condominium include:

1. Respective rights held in fee title as identified on the map by unit number and shown thusly

(26) Parcel Number

(2) Unit Number

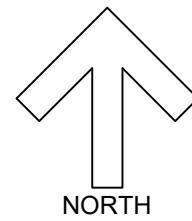
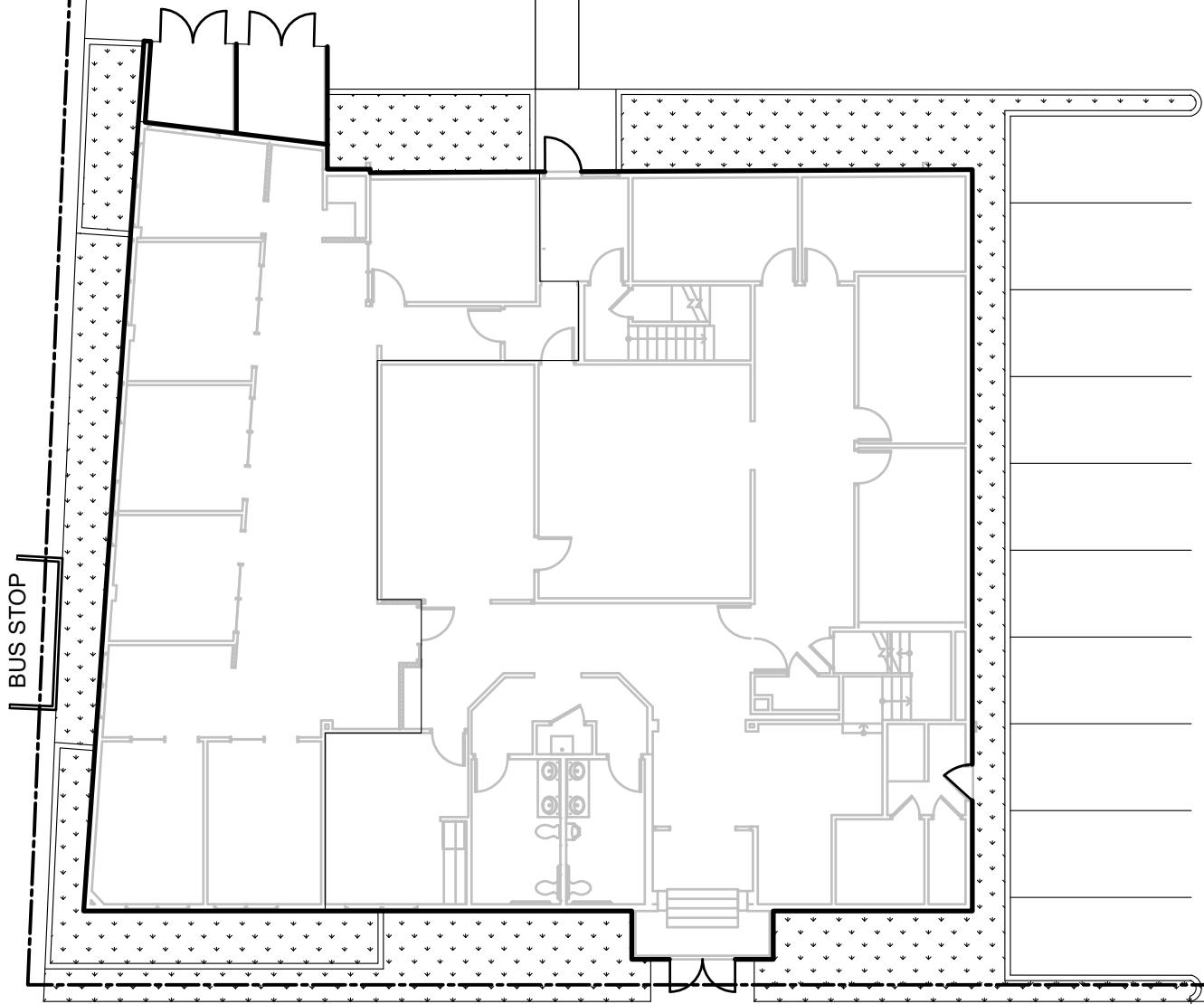
2. An undivided interest as tenant in common in the Common Area.

CITY OF SAN RAFAEL  
Assessor's Map Bk. II-Pg. 18  
County of Marin, Calif.

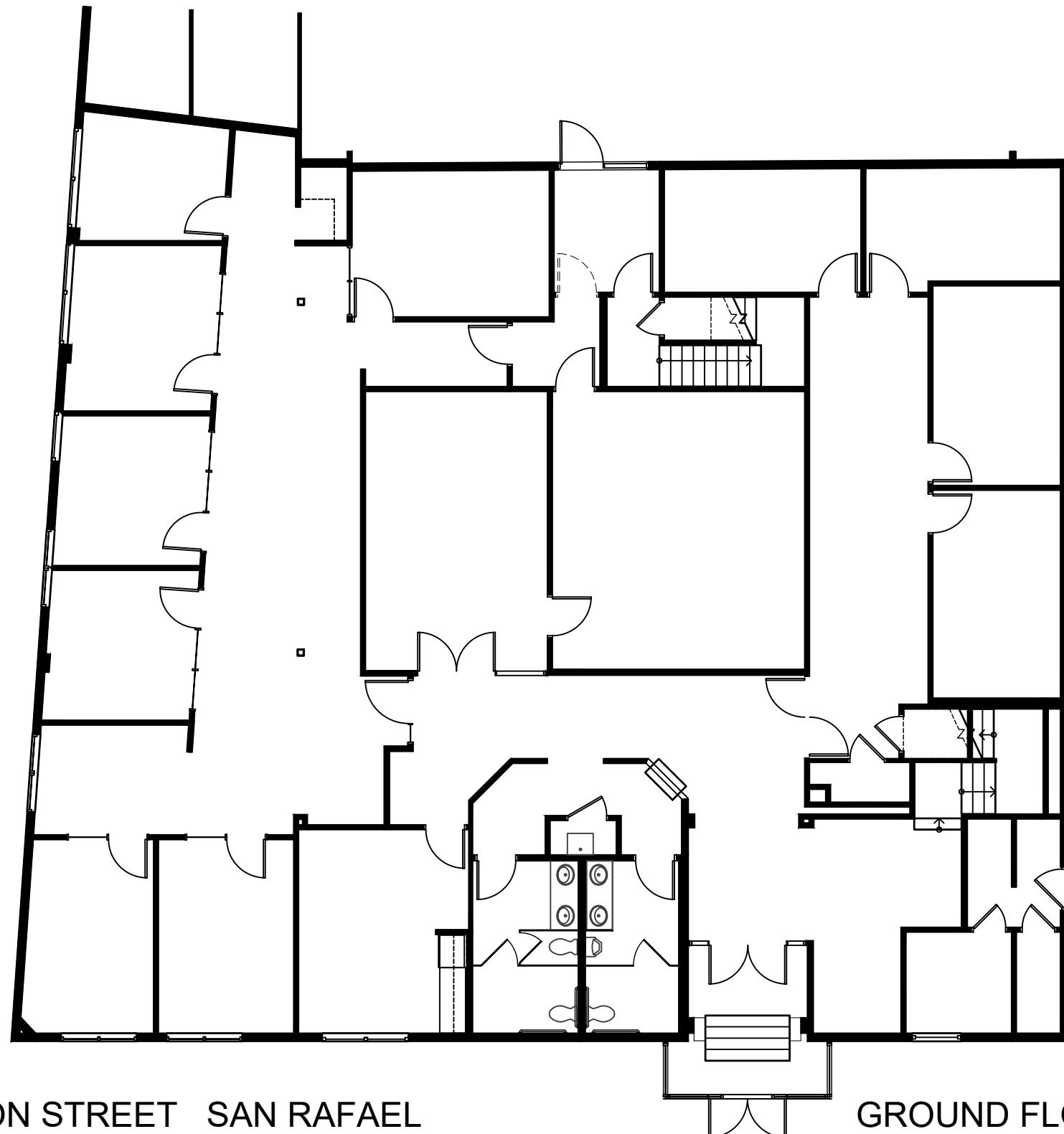
790 MISSION STREET SAN RAFAEL

SITE PLAN

LINCOLN AVE

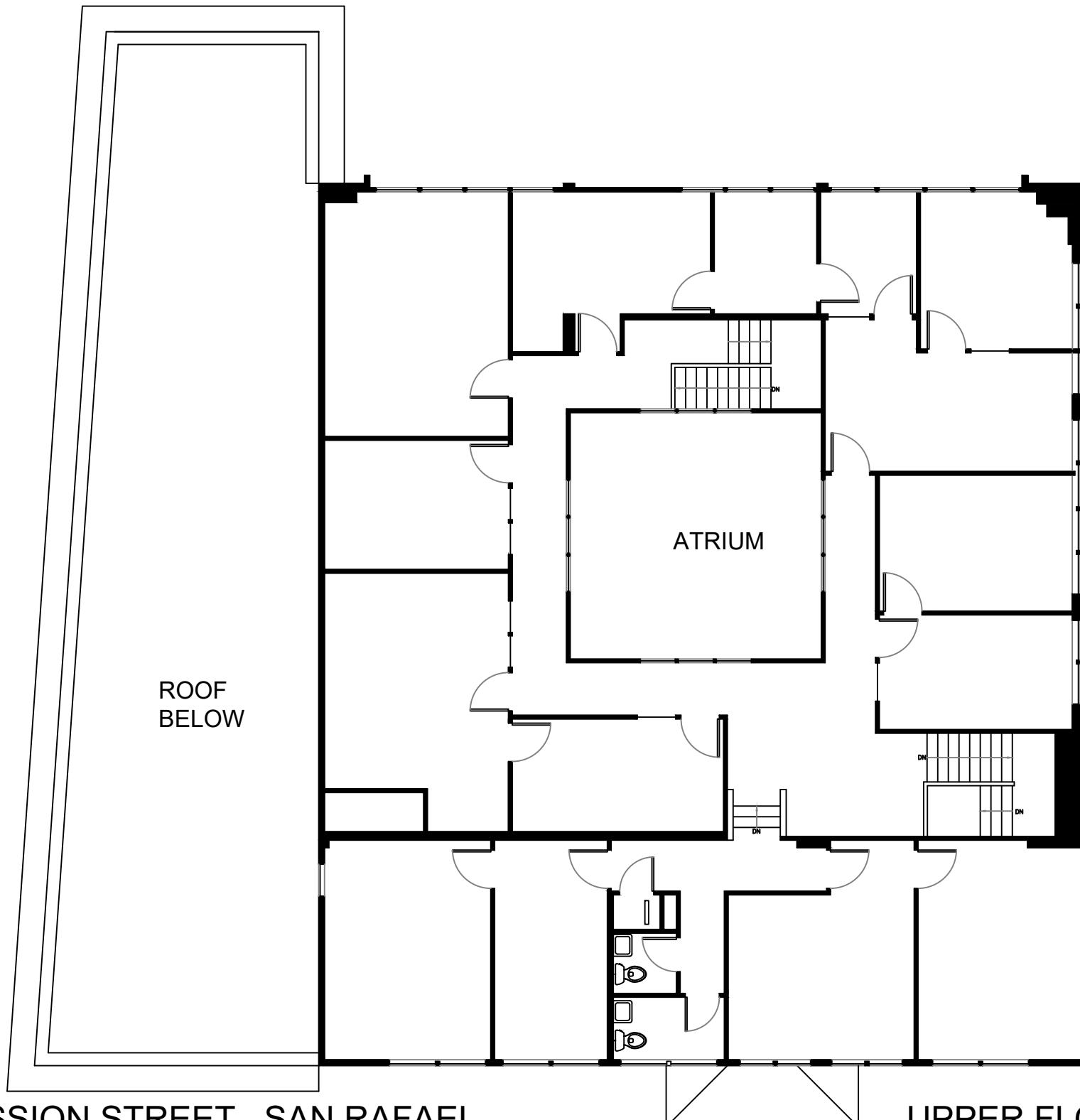


MISSION AVE



790 MISSION STREET SAN RAFAEL

GROUND FLOOR



790 MISSION STREET SAN RAFAEL

UPPER FLOOR

\*Current City of San Rafael zoning T4N 40/50 currently allows up to 50 feet tall, which would be likely four stories of office or residential over a lobby and ground floor parking. Street side yard setbacks are relatively minor.

This zoning allows for an immense increase in density on this lot. Possibly five times greater than existing, up to 50,000 ft.<sup>2</sup> over first floor parking.

***Listing agents cannot guarantee any potential development or size. Buyer must do their own research with the City of San Rafael.***

**Table 2.3.020.A Downtown Zones Overview**

Less Urban

T4 Neighborhood



**Zone Abbreviation**

T4N 30/40 and T4N 40/50

**Sub-Zone(s)**

T4N 40/50 Open

The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.

**Intent**

A walkable neighborhood environment of small to medium footprint, moderate intensity mixed-use buildings and housing choices, supporting and within short walking distance of neighborhood-serving retail and services. This zone provides a transition in scale between the Downtown and adjacent residential neighborhoods.

**Desired Form**

Primarily House-Form Buildings

Building Height 30' to 50', as per Regulating Plan

Primarily Detached Buildings

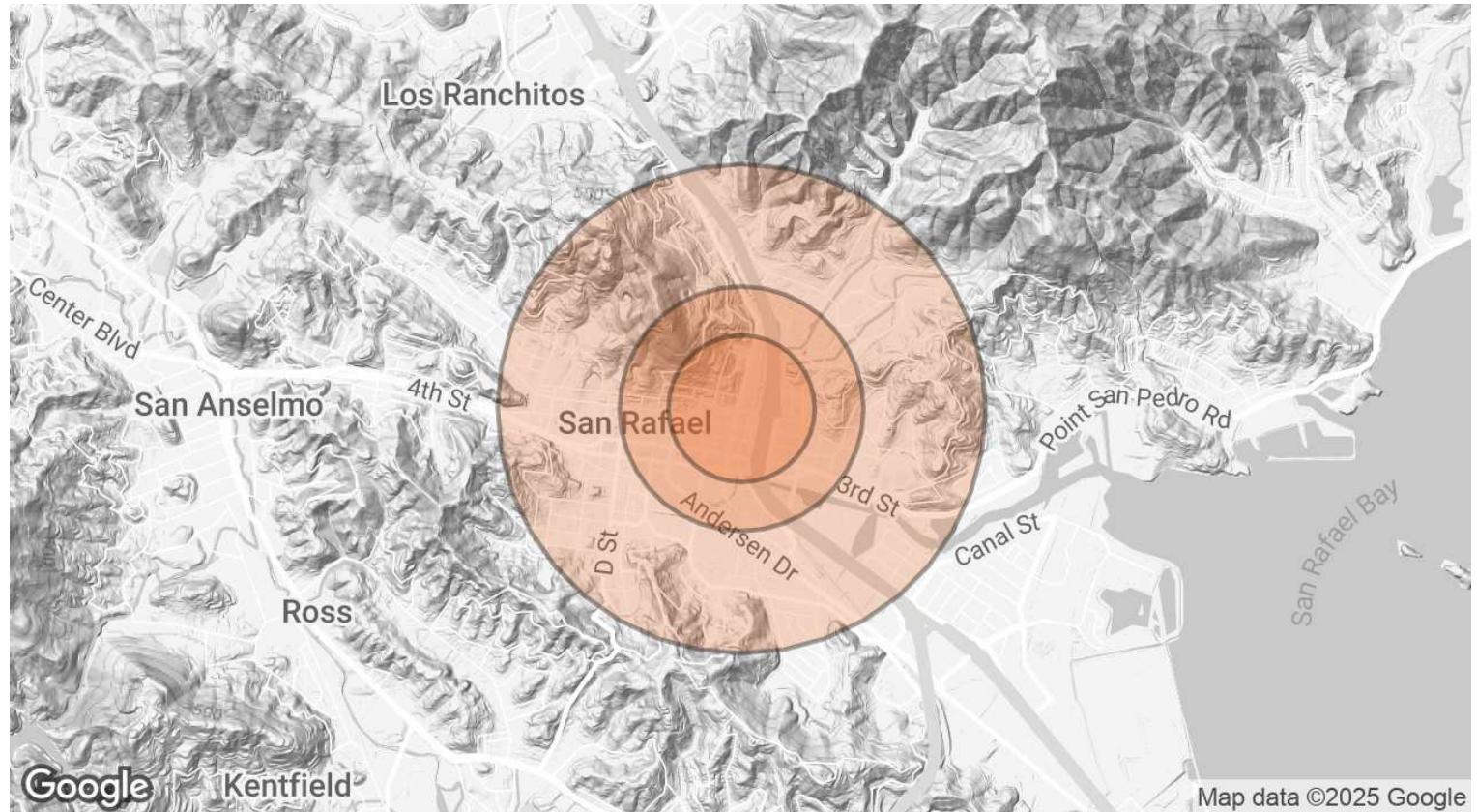
Small Front Setbacks

Small Side Setbacks

Residential and Shopfront Frontages



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,436	5,551	17,652
<b>AVERAGE AGE</b>	42	42	42
<b>AVERAGE AGE (MALE)</b>	42	42	41
<b>AVERAGE AGE (FEMALE)</b>	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,080	2,420	7,169
<b># OF PERSONS PER HH</b>	2.3	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$124,080	\$152,366	\$163,642
<b>AVERAGE HOUSE VALUE</b>	\$1,201,512	\$1,256,660	\$1,314,572

### *Demographics data derived from AlphaMap*

## MEET THE TEAM



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