

FOR SALE

Owner User or Redevelopment

790 MISSION AVE

San Rafael, CA 94901

PRESENTED BY:

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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

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

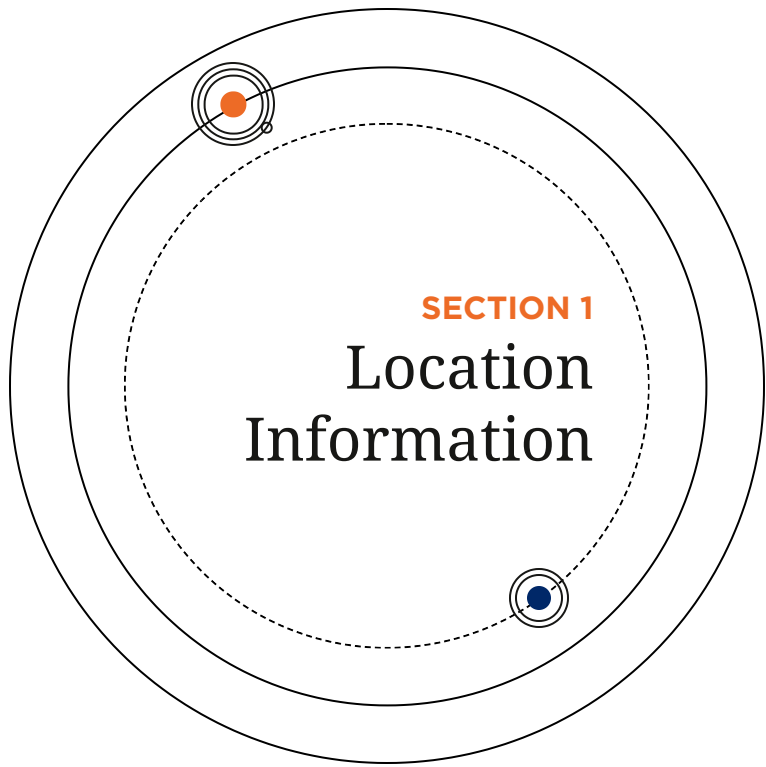
PROPERTY DESCRIPTION

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.

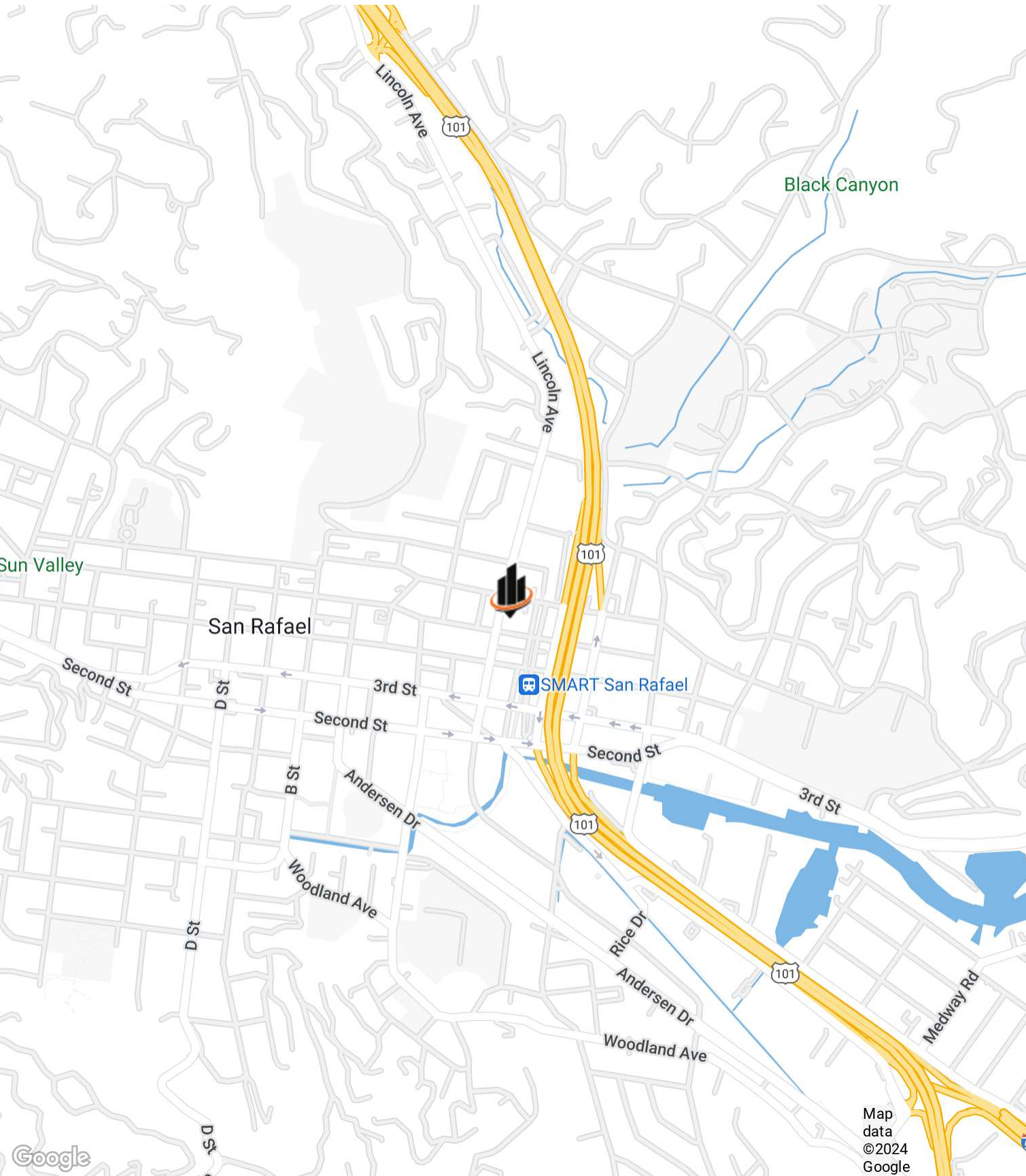
LOCATION DESCRIPTION

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.

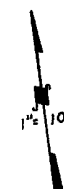


SECTION 1
**Location
Information**

REGIONAL MAP





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

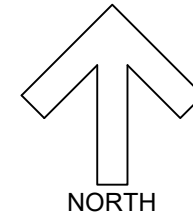
CITY OF SAN RAFAEL
Assessor's Map Bk. 11-Pg. 18
County of Marin, Calif.

LINCOLN AVE

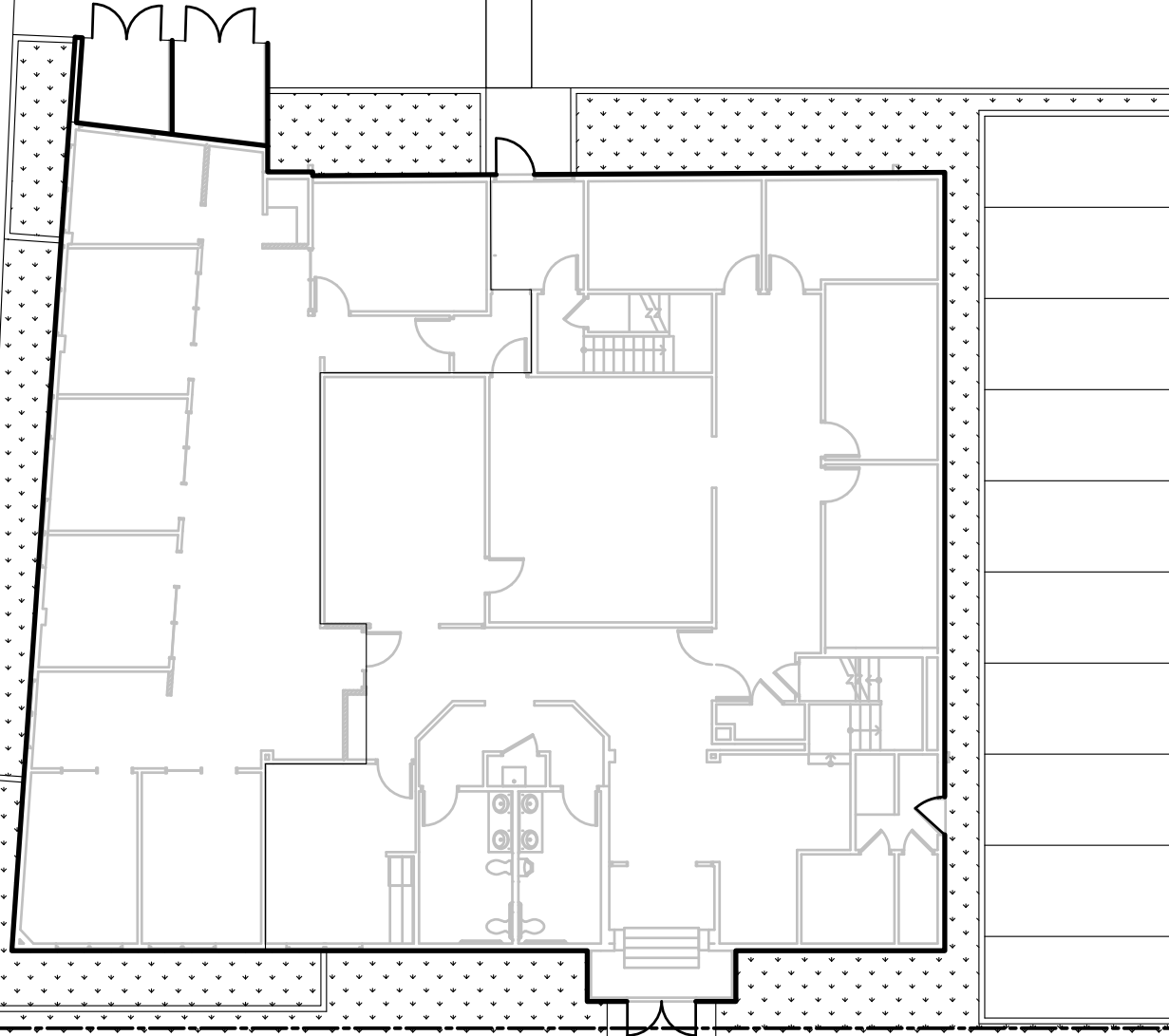
790 MISSION STREET SAN RAFAEL

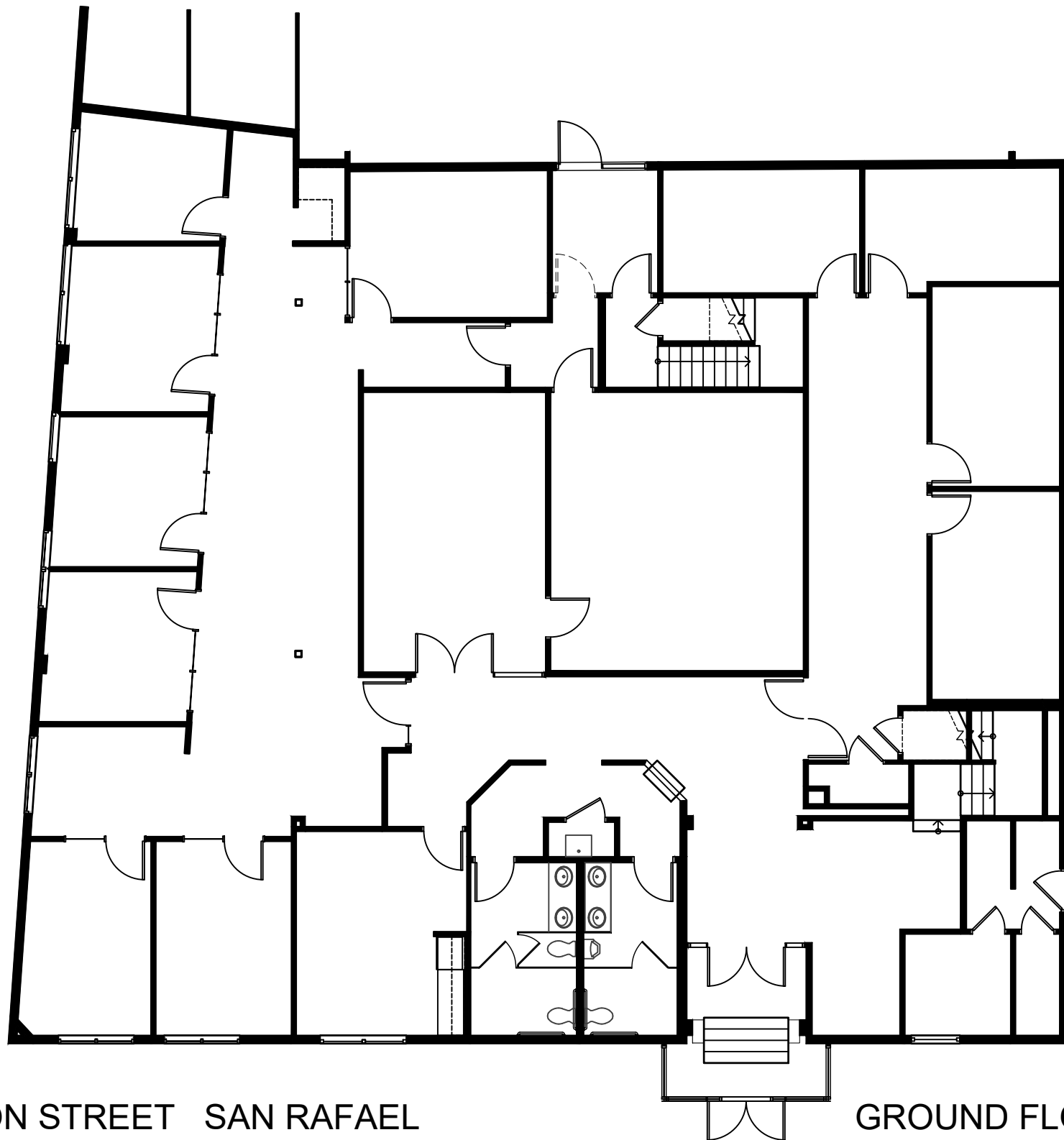
SITE PLAN

BUS STOP



MISSION AVE





790 MISSION STREET SAN RAFAEL



GROUND FLOOR



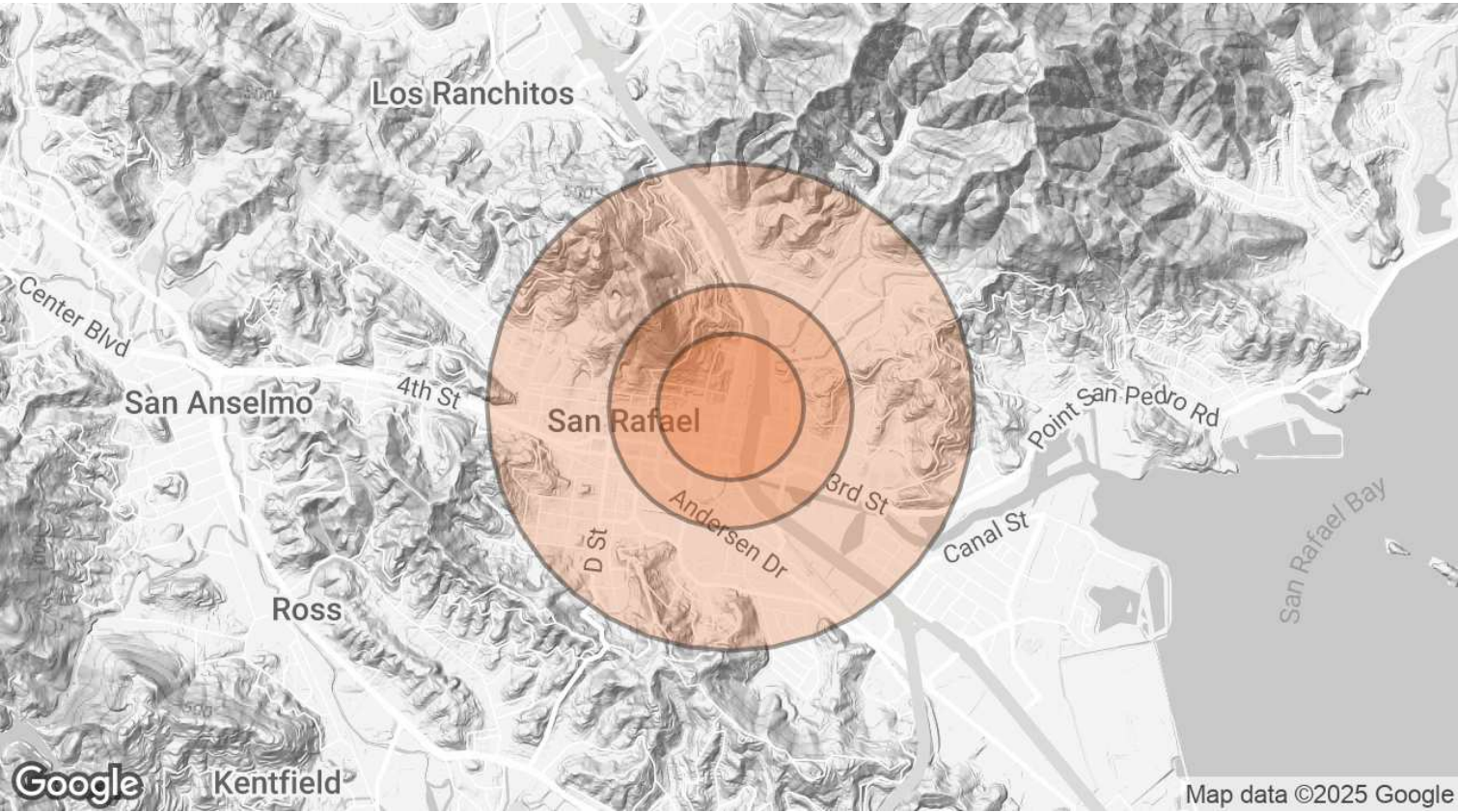
*Current City of San Rafael zoning T4N 40/50 currently allows up to 50 feet tall, which would be likely four stories of office or residential over a lobby and ground floor parking. Street side yard setbacks are relatively minor.

This zoning allows for an immense increase in density on this lot. Possibly five times greater than existing, up to 50,000 ft.² 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
TOTAL POPULATION	2,436	5,551	17,652
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	42	43	42

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

Demographics data derived from AlphaMap

MEET THE TEAM



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