

1525 FRANCISCO BOULEVARD E.

SAN RAFAEL | CA

SALE/LEASE BACK WITH 100% OCCUPIED BUILDING

±5,150 SF 7.49% Cap Rate

6 LONG TERM LEASES IN PLACE

\$1,765,000

\$343/SF



NEWMARK

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HIGHLIGHTS

The property consists of 8 commercial office condominiums, four on each floor, located at the front of 1525 Francisco Boulevard E., San Rafael. Per the condominium plat map, the size of each floor is $\pm 2,574.69$ SF or $\pm 5,149.28$ SF total. The second floor is accessed by stairs on either side of the building and has an access deck in front for the offices. In addition, there are four individual storage closets adjoining the units.

Seller will Master Lease the property at the current income for 24 months from COE and deliver a 7.5% return to the buyer. No buyer responsibilities. All current tenants will be subordinate to Seller's Master Lease.



APN's 009-310-01 to 08:
Units: 1 A, B, C, D
Units: 2 A, B, C, D



Property is in the AE flood zone (1%). Flood insurance included in the Owner's Association insurance policy and is required, if a loan is obtained from a federally insured lender.



Zoned LI/O, light industrial/office - in the city of San Rafael. Allows for Cannabis testing/lab, delivery, manufacturing, and distribution. It houses two of only five San Rafael licensed delivery services, as well as three other tenants related to the cannabis industry.



There are 55 parking spaces, including two handicapped ones. 16 parking spaces are unreserved and go with the 8 units.



Owners Association is responsible for roof, exterior paint, landscape, parking lot, insurance, water and refuse.



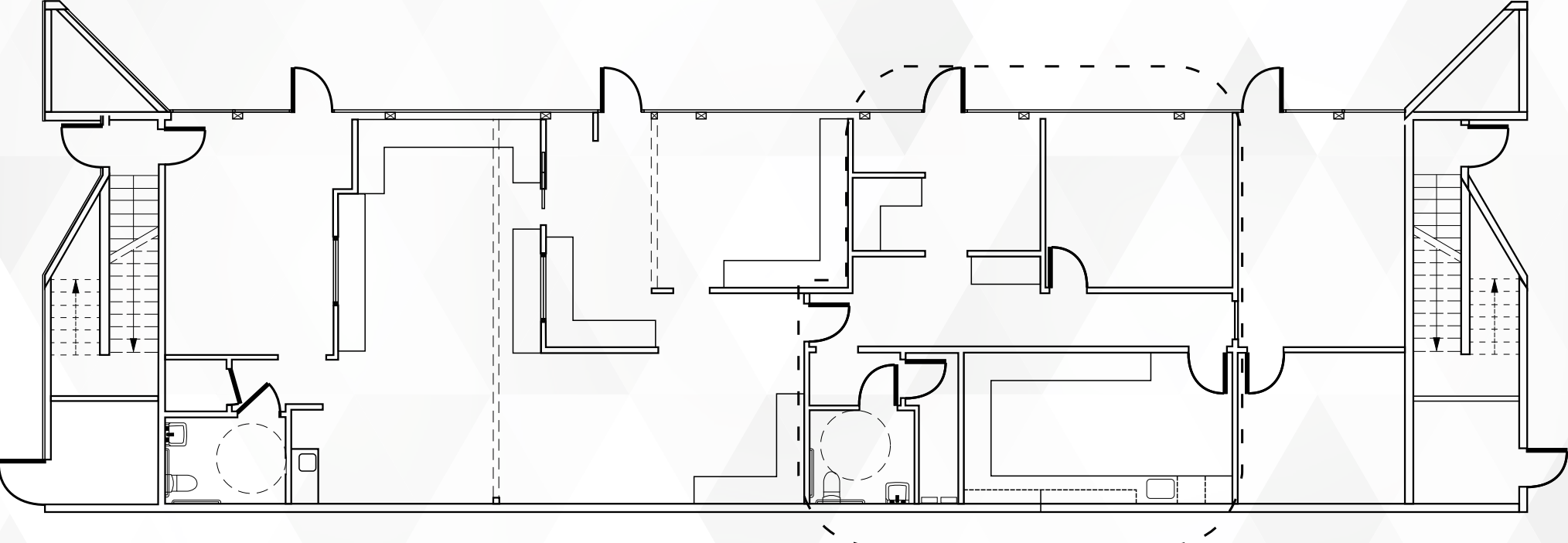
Owner has invested over \$200,000 in tenant improvements and upgrades.





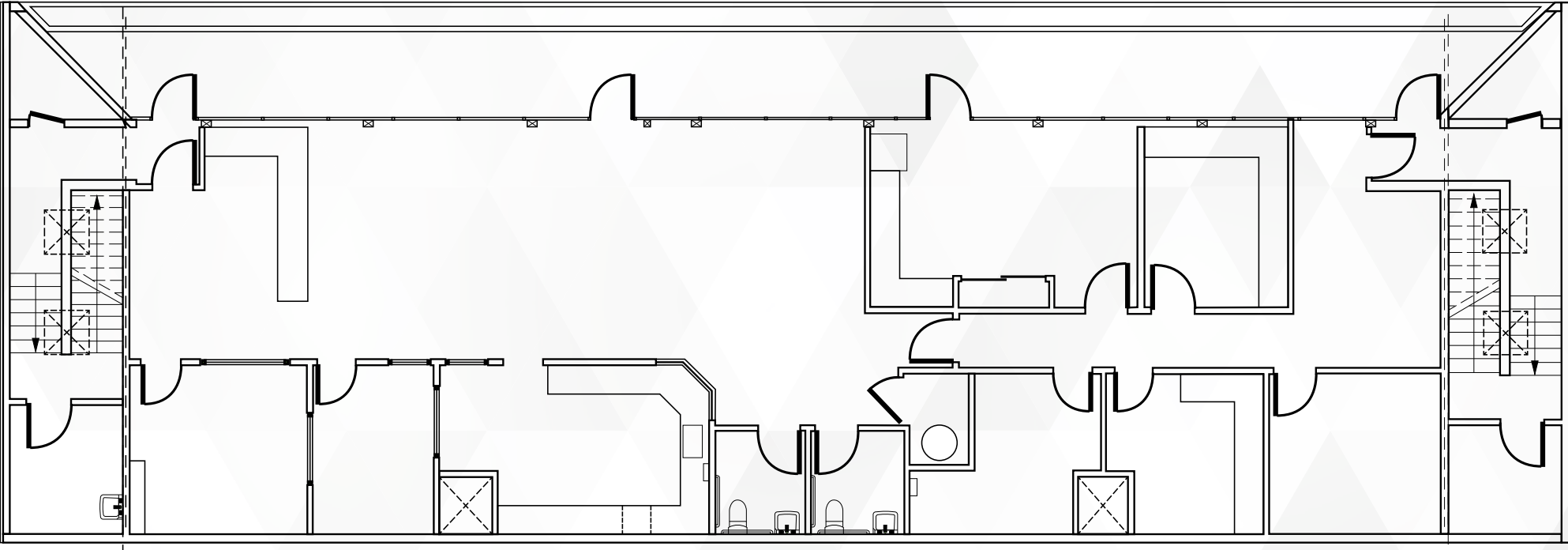
1ST FLOOR - PLAN

1525 FRANCISCO BOULEVARD E. | SAN RAFAEL | CA



2ND FLOOR - PLAN

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SITE PLAN

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FINANCIALS

INCOME/EXPENSES:

- Annual Gross Scheduled Income: \$197,118.36

ANNUAL EXPENSES:

- Property taxes: \$36,000 (PROJECTED)

- Owners Association: \$15,000

- PG&E: \$5,000

- Maintenance/Reserves: \$3,000

- Management: \$5,913.55 (3%)

- Total Expenses: \$64,913.55

NET OPERATING INCOME: \$132,204.81

- Lease Summary Schedule Available

1525 FRANCISCO BOULEVARD E. | SAN RAFAEL | CA



AMENITIES MAP

1525 FRANCISCO BOULEVARD E. | SAN RAFAEL | CA



RH

pressed

RUSTIC BAKERY



EL GUAJACHO TACOS

HOG ISLAND OYSTER CO.

SHAKE SHACK



GOLDEN GATE BRIDGE[®]
HIGHWAY & TRANSPORTATION DISTRICT

COURTYARD
BY MARRIOTT



Pollo Loco



MICHAEL'S SOURDOUGH SANDWICHES
WE BAKE IT OURSELVES



extended stay
AMERICA
suites



JESSIE AND LAURENT
EST. 1881

580

MESERAS

SANkorean



THE HOME DEPOT



target

DEMOGRAPHICS CHART

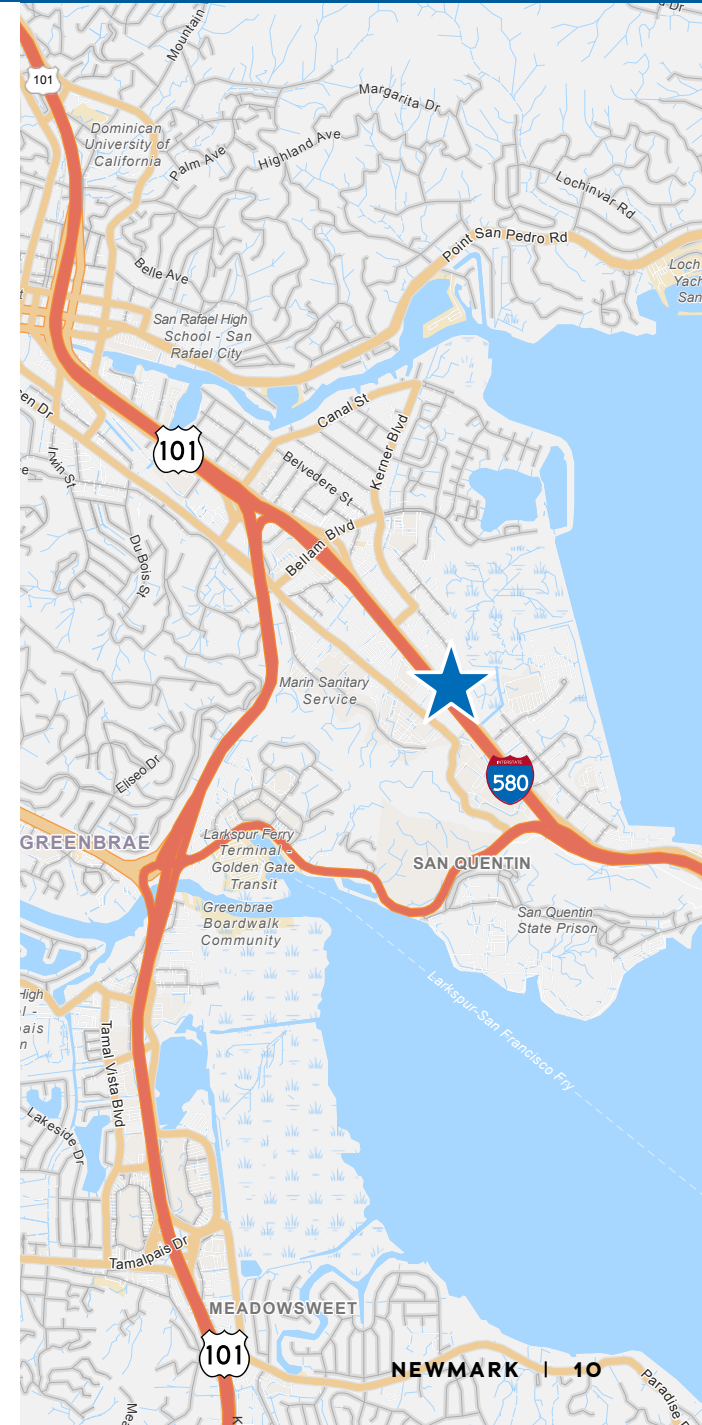
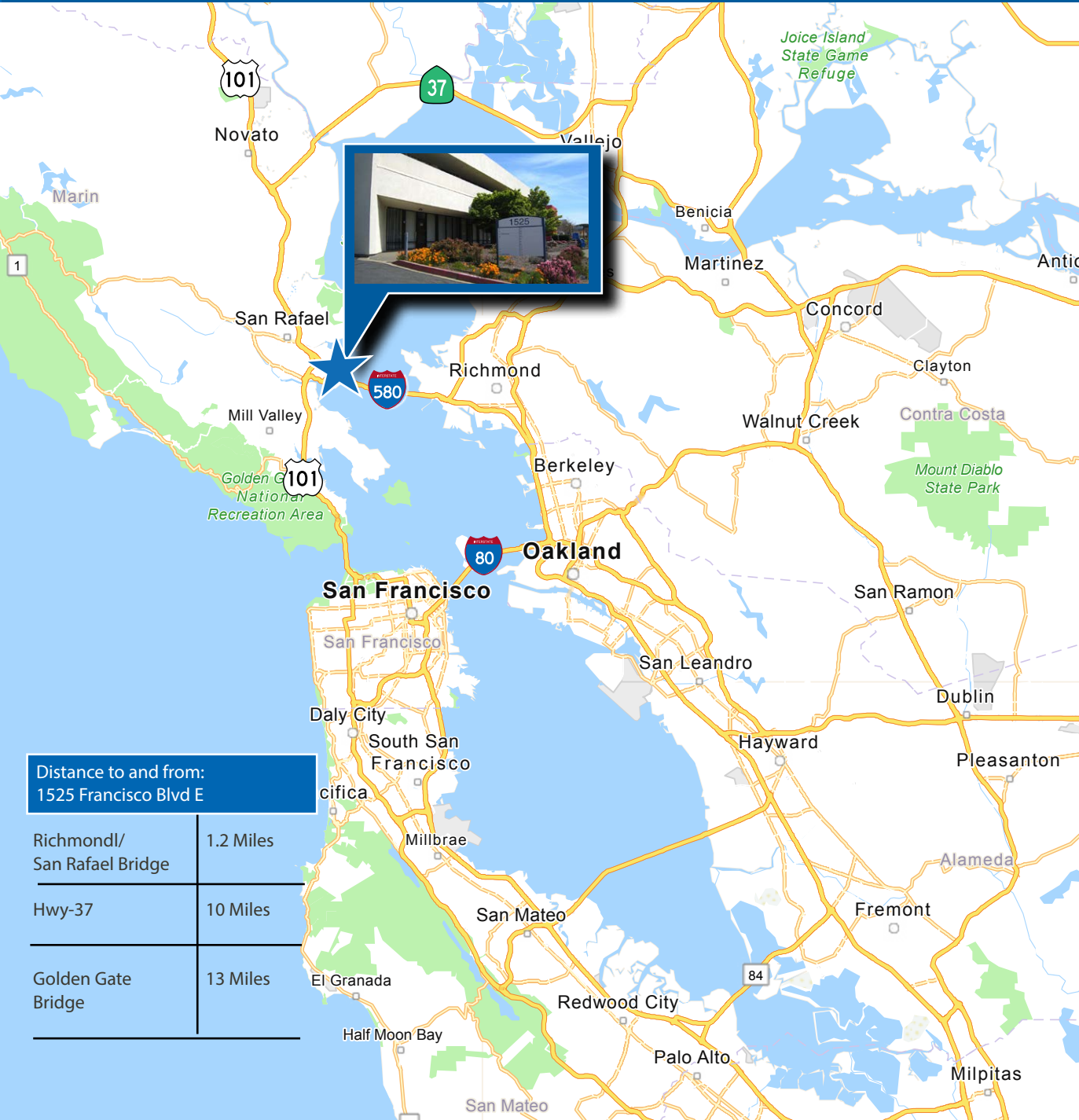
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	1 Mile	3 Miles	5 Miles
Population			
Estimated Population (2023)	8,934	85,353	143,050
Projected Population (2020)	9,451	90,313	151,671
Projected Annual Growth (2015-2020)	516	4,959	8,620
Historical Annual Growth (2010-2015)T	500	3,454	6,273
Trade Area Size	3.1 sq mi	28,3 sq mi	78,5 sq mi
Households			
Estimated Households (2015)	3,811	32,372	56,886
Projected Households (2020)	3,922	33,471	58,849
Average Household Income			
Estimated Average Household Income (2015)	\$166,038	\$155,566	\$154,066
Projected Average Household Income (2020)	\$175,578	\$164,652	\$163,078
Median Household Income			
Estimated Median Household Income (2015)	\$109,345	\$102,522	\$104,252
Projected Median Household Income (2020)	\$112,453	\$103,807	\$105,768
Per Capita Income			
Estimated Per Capita Income (2015)	\$70,827	\$59,115	\$61,402
Projected Per Capita Income (2020)	\$72,874	\$61,131	\$63,403
Estimated Average Household Net Worth (2015)	\$1,438,534	\$1,372,459	\$1,411,821

LOCATION MAP

1525 FRANCISCO BOULEVARD E. | SAN RAFAEL | CA



Distance to and from:
1525 Francisco Blvd E

Richmond/ San Rafael Bridge	1.2 Miles
Hwy-37	10 Miles
Golden Gate Bridge	13 Miles

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