

# EDUCATIONAL/OFFICE SPACE FOR LEASE

SAN RAFAEL | MARIN COUNTY | CALIFORNIA

SAINT  
VINCENT'S

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**NEWMARK**

# PROPERTY HIGHLIGHTS



- Site has spectacular aesthetics with San Francisco Bay and Mount Tamalpais views

- Excellent U.S. Highway 101 access, central to Marin County in between the cities of San Rafael and Novato

- Favorable geography with adjacent large hillside which provides a visual buffer from the freeway

- Flexible spaces available amongst a vibrant educational and community oriented campus

# PROPERTY OVERVIEW



The Property is located in Marin County, which enjoys the thirteenth highest income per capita in the United States. The area is one of the most highly sought after locations to live and work in the San Francisco Bay Area. Marin County offers its residents a high quality of life through its natural beauty and access to the outdoors, as well as close proximity to other metro employment centers, including San Francisco and Oakland. The County is bounded by the Golden Gate Bridge to the south, and Sonoma County to the north. To the east is San Francisco Bay, and to the west is the Pacific Ocean.

## MAJOR EMPLOYERS IN THE NEARBY AREA:

-BioMarin Pharmaceutical, Inc.  
(San Rafael & Novato)

-Catholic Charities  
(San Rafael)

-Fair, Isaac & Company  
(San Rafael)

-Buck Institute for Research  
on Aging  
(Novato)

-Autodesk, Inc.  
(San Rafael)

-Dominican University  
of California  
(San Rafael)

-Birkenstock  
(Novato)

-Restoration Hardware  
(Corte Madera)

-Guide Dogs for the Blind  
(San Rafael)

-Kaiser Permanente  
(San Rafael)

-Sutter Health  
(Novato)

-MarinHealth  
(Greenbrae)

-County of Marin  
(San Rafael)

-Take-Two Interactive  
(Novato)

-Ultragenyx Pharmaceutical  
(Novato)

# EMPLOYER MAP

## MAJOR EMPLOYERS IN THE NEARBY AREA:



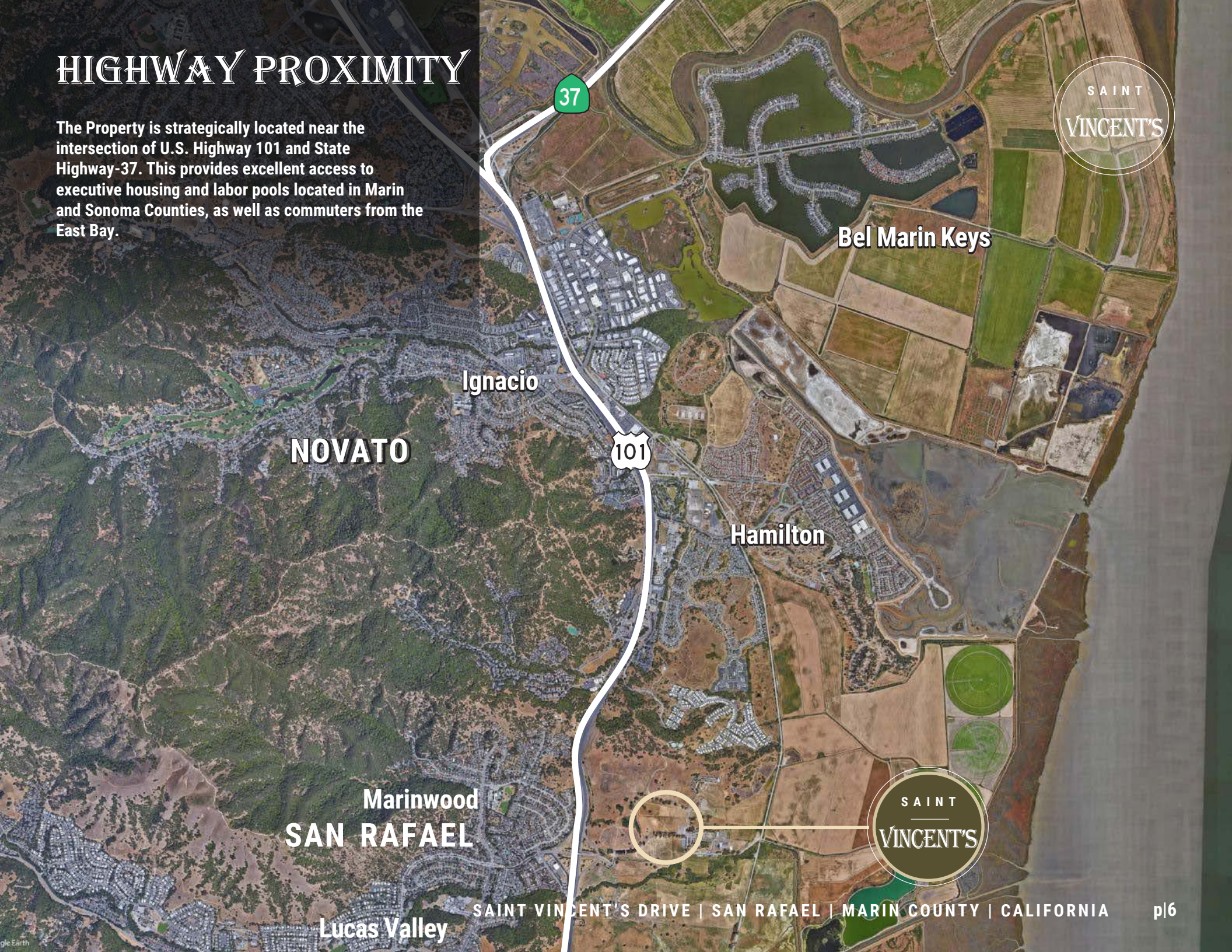
# DEMOGRAPHICS 2023



CATEGORY	1 MILE	3 MILES	5 MILES
Population (Current)	7,326	45,211	118,387
Daytime Employees	1,411	25,066	56,721
Median Age	44	47	46
Median Household Income	\$94,669	\$100,231	\$108,837
Average Household Income	\$126,492	\$136,376	\$141,967

# HIGHWAY PROXIMITY

The Property is strategically located near the intersection of U.S. Highway 101 and State Highway-37. This provides excellent access to executive housing and labor pools located in Marin and Sonoma Counties, as well as commuters from the East Bay.



SAINT VINCENT'S DRIVE | SAN RAFAEL | MARIN COUNTY | CALIFORNIA

# TRANSPORTATION

To the east of the Property are the Sonoma-Marín Area Rail Transit (SMART) tracks, which run north and south through Marin County. The nearest SMART train stations are located at the Novato Hamilton Station to the north, and the Marin Civic Center Station to the south.

Freeway access to the site is via the St. Vincent Drive / Miller Creek Road exit from U.S. Highway 101. Golden Gate Transit's bus lines also run north and south on U.S. Highway 101, with stops on both sides of the freeway at the St. Vincent Drive / Miller Creek Road exit.

- ..... Ferry Routes
- Marin Airporter Bus
- SMART Train

<u>Drive Times from Site</u>	<u>(Minutes)</u>
Oakland	(40)
San Francisco	(40)
Vallejo	(31)
San Rafael	(31)
Sausalito	(26)
Petaluma	(15)
Santa Rosa	(31)
Sonoma	(31)
Napa	(41)
Antioch	(61)



# HISTORY OF ST. VINCENT'S

SAINT  
VINCENT'S



*Independent-Journal, San Rafael, California H27*



OLD SCHOOL — By 1877 there were 370 boys enrolled at St. Vincent's. The Dominican Sisters were in charge of the school until the Christian Brothers took over the administration in 1894. (Courtesy St. Vincent's)

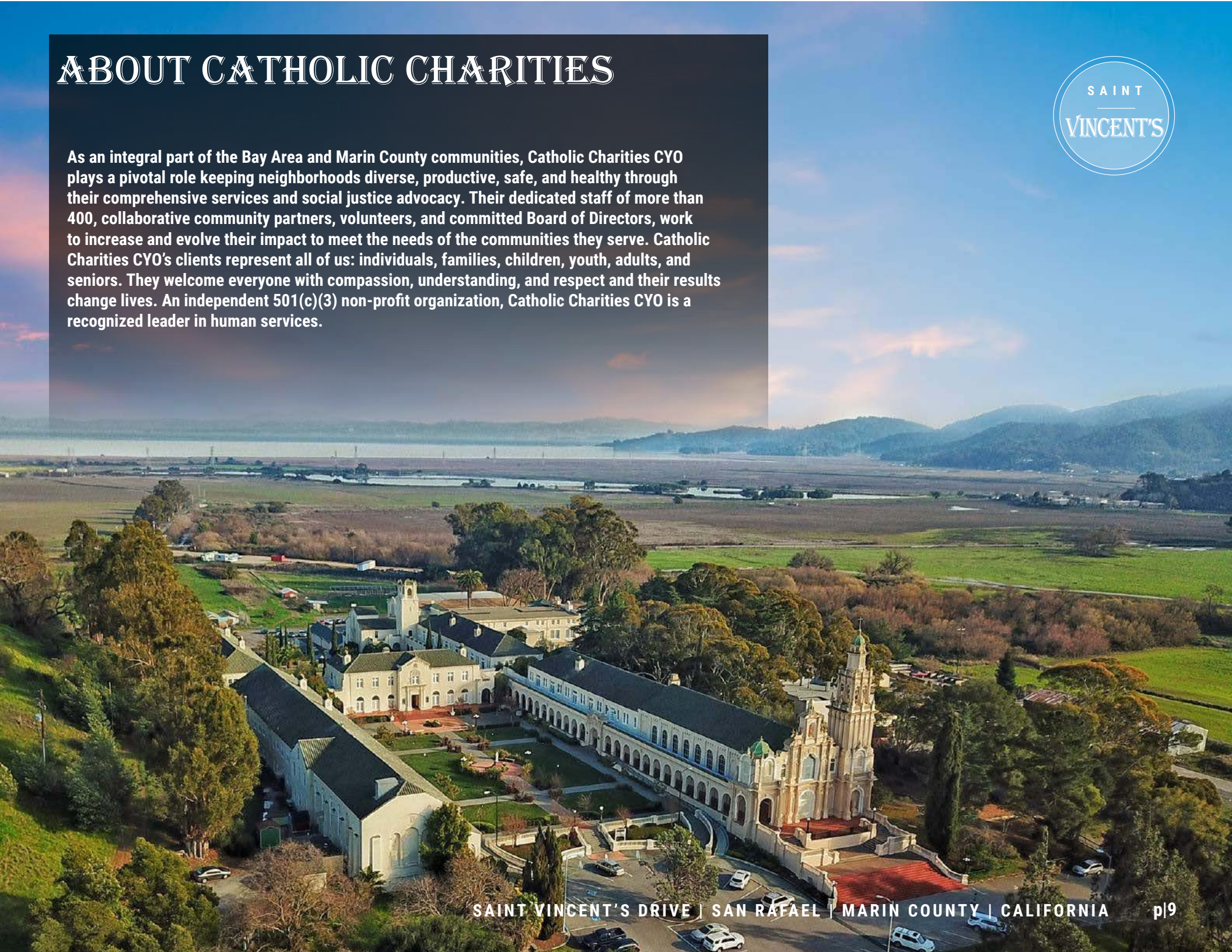
A school was established on the Property in 1855, and although many of the original buildings were lost due to fire, the site today contains a cluster of existing structures at 1 St. Vincent's Drive, which is comprised of approximately ±152,152 square feet of commercial, religious and educational buildings built primarily in the mid 1920's.

The buildings on the campus are built in a Spanish Eclectic style, and contain an array of different design elements. The campus also contains several gardens, courtyards and fountains. The school building is a California historical landmark and is partly visible from U.S. Highway 101.



# ABOUT CATHOLIC CHARITIES

As an integral part of the Bay Area and Marin County communities, Catholic Charities CYO plays a pivotal role keeping neighborhoods diverse, productive, safe, and healthy through their comprehensive services and social justice advocacy. Their dedicated staff of more than 400, collaborative community partners, volunteers, and committed Board of Directors, work to increase and evolve their impact to meet the needs of the communities they serve. Catholic Charities CYO's clients represent all of us: individuals, families, children, youth, adults, and seniors. They welcome everyone with compassion, understanding, and respect and their results change lives. An independent 501(c)(3) non-profit organization, Catholic Charities CYO is a recognized leader in human services.



# PROPERTY DESCRIPTION / SITE PLAN



## **BUILDING 2: ±10,300 SQ. FT.**

- First and second floors available
- Multiple restrooms in-suite
- Free-span open areas with layout flexibility

## **BUILDING 3: ±2,751 SQ. FT.**

- Second floor space available
- Restroom and kitchenettes in suite
- Patio areas with views

## **BUILDING 6: ±9,390 SQ. FT.**

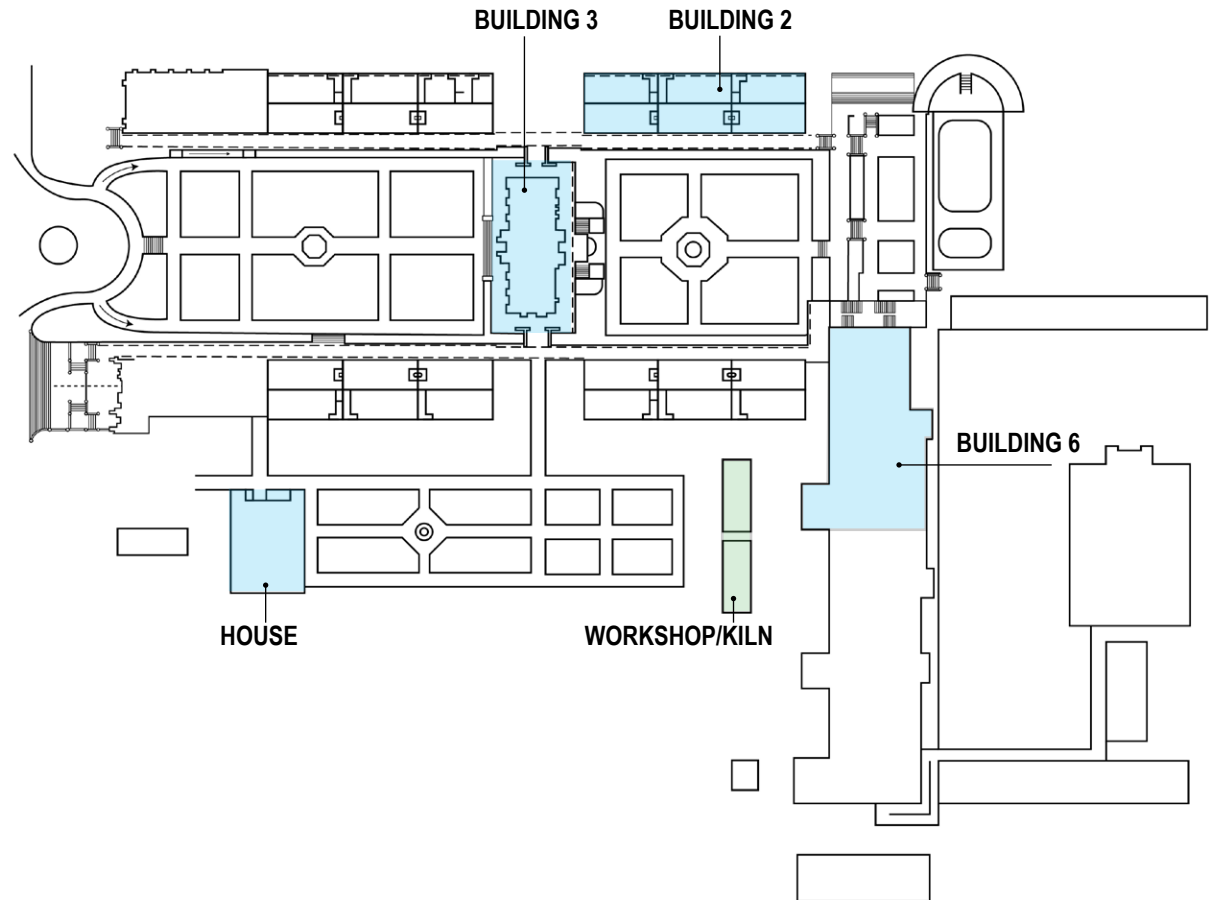
- First floor space available
- Large open areas with private meeting / conference rooms

## **WORKSHOP/KILN: ±1,736 SQ. FT.**

- First floor space available
- Can be leased in conjunction with a larger suite

## **FREESTANDING HOUSE: ±3,586 SQ. FT.**

- First and second floors available



*Landlord covers basic utilities but provides no maintenance or telecommunications to the interior of the Premises. The property is presented to prospective tenants as-is with all its faults.*

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