

FOR GROUND LEASE

RARE MARIN COUNTY DRIVE-THRU OPPORTUNITY ON 0.67 ACRES

HIGHWAY ORIENTED LOCATION | 1075 FRANCISCO BLVD E | SAN RAFAEL, CA



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DESCRIPTION

This highway oriented opportunity is located next to I-580 with easy access to US Highway 101. It is adjacent to a planned (entitled), 185 room, cobranded Hampton Inn & Suites & Home 2 Suites by Hilton, which would be the first of its kind in Northern California. A number of retailers and daily needs users are in the immediate vicinity including, Grocery Outlet, Ross, Cardenas Markets, Smart & Final Extra, Subway, Burger King, Blue Wave Express, El Pollo Loco, Westamerica Bank and Bank of Marin. The Marin Health & Wellness Campus is just east of the site.

PROPERTY HIGHLIGHTS

- + 29,000 SF Pad
- + Corner Location
- + Adjacent to a planned (entitled), 185 room, Hampton Inn & Suites & Home 2 Suites by Hilton.
- + Great access to I-580 & Hwy 101
- + Strong mix of retail and daily needs users in the vicinity

SAN RAFAEL, CA

San Rafael is a city that has the best of both worlds: an expansive California setting and all the amenities of an urban center. San Rafael is the county seat, the largest and oldest city of Marin County. This beautiful city is situated in the beautiful North Bay region of the San Francisco Bay Area. In the 2010 census the city's population was recorded at 57,713.

According to the San Rafael Chamber of Commerce, the businesses represented in the city are auto, professional, dining and entertainment, education and development, financial services, fitness and recreation, health, home improvement and construction, lodging, marketing, communications and printing, government, organizations, and real estate.

Source - sanrafael.com



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Hampton Inn & Home 2 Suites



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DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	17,515	74,642	139,863
2025 Population	17,691	75,464	141,152
2020-2025 Annual Rate	0.20%	0.22%	0.18%
2020 Median Age	33.7	42.9	45.5
Daytime Population	18,322	78,097	144,727

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Total Households	5,255	28,172	55,786
2025 Total Households	5,299	28,447	56,203
2020 - 2025 Annual Rate	0.17%	0.19%	0.15%

MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
2020 Median HH Income	\$79,564	\$113,869	\$126,125
2025 Median HH Income	\$87,039	\$127,043	\$140,729
2020-2025 Annual Rate	1.81%	2.21%	2.22%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2020 Average HH Income	\$117,559	\$166,910	\$180,836
2025 Average HH Income	\$132,175	\$186,464	\$200,687
2020-2025 Annual Rate	2.00%	2.00%	2.00%

Source: Esri, Esri & Infogorup, U.S. Census