

OFFICE BUILDING FOR SALE

700 E St San Rafael, CA

\$1,409,000.00

PRICE REDUCTION - OWNER MOTIVATED

**CENTURY 21
COMMERCIAL.**

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PROPERTY SUMMARY

- Address: 700 E St San Rafael
- PropertyType: Office Building
- size: +/-4700 sqft Lot Size: +/-9374 sqft
- Number of Units: 19
- Zoning: T4n 40/50
- Parking: 19 off street spaces

700 E Street presents a rare opportunity to acquire a multi-tenant office building in the heart of San Rafael. The $\pm 4,700$ square foot property is configured into 19 small-format office suites, providing flexibility for an owner-user to occupy space while generating income from existing tenants.

Many suites feature modern upgrades including LED lighting, vinyl plank flooring, and dual-pane windows, creating a clean and functional environment for professional tenants.

With most suites currently leased on month-to-month agreements, the property offers immediate income along with flexibility for an incoming owner to occupy space, reposition suites, or re-tenant the building over time.

INVESTMENT OVERVIEW

700 E Street presents a compelling opportunity to acquire a multi-tenant office property in the heart of San Rafael. The ±4,700 square foot building is divided into 19 small-format office suites, providing a flexible layout well suited for both investors and owner-users.

The property is currently occupied by a mix of small office tenants, creating immediate income while allowing an incoming owner to occupy space as leases turn over. This configuration makes the property particularly attractive for businesses seeking to own their office space while generating income from the remaining suites.

Many of the suites feature recent updates including LED lighting, vinyl plank flooring, and dual-pane windows, creating a clean and professional environment for tenants and owner occupants alike.

With 19 on-site parking spaces, strong walkability to downtown San Rafael, and proximity to restaurants, services, and transportation, the property offers both convenience and accessibility for tenants and visitors.

The T4N Transitional Mixed-Use zoning allows for a wide range of potential uses including office, medical, retail, and residential redevelopment (subject to city approval), providing flexibility for both near-term use and long-term repositioning.

Whether acquired as an owner-user headquarters, a multi-tenant investment, or a future redevelopment opportunity, 700 E Street offers a versatile asset in one of Marin County's most established commercial districts.



INVESTMENT HIGHLIGHTS

Owner-User Opportunity

Occupy a portion of the building while collecting income from existing tenants, helping offset ownership costs.

19 Small Office Suites

Flexible suite configuration allows for a mix of tenants or gradual owner occupancy as leases turn over.

Existing Tenant Income

Current tenants provide immediate revenue with the opportunity to reposition suites or adjust rents over time.

Recent Interior Improvements

Many suites feature LED lighting, vinyl plank flooring, and dual-pane windows creating a clean and professional workspace.

Strong Parking Ratio

19 dedicated on-site parking spaces provide convenient access for tenants and visitors.

Walkable Downtown Location

Situated near downtown San Rafael's restaurants, services, and retail amenities.

Flexible Mixed-Use Zoning

T4N Transitional Mixed-Use zoning allows office, medical, retail, and potential residential uses (subject to city approval).





Aerial Location

Located just west of downtown, with convenient access to restaurants, services, and regional transportation.

Nearby Amenities and Transportation

LOCATION & CONNECTIVITY

700 E Street is located near downtown San Rafael, providing convenient access to restaurants, services, and daily amenities.

The surrounding area includes a mix of professional offices, neighborhood retail, and residential communities, supporting a steady base of local businesses and tenants.

Transportation Access

The property benefits from convenient regional connectivity throughout Marin County and the greater Bay Area.

SMART Commuter Rail

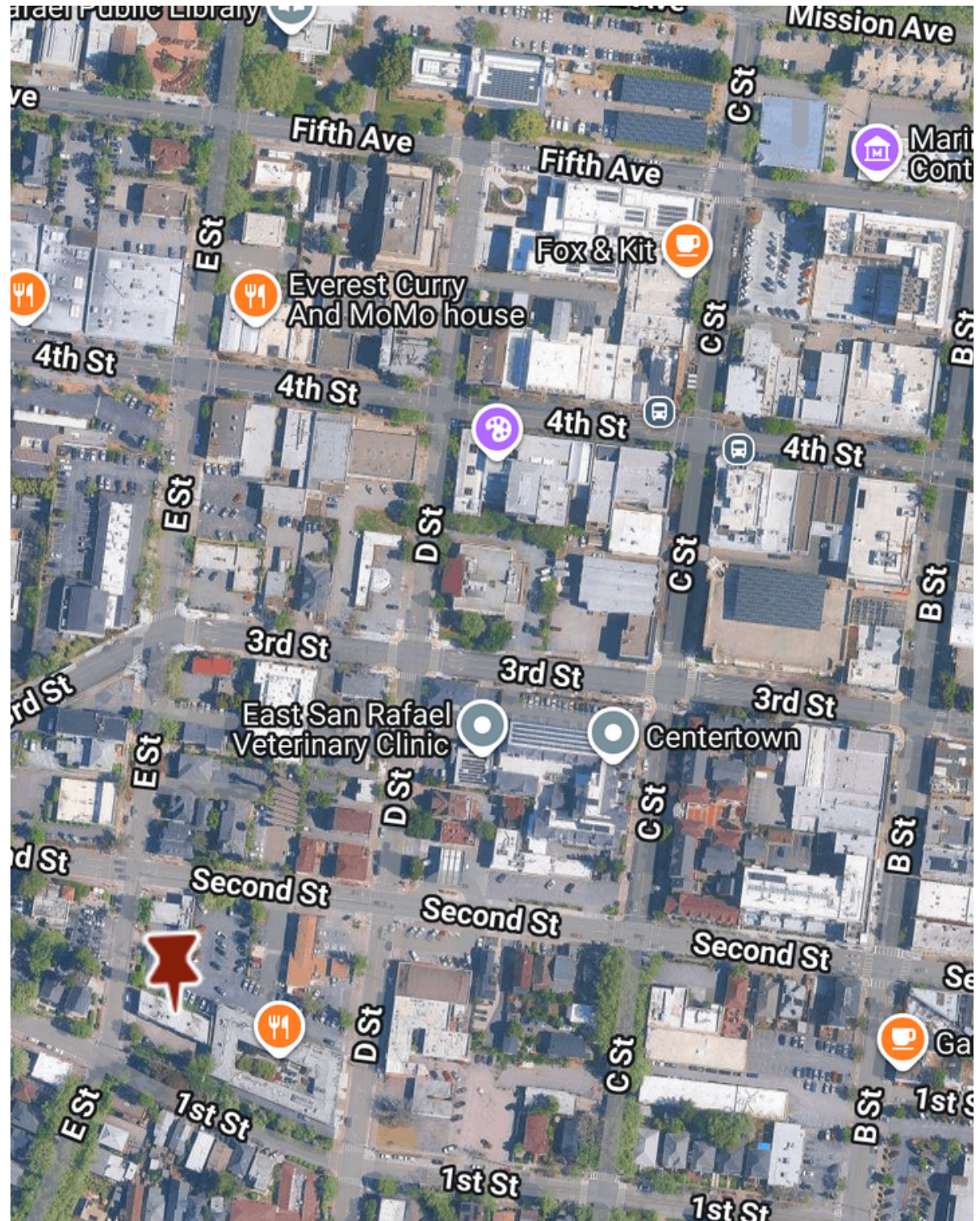
San Rafael SMART Station — approximately 0.9 miles

Larkspur SMART Station — approximately 3.4 miles

Major Airports

Oakland International Airport (OAK) — approximately 31.5 miles

San Francisco International Airport (SFO) — approximately 31.4 miles



SAN RAFAEL MARKET OVERVIEW

San Rafael serves as the county seat of Marin County and is the region's primary center for government services, professional offices, and local commerce. The city supports a diverse economic base that includes healthcare providers, legal and financial services, education, and small professional businesses.

Its central location within Marin County and convenient access to US-101 provide connectivity to San Francisco, the North Bay, and surrounding communities.

The area surrounding downtown San Rafael includes a mix of established residential neighborhoods, local businesses, and civic institutions, creating a stable environment for professional office tenants and service-oriented businesses.

Metric.	Value
Population	61,271
Median Household Income	\$109,317
Bachelor's Degree+	49.4%
Labor Force Participation	73.4%



Disclaimer:

The information contained herein has been obtained from sources deemed reliable, but no guarantee, warranty, or representation, express or implied, is made as to the accuracy or completeness of the information. All property information, including but not limited to square footage, zoning, income and expenses, and availability, is subject to change without notice.

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