

# For Sale



Free Standing Building



# 1022 E STREET

SAN RAFAEL, CALIFORNIA

SECTIONS:

- 1 Executive Summary
- 2 Property Overview
- 3 Location Overview
- 4 Property Photos
- 5 Parcel Map
- 6 Amenities Map
- 7 Debt Service

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# Property Overview

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# Executive Summary

Cushman & Wakefield is proud to present 1022 E Street, a vacant office building in the heart of downtown San Rafael.

This asset offers 6,710 SF of office or commercial space and is currently vacant, allowing an owner occupier to take advantage. Situated just steps away from an array of top-tier restaurants, coffee shops, bars, and amenities, the property embodies the work-life balance that downtown San Rafael professionals highly value.

Mixed use zoning allows for creative redevelopment in the downtown core. This offering also comes with a separate 8,447 SF parcel currently used as a parking lot.

Asking Price



**\$2,495,000**

Size



**6,710 SF**

Status

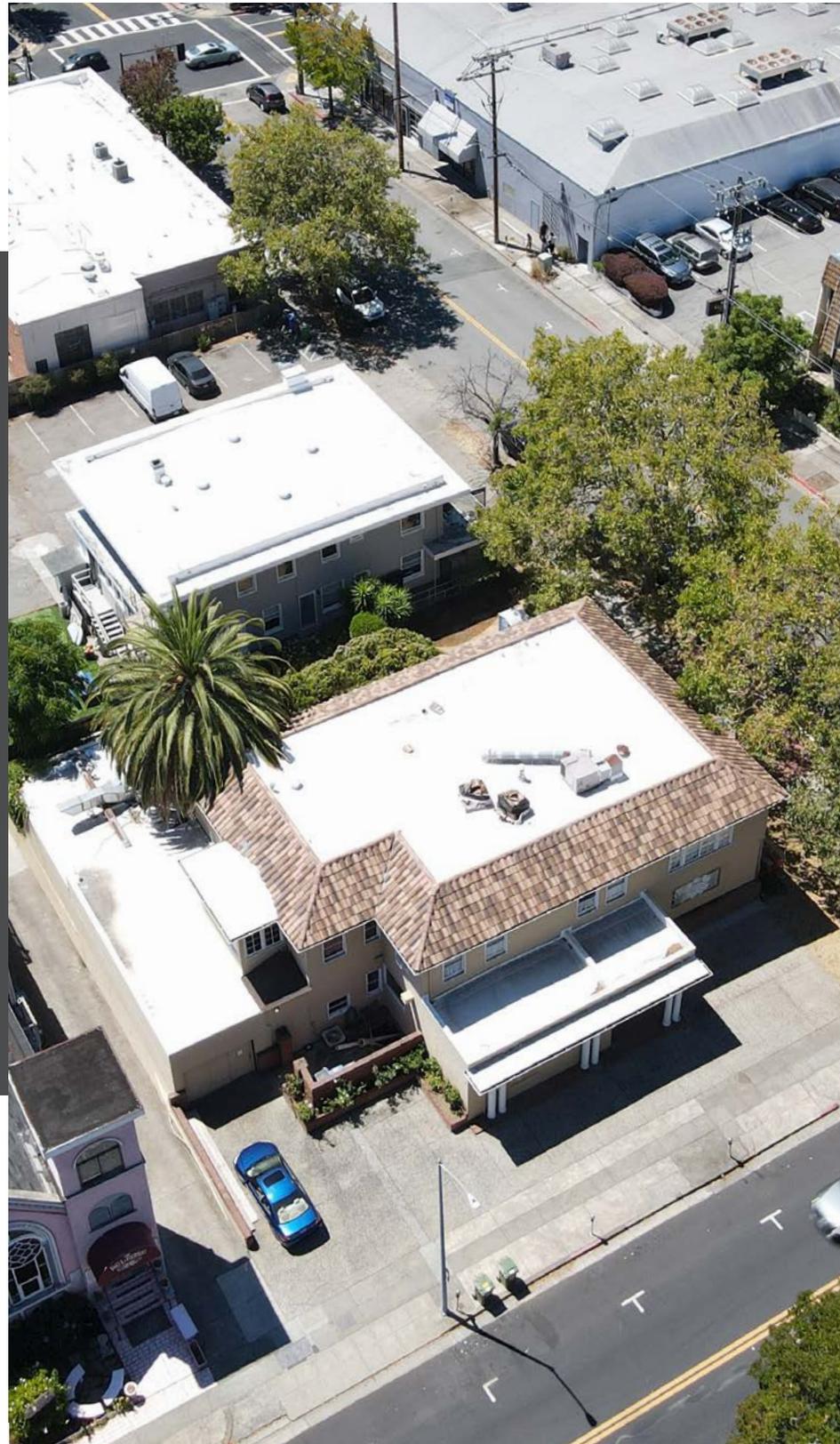


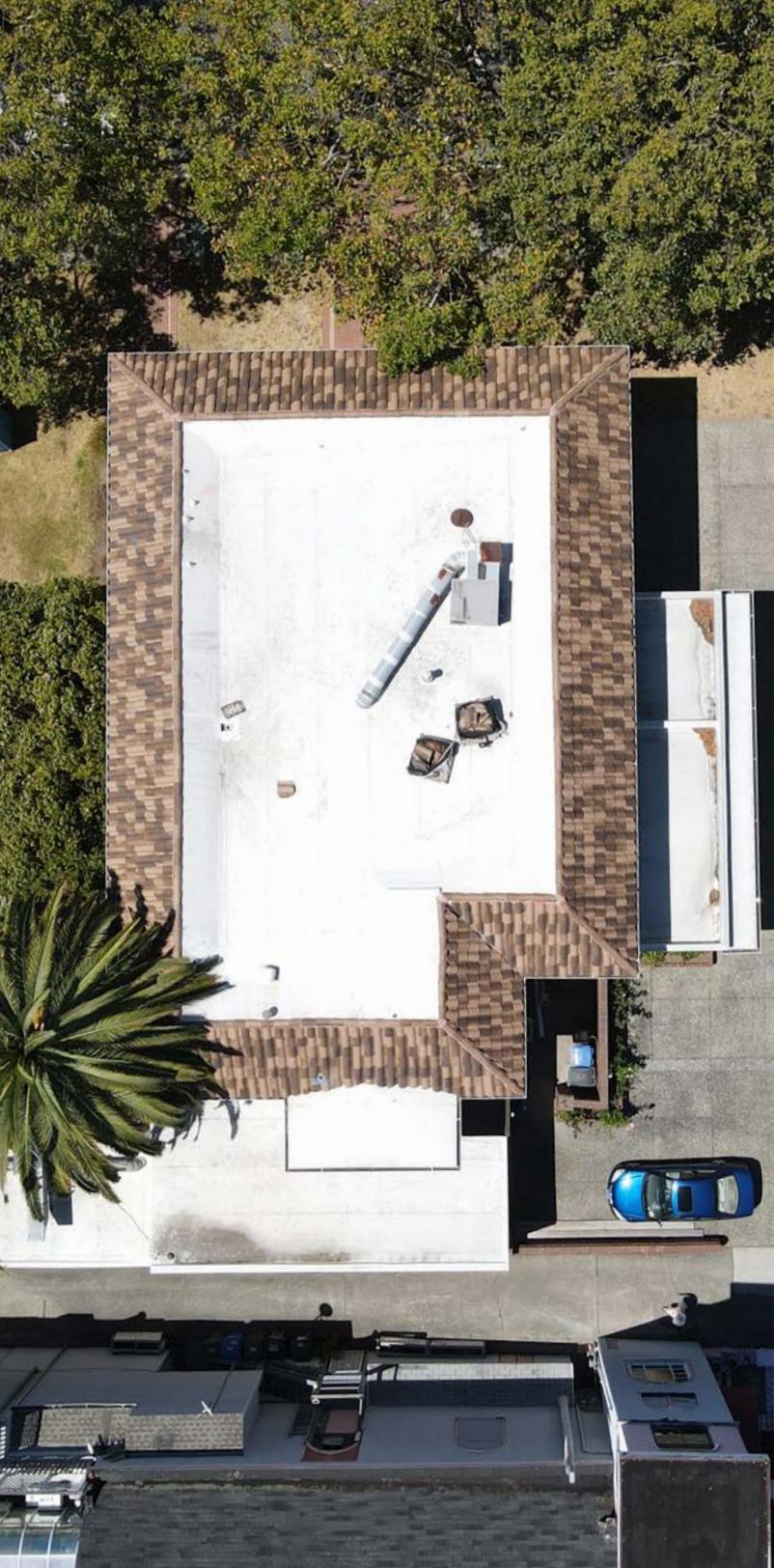
**VACANT**

About



**Three stories plus  
separate building**





## Property Overview

ADDRESS	1022 & 1011 E Street, San Rafael
YEAR BUILT	1924
APN#	011-204-01 / 011-202-08
NET RENTABLE AREA (RSF)	6,710 SF
LOT SIZE	10,000 SF
NUMBER OF STORIES	3
PARKING	Parking Lot with Garage
ZONING	5/MR/O

1011 E Street, San Rafael	Vacant
APN#	011-202-08
SIZE	8,477 SF
USE	Parking Lot with Garage
ZONING	5/MR/O





02

# Location Overview

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# San Rafael

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As the cultural and economic hub of Marin County, San Rafael blends historic character with a vibrant urban core. Its downtown features a lively mix of restaurants, boutiques, art venues, and entertainment, anchored by the beautifully restored Rafael Theater and a growing culinary scene.

San Rafael offers exceptional connectivity, located just north of the Golden Gate Bridge with direct access to Highway 101 and regional transit. Its central position makes it a gateway between San Francisco, Marin, and the broader North Bay, drawing both businesses and residents who value convenience and lifestyle.

The city supports a diverse economy, home to professional services, creative firms, healthcare, and technology companies. Surrounded by natural beauty from the waters of San Francisco Bay to the trails of China Camp State Park, San Rafael provides an ideal balance of work, culture, and recreation.

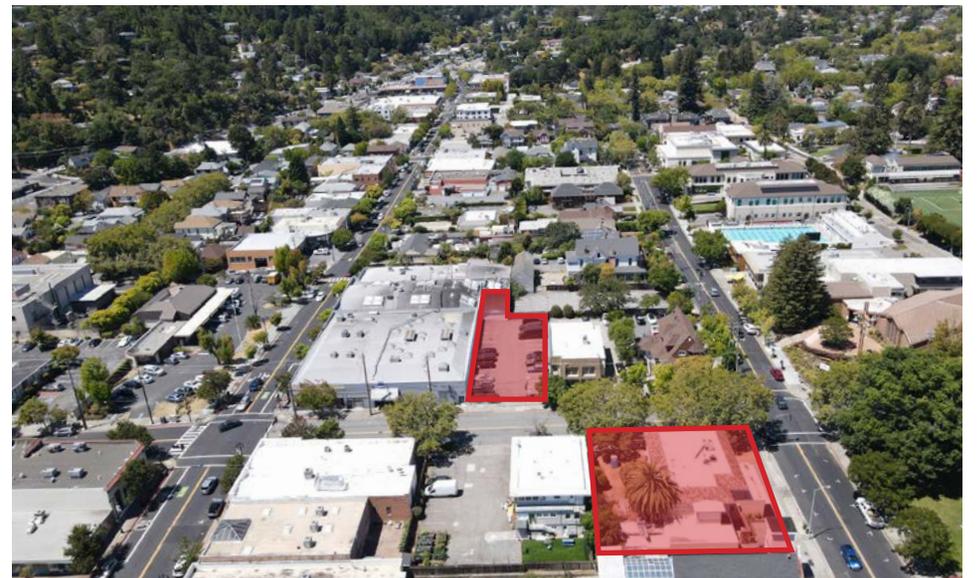
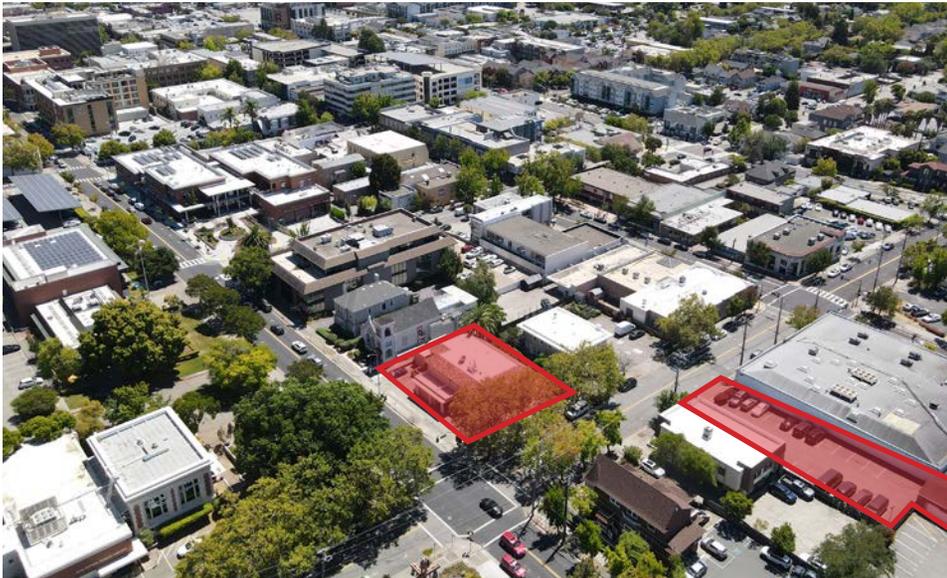
With its historic charm, strong business environment, and unmatched central location, San Rafael continues to attract investment and remains a premier destination in Marin County.

Learn more about San Rafael:  
[www.cityofsanrafael.org](http://www.cityofsanrafael.org)

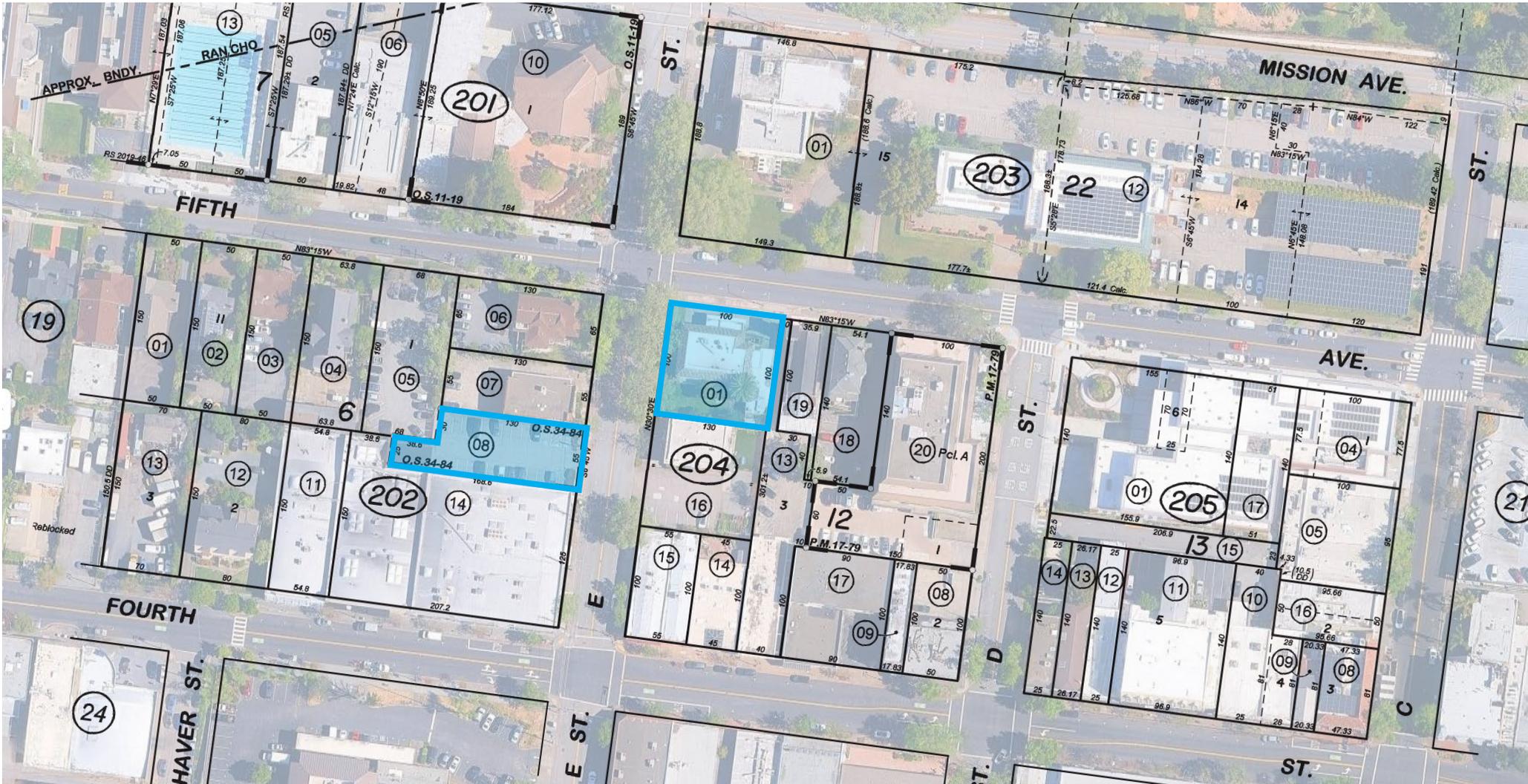


# Property Photos

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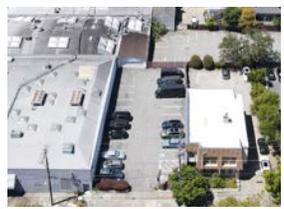


# Parcel Map



APN # 011-204-01 & 011-202-08

# Amenities Map



**1101 E STREET  
(Parking Lot)**



**1022 E STREET**



## FOOD & BEVERAGE

1. Johnny Doughnuts
2. Pint Size Lounge
3. Sabor A México
4. The Mayflower Pub
5. Ponsford's Place
6. Shiro Kuma Sushi
7. Everest Curry And MoMo house
8. Café del Soul
9. Tam Commons Tap Room & Kitchen
10. Fox & Kit
11. Amici's East Coast Pizzeria
12. Lundy's Home Cooking
13. Aroma Cafe
14. Original Buffalo Wings
15. Uncle Wing's Restaurant

## RETAIL

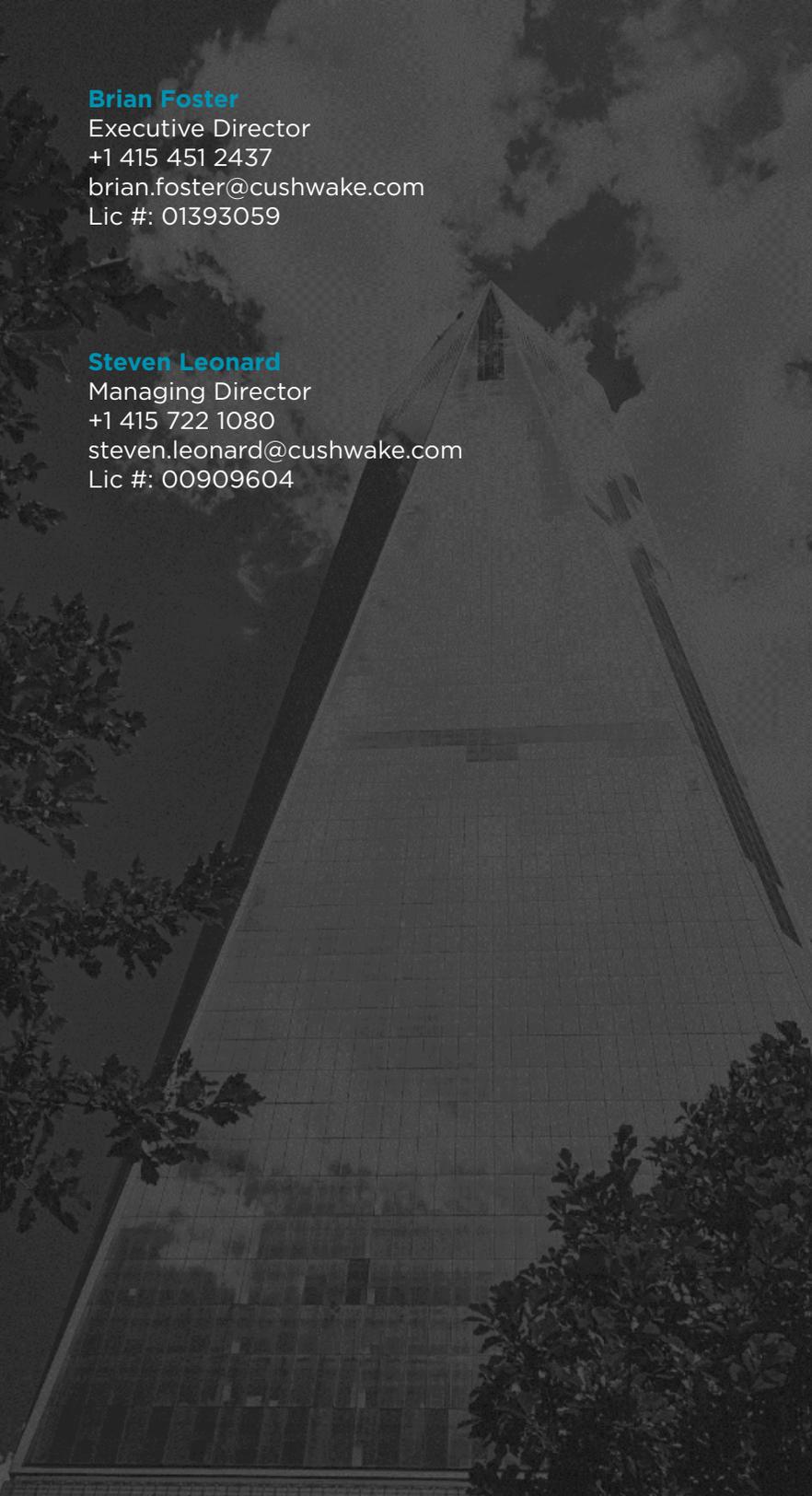
1. Bananas at Large
2. Cain's Tire
3. Dharma Trading
4. Arlecchina
5. Valvoline Instant Oil Change
6. Jeans to A-T
7. O'Reilly Auto Parts
8. Upholstery+More
9. Safeway
10. Player's Guitars
11. Natural Sense Organic Mattress
12. Sunrise Home

## SALONS

1. Marin Essential Salon
2. Marynela Beauty Lounge
3. Cherry Blossom Salon
4. David James

## CULTURAL ATTRACTION

1. Falkirk Cultural Center
2. Marin History Museum
3. Marin Museum of Contemporary Art
4. Smith Rafael Film Center



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# Confidential Offering Memorandum Disclaimer

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