

802

COLLEGE AVENUE
KENTFIELD, CALIFORNIA

VALUE-ADD LEASED INVESTMENT

FOR SALE - OFFERING MEMORANDUM

ASKING PRICE: \$1,695,000



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Executive Summary

Leased Investment With Upside Potential

Cushman & Wakefield is pleased to present the opportunity to acquire 802 College Avenue, a two-story office building totaling approximately ±2,033 SF located in Kentfield, California.

802 College Avenue offers an opportunity to purchase a historically well-leased, meticulously maintained office building with ample on-site parking for tenants and visitors.

The property is across the street from Woodlands Market and College of Marin. It has public transportation at its front door, restaurants, coffee shops, USPS, business services and is minutes from Highway 101.

Suite 201 can be either delivered vacant or leased back for a short period of time, providing flexibility for an Owner-User or Investor.



\$1,695,000
Asking Price



\$834
PRICE PER SF



PROPERTY OVERVIEW

BUILDING INFORMATION

Address 802 College Avenue, Kentfield, CA

Year Built/Renovated 1927/2008

New Roof 2025

Square Footage \pm 2,033 SF

Lot Size 0.13 AC

Number of Stories 2

Parking \pm 9 onsite spaces

APN 074-102-02

Zoning BPO – Business and Professional Office

Construction Wood Frame

% Leased 60%

Number of Tenants 3 occupied of 4-5 suites



PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS



STABLE TENANT MIX

802 College Avenue is home to Ross Cottage Nursery and other professional service tenants with strong roots in the local community.



VARIED SUITE SIZE RANGE

4-5 Suites in the building range from ± 200 RSF to ± 700 RSF. The common areas are abundant with natural light that filters into the private suites courtesy of the transom windows.



WELL MAINTAINED BUILDING

The building has been well maintained by ownership, recently completing the following work:

- New roof in 2025
- Lobby upgrades
- Exterior landscaping refreshed
- Fresh paint
- ADA bathroom installed on lower level



STRONG BUILDING LOCATION

The building is ideally situated across from Woodlands Market, College of Marin, USPS, restaurants, services, public transit and a short drive to US 101.



BUILDING FINISHES

Portions of the building's exterior have been recently repainted, and the landscaping refreshed, improving the property's curb appeal. Inside the building, restrooms have been updated, and the common areas upgraded with new flooring, paint, lighting and furniture. Roofing was replaced in 2025.



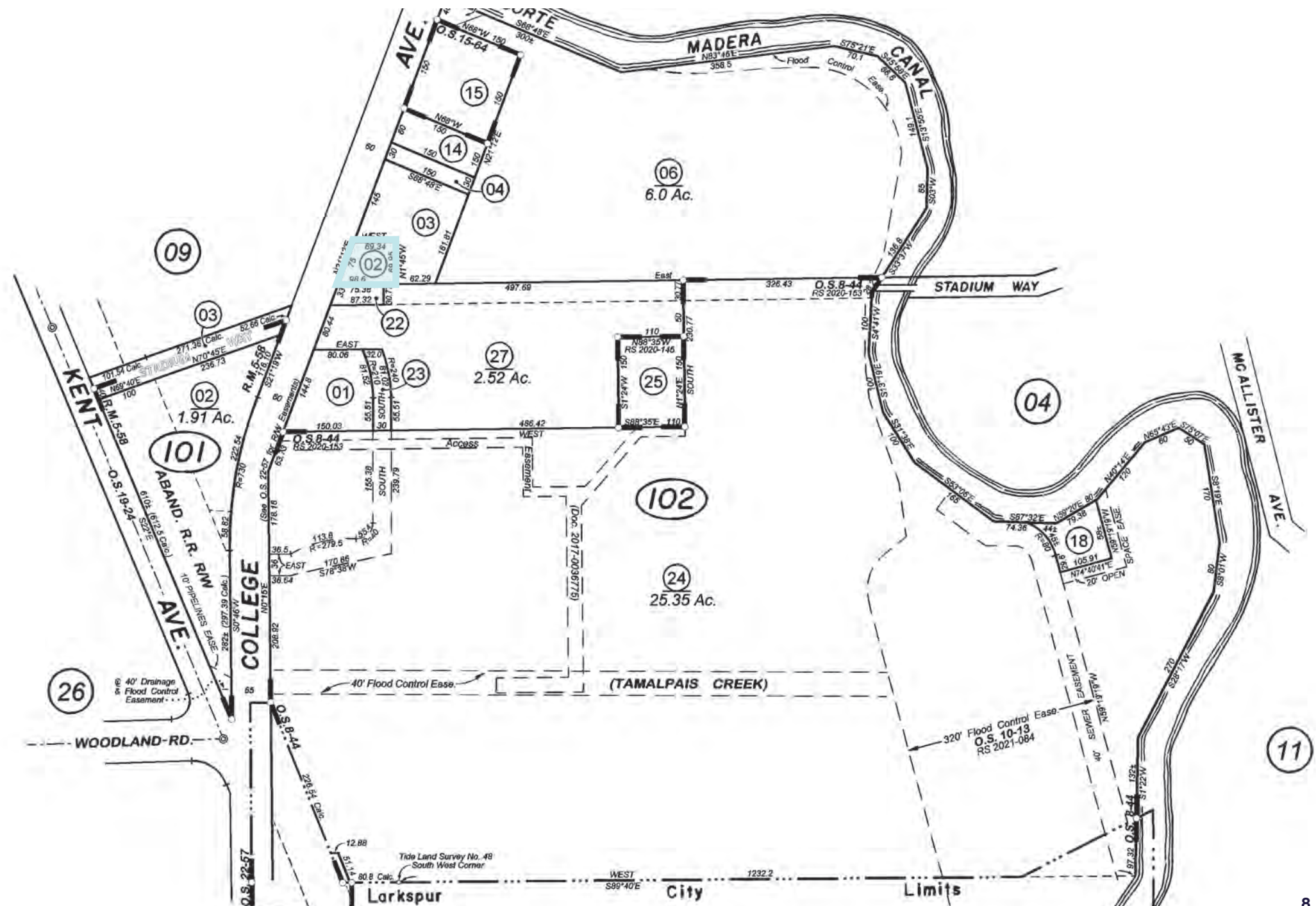
MONUMENT SIGNAGE

The building, often described as a well-located boutique office property, offers monument signage, highly visible on bustling College Avenue.



ADA UPGRADES

The front entry area was redesigned for ADA path-of-travel, together with an ADA ramp from the parking lot and ADA wash room on the lower level.



LOCAL AMENITIES





KENTFIELD

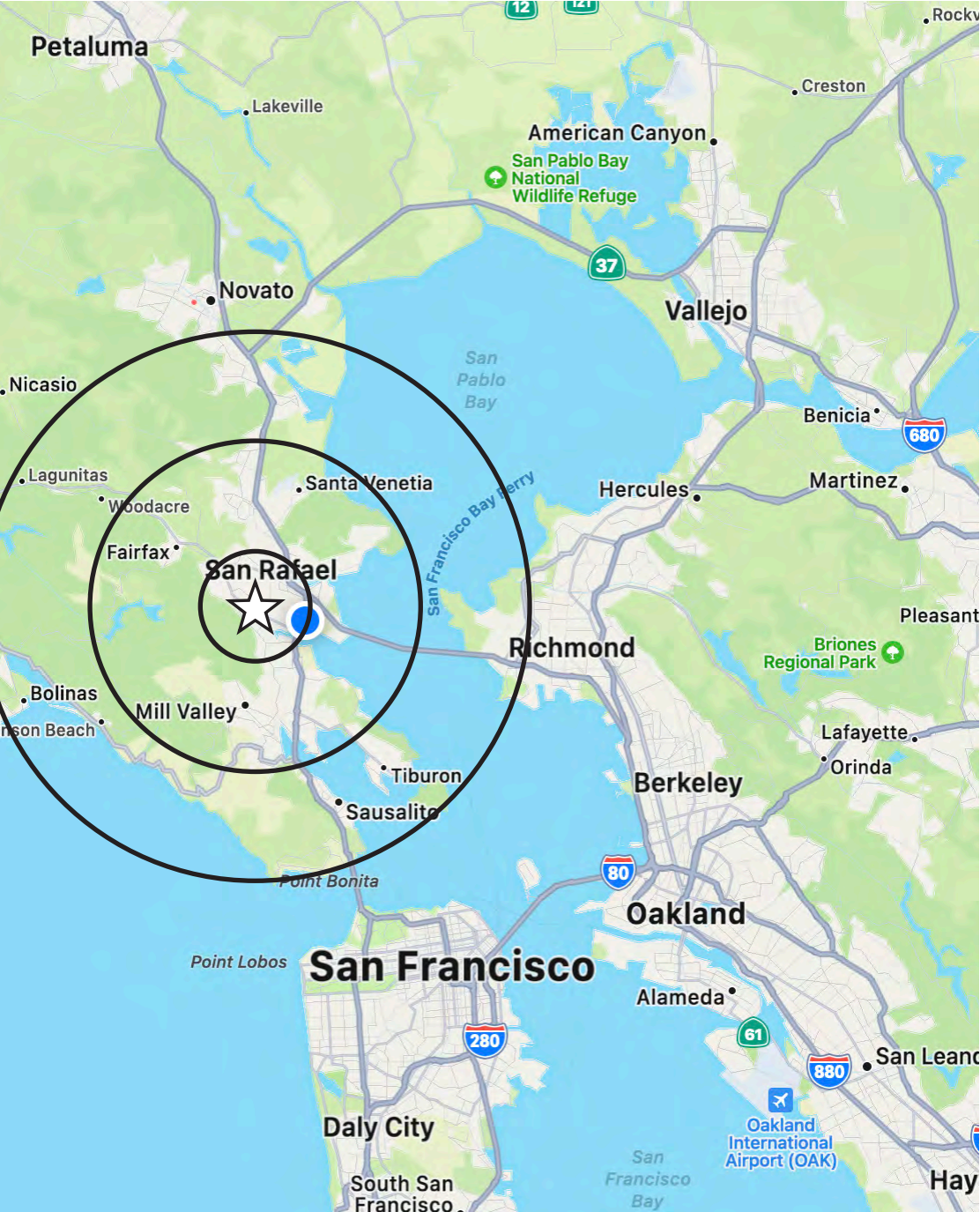
SUBMARKET OVERVIEW

Kentfield, California is an affluent Marin County community known for its tree-lined neighborhoods, excellent schools, and proximity to both outdoor recreation and key regional destinations. Kentfield offers small-town charm at an idealistic pace, while being only 16 miles north of San Francisco.

Nestled between Ross and Larkspur, it offers quick access to Highway 101, College of Marin, and the shopping and dining amenities of nearby downtowns. With its blend of natural beauty, stability, and strong local demographics, Kentfield provides an attractive environment for high-quality commercial real estate opportunities.

Learn more about Kentfield: marincountyvisitor.com/places-to-go/kentfield

KENTFIELD DEMOGRAPHICS



1 Mile 3 Miles 5 Miles



MEDIAN HOUSEHOLD INCOME

| | | |
|-----------|-----------|-----------|
| \$209,650 | \$139,076 | \$153,035 |
|-----------|-----------|-----------|



MEDIAN HOME VALUE

| | | |
|-------------|-------------|-------------|
| \$2,000,001 | \$1,675,980 | \$1,604,113 |
|-------------|-------------|-------------|



MEDIAN AGE

| | | |
|------|------|------|
| 48.1 | 43.9 | 45.9 |
|------|------|------|



2025 POPULATION

| | | |
|-------|--------|---------|
| 8,643 | 81,225 | 153,851 |
|-------|--------|---------|



DAYTIME EMPLOYMENT

| | | |
|-------|--------|--------|
| 5,322 | 47,964 | 87,093 |
|-------|--------|--------|



MARIN COUNTY

MARKET OVERVIEW

Marin County boasts a strong local economy with a high median income and low unemployment rates, making it an attractive location for businesses. The focus on working locally is emphasized by the area's commitment to supporting small businesses and fostering a community-oriented environment. This can lead to increased networking opportunities and collaboration among local professionals, enhancing business growth and stability. Real estate values in Marin County have shown a tremendous track record of maintaining and appreciating in value, providing long-term financial gains to Ownership. The stringent open space rules, high cost of land, and strong community involvement significantly impact the ability for new competing product to be built.

The charming qualities of the local communities in Marin County further enhance the appeal of owning an office building here. The proximity to San Francisco also provides easy access to a larger metropolitan area while maintaining the serene, neighborhood serving atmosphere that Marin County is famous for. This combination of economic strength and community charm can make owning a professional office building in central Marin a strategic and profitable decision.

Learn more about Marin County:
marincounty.gov

13.1%

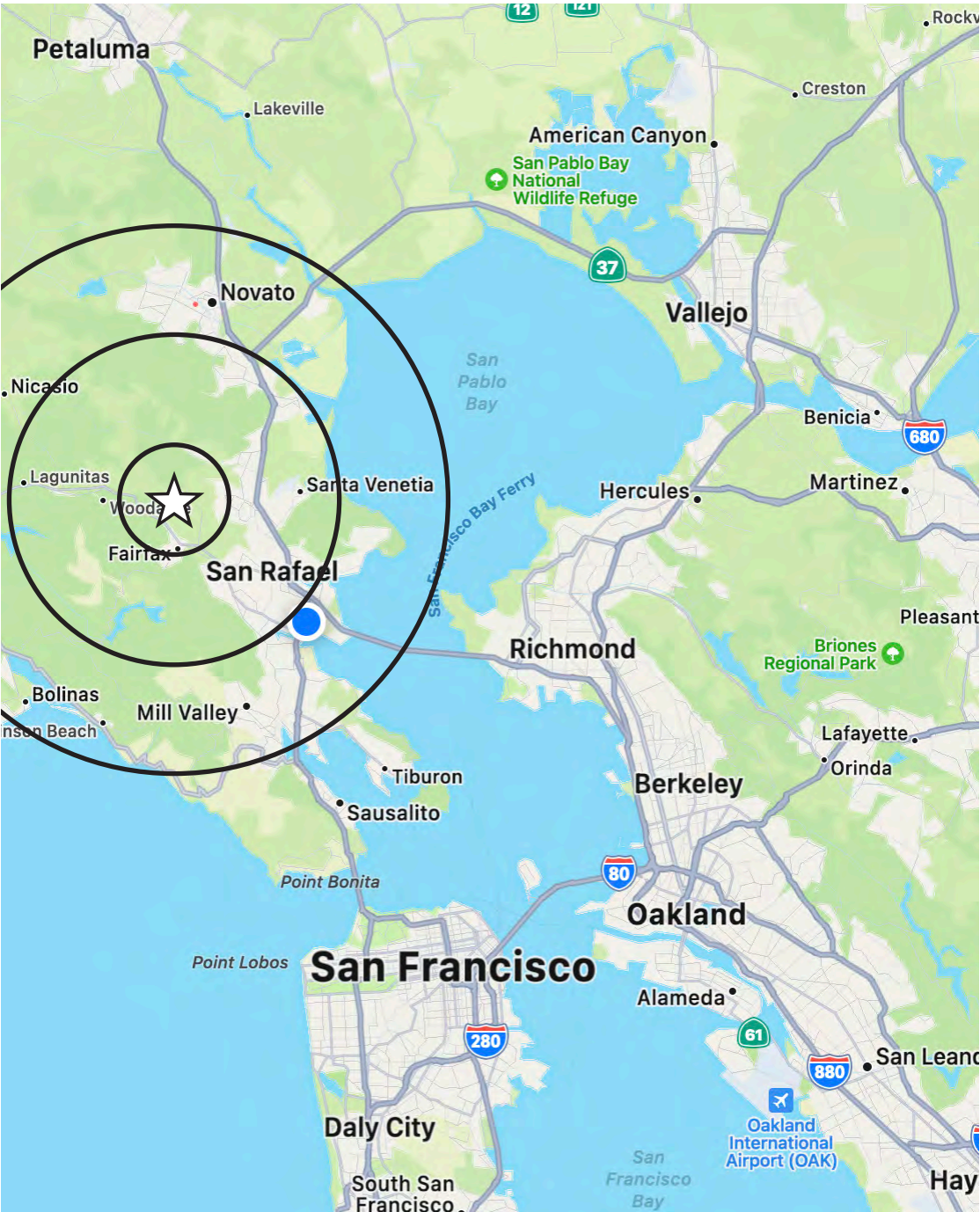
NORTH BAY
VACANCY RATE

15.4%

MARIN COUNTY
VACANCY RATE

\$3.58

AVERAGE ASKING
RATE PSF PER
MONTH



MEDIAN HOUSEHOLD INCOME
\$150,505



MEDIAN HOME VALUE
\$1,462,384



MEDIAN AGE
47



2025 POPULATION
259,810



DAYTIME EMPLOYMENT
134,074

TENANT OVERVIEW & RENT ROLL

| Unit | Tenant | SF | Monthly Rent | Annualized Rent | Lease Expiration |
|---------------|------------------|---------|--------------|-----------------|-----------------------|
| Suite 101 | Nursery School | ± 700 | \$2,800 | \$33,600 | 3/28 |
| Suite 101 CAM | - | ± 700 | \$1,071 | \$12,852 | - |
| Suite 201 | Delivered Vacant | ± 450 | \$2,025 | \$24,300 | N/A |
| Suite 201 CAM | - | ± 450 | \$738 | \$8,856 | - |
| Suite 202 | Therapist | ± 200 | \$735 | \$8,820 | 5/27 1 Year Option |
| Suite 202 CAM | - | ± 200 | \$328 | \$3,936 | - |
| Suite 203 | Therapist | ± 200 | \$735 | \$8,820 | 5/27 1 Year Option |
| Suite 203 CAM | - | ± 200 | \$328 | \$3,936 | - |
| Common Area | - | ± 483 | - | - | - |
| TOTAL | | ± 2,033 | \$8,760 | \$105,120 | |



OPERATING EXPENSES

2025

802 COLLEGE AVE, KENTFIELD

| Budgeted Operating Expenses | Amount |
|-----------------------------|--------|
|-----------------------------|--------|

| | |
|------------------------|----------|
| Alarm | \$600 |
| Insurance | \$6,000 |
| Landscaping | \$1,600 |
| Maintenance | \$2,500 |
| Management | \$0 |
| Marketing | \$0 |
| Property Tax (0.0138%) | \$21,218 |
| Refuse | \$1,200 |
| Utilities | \$3,600 |
| Water | \$1,200 |

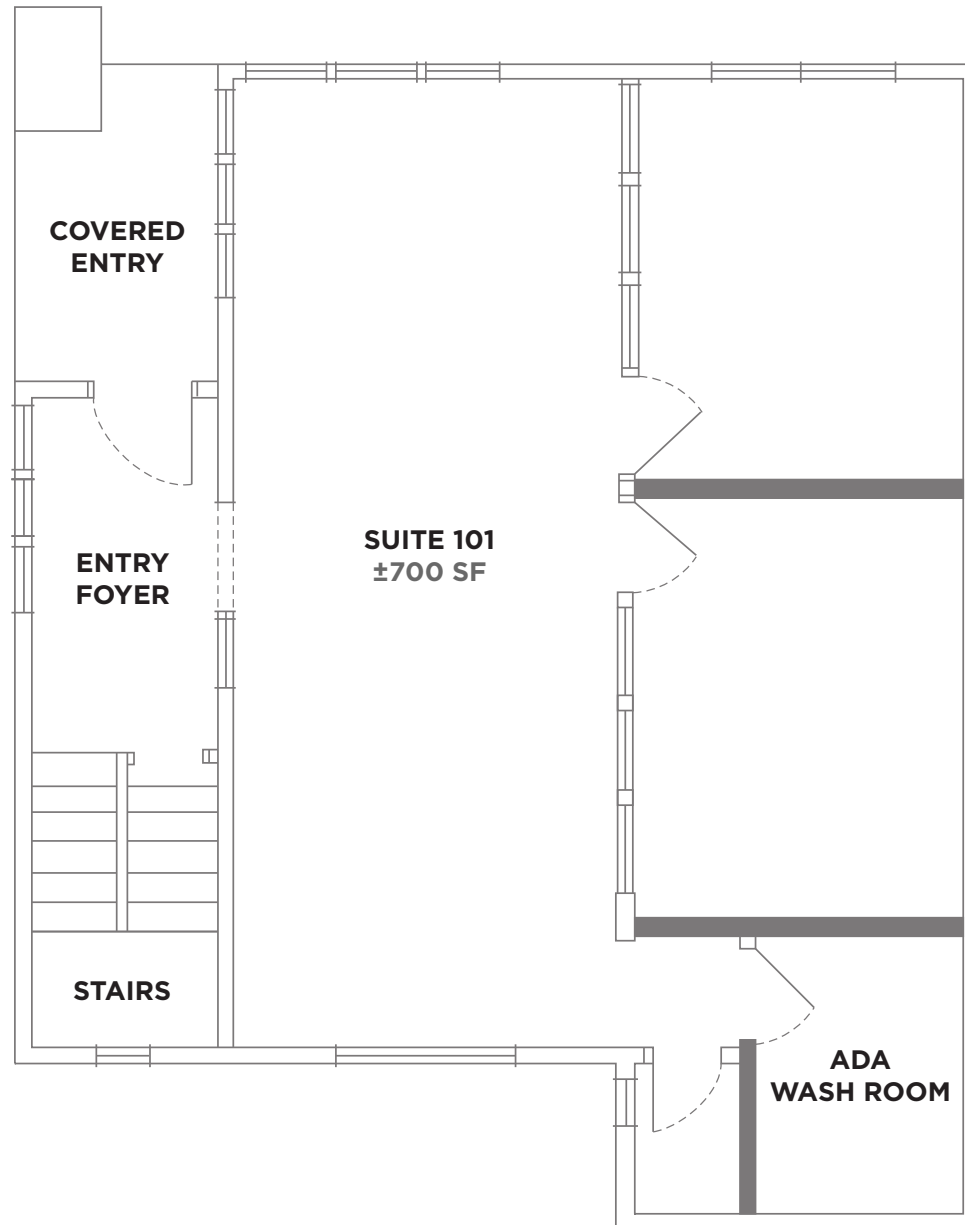
| | |
|-----------------------|-----------------|
| Total Expenses | \$37,918 |
|-----------------------|-----------------|

| | |
|-----------------------------|------------------|
| Annual Rental Income | \$105,120 |
|-----------------------------|------------------|

| | |
|-----------------------|-----------------|
| Calculated NOI | \$67,202 |
|-----------------------|-----------------|



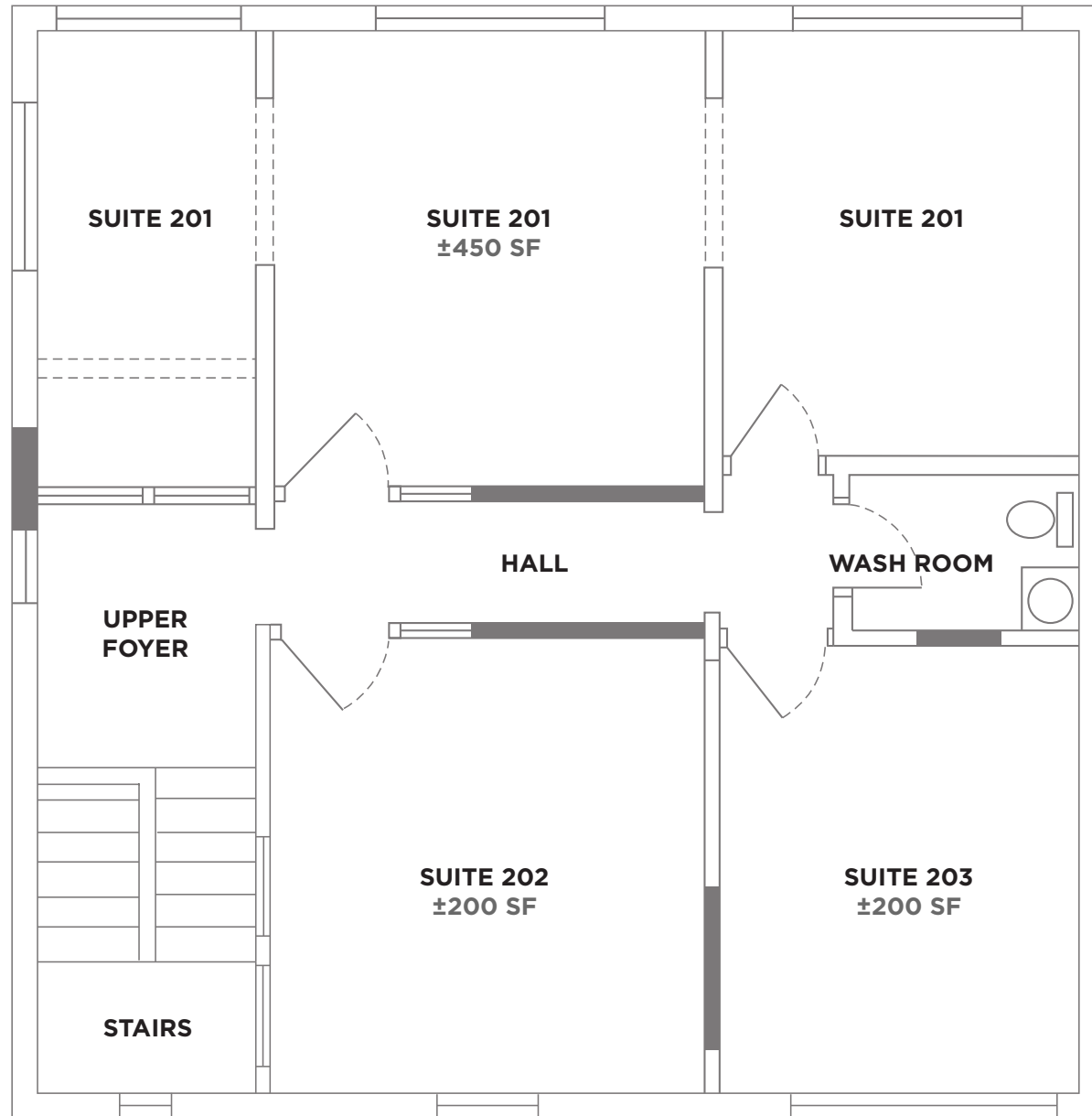
LOWER FLOOR PLAN



UPPER FLOOR PLAN

802 COLLEGE AVE, KENTFIELD

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