

FOR SALE
REDEVELOPMENT OPPORTUNITY

790 MISSION AVE

San Rafael, CA 94901

PRESENTED BY:

JULIE SOMMER

C: 415.755.3527
julie.sommer@svn.com
CalDRE #01169064

ANDREW THOMPSON

Andrew@coltoncommercialsf.com
CalDRE #00987186

***REDEVELOPEMENT OR OWNER USER
OPPORTUNITY**



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Perfect for an Owner User
- Amazing redevelopment potential
- Ideal for office or mixed-use investment with residential
- Potential for value-add improvements
- Will be delivered vacant for new owner
- Excellent visibility and accessibility
- Diverse permitted uses for versatile investment
- Prime location for professional tenants

OFFERING SUMMARY

SALE PRICE:	\$3,600,000
LOT SIZE:	12,127 SF
BUILDING SIZE:	10,335 SF
BLDG. PRICE PSF:	\$348
LOT PRICE PSF:	\$297

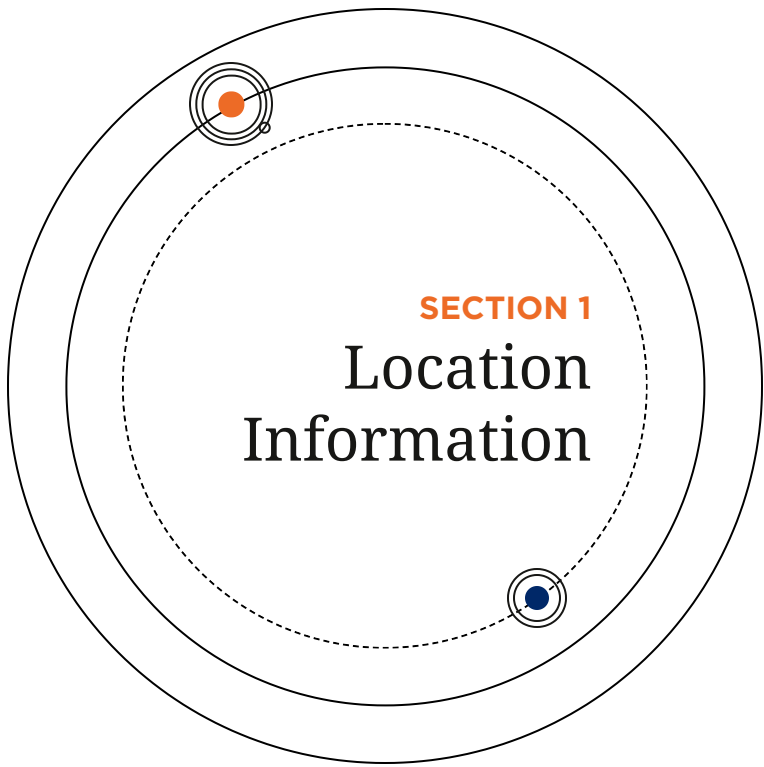
PROPERTY DESCRIPTION

Owner User or Redevelopment Opportunity. Introducing an exceptional investment opportunity at 790 Mission Ave, San Rafael, CA. This 10,335 SF, office building presents an outstanding chance for prospective investors. Built in 1955 and boasting a T4N 40/50 zoning, the property offers numerous permitted uses and significant development potential with a prime location in the heart of San Rafael. Don't miss this chance to acquire a centrally located asset with promising development prospects.

*Note: there is a parking easement on title which states 10 parking spaces must remain available for a neighboring property.

LOCATION DESCRIPTION

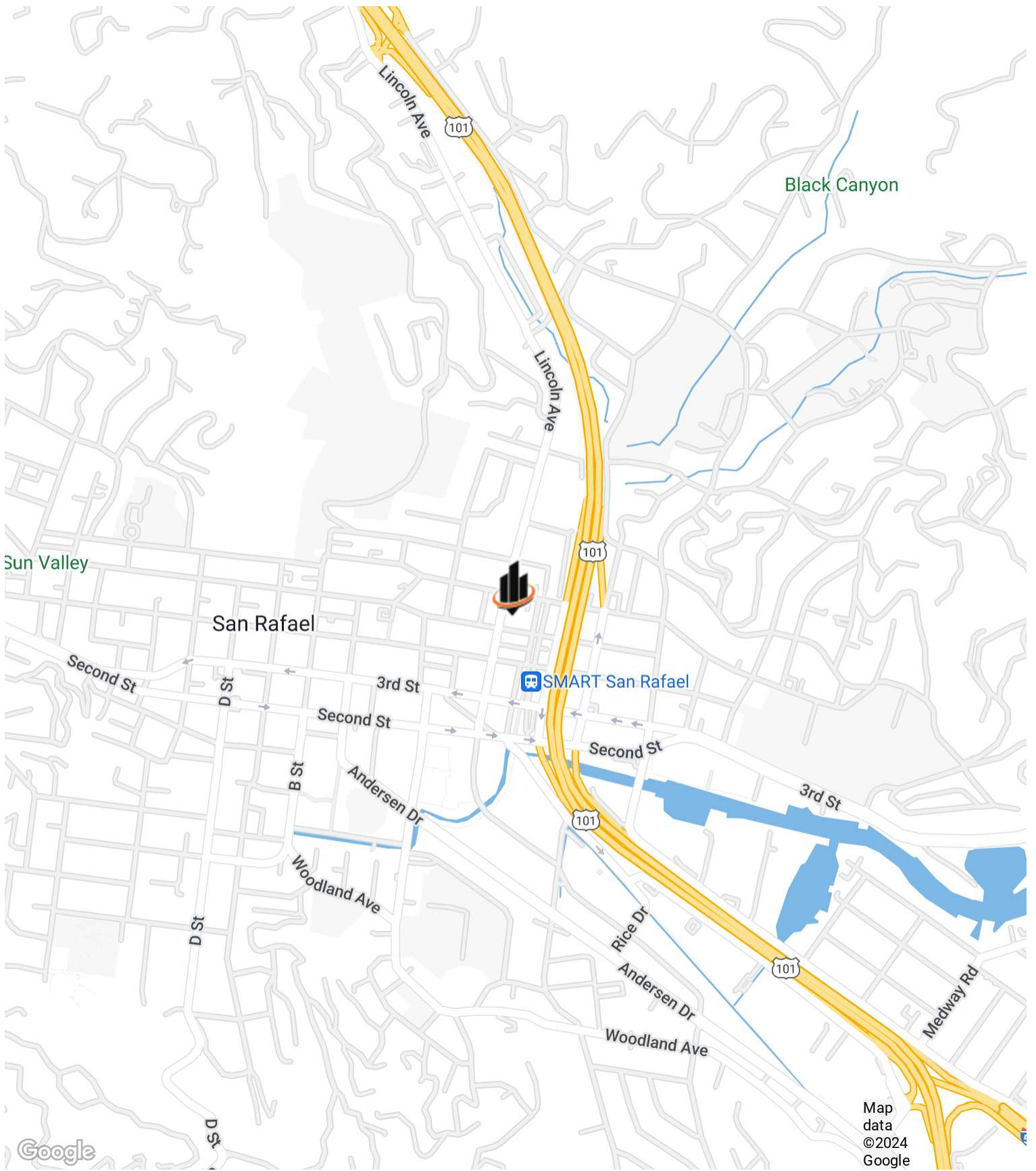
One of the best locations in San Rafael. Discover the thriving community surrounding 790 Mission Ave in San Rafael, CA, 94901. Your future investment is nestled amidst an array of amenities, including the vibrant downtown area with a variety of dining options, locally owned shops and directly across the street from the new Aegis Living facility to be completed in 2025. Just moments away, you'll find the Marin Civic Center, home to an array of cultural events and performances. With easy access to major roadways and public transportation, such as SMART and the Transit Center blocks away, this area presents an attractive opportunity for investors seeking a prime Office / Office Building or an incredible development opportunity location in a bustling and dynamic neighborhood.



SECTION 1

**Location
Information**

REGIONAL MAP

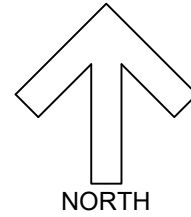
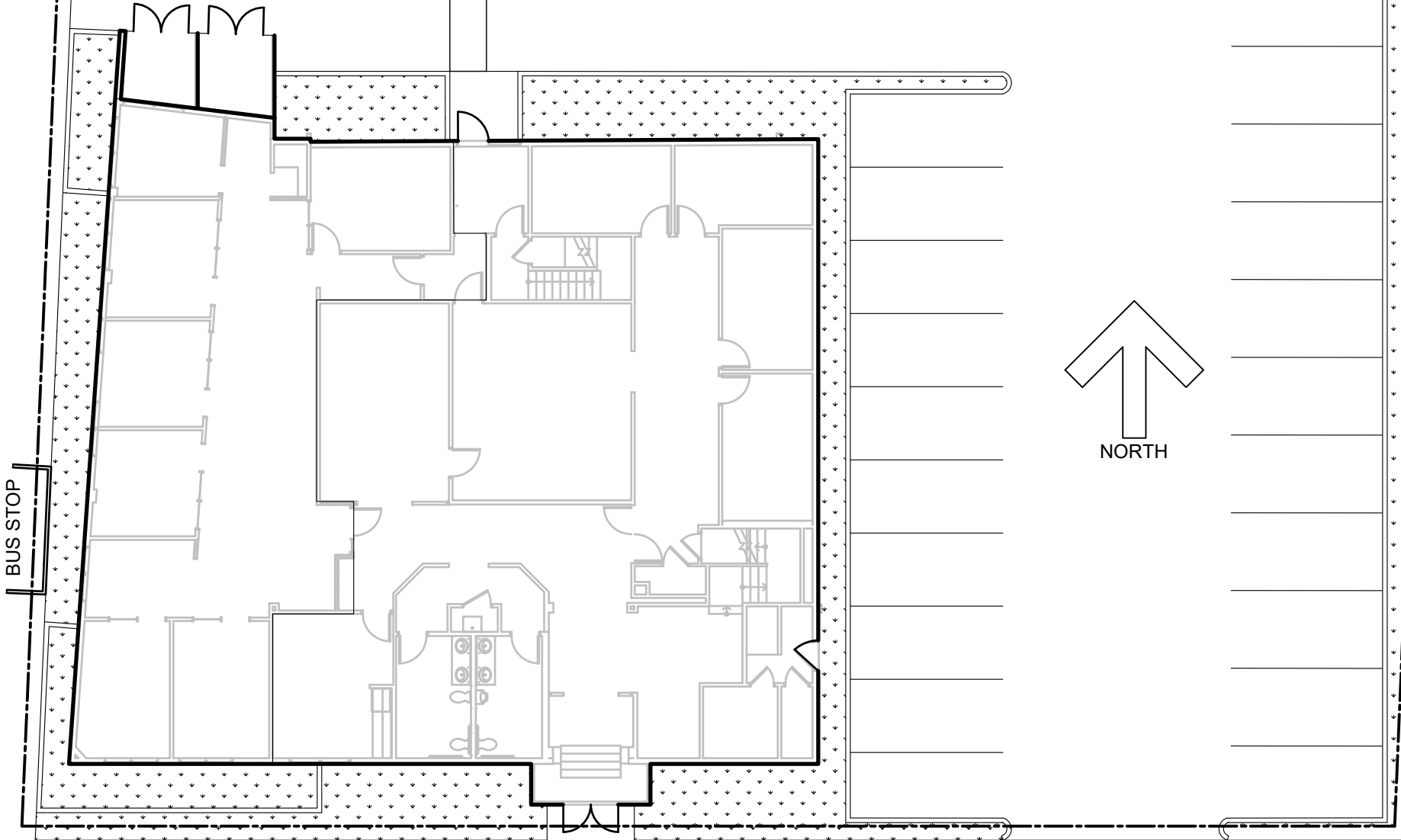




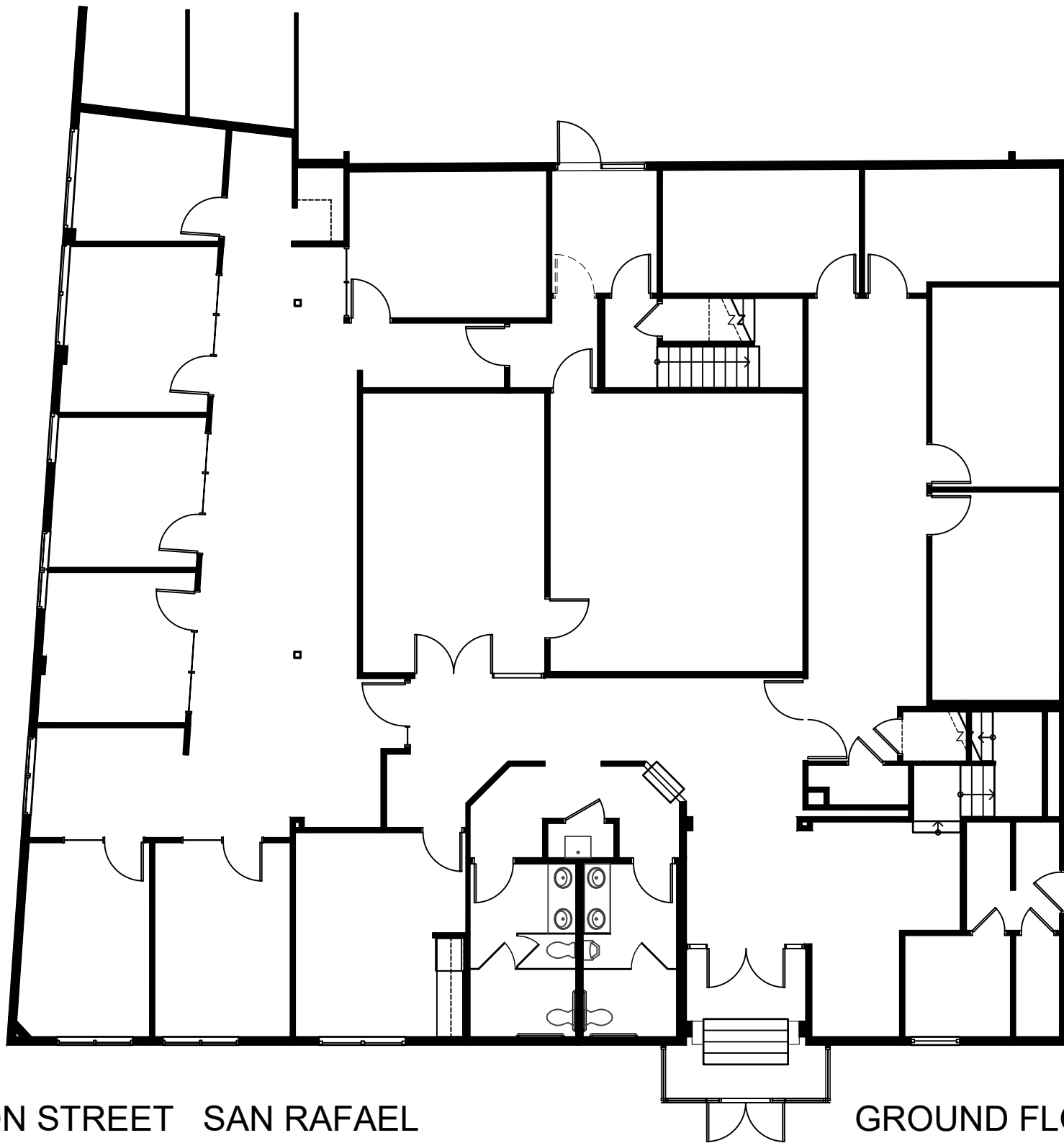
LINCOLN AVE

790 MISSION STREET SAN RAFAEL

SITE PLAN

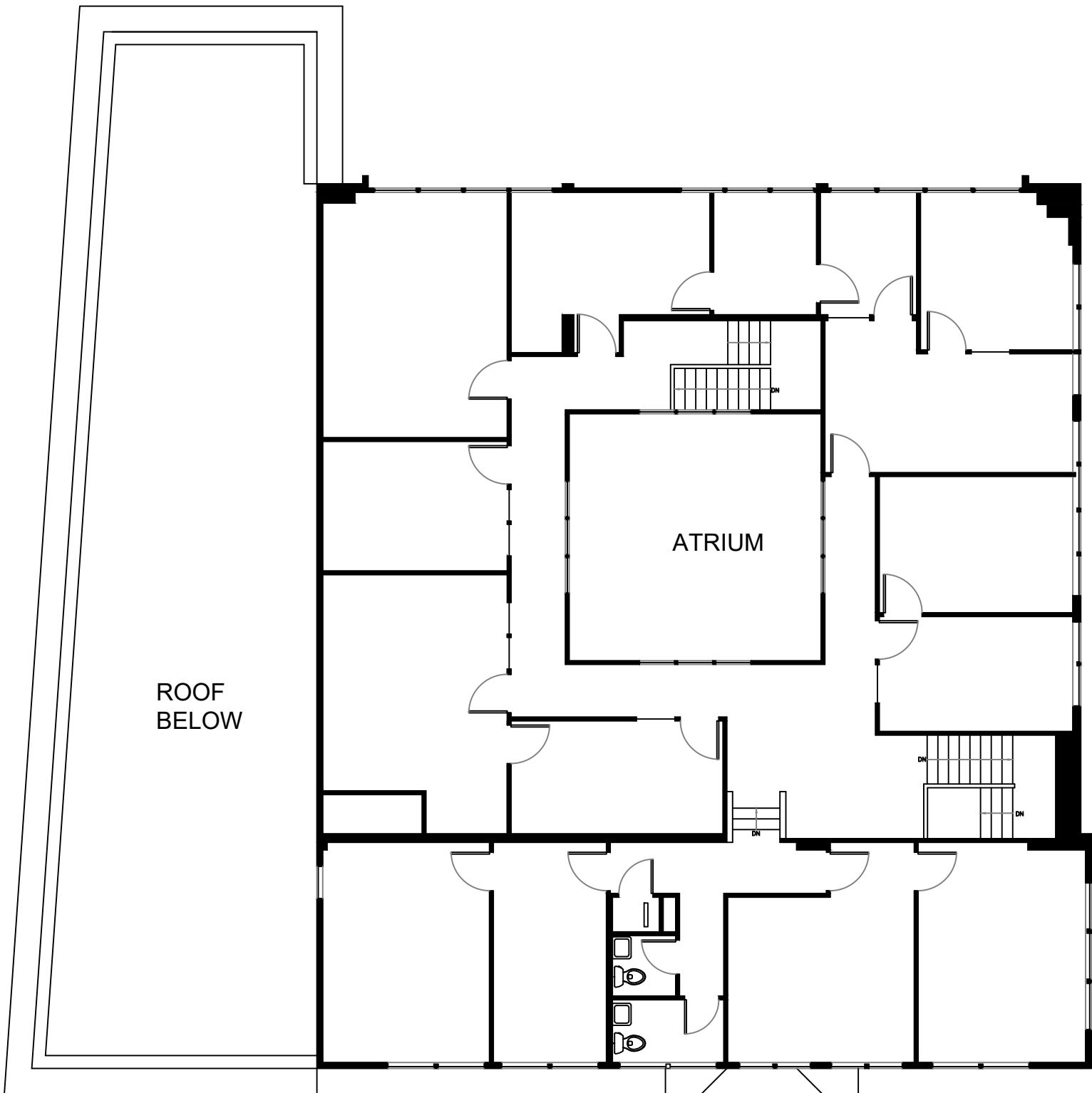


MISSION AVE



790 MISSION STREET SAN RAFAEL

GROUND FLOOR



790 MISSION STREET SAN RAFAEL

UPPER FLOOR

*Current City of San Rafael zoning T4N 40/50 currently allows up to 50 feet tall, which would be likely four stories of office or residential over a lobby and ground floor parking. Street side yard setbacks are relatively minor.

This zoning allows for an immense increase in density on this lot. Possibly five times greater than existing to 50,000 ft.² over first floor parking.

Listing agents cannot guarantee any potential development or size. Buyer must do their own research with the City of San Rafael.

Table 2.3.020.A Downtown Zones Overview

Less Urban

T4 Neighborhood



Zone Abbreviation

T4N 30/40 and T4N 40/50

Sub-Zone(s)

T4N 40/50 Open

The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity mixed-use buildings and housing choices, supporting and within short walking distance of neighborhood-serving retail and services. This zone provides a transition in scale between the Downtown and adjacent residential neighborhoods.

Desired Form

Primarily House-Form Buildings

Building Height 30' to 50', as per Regulating Plan

Primarily Detached Buildings

Small Front Setbacks

Small Side Setbacks

Residential and Shopfront Frontages

T4 Main Street



Zone Abbreviation

T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80

Sub-Zone(s)

T4MS 40/50 Open, T4MS 40/60 Open and T4MS 50/70 Open

The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood and community-serving ground floor shopping, food and services, including civic, institutional, maker/ craft/ artisan businesses (both indoor and outdoor).

Desired Form

Primarily Block-Form Buildings

Building Height 40' to 80', as per Regulating Plan

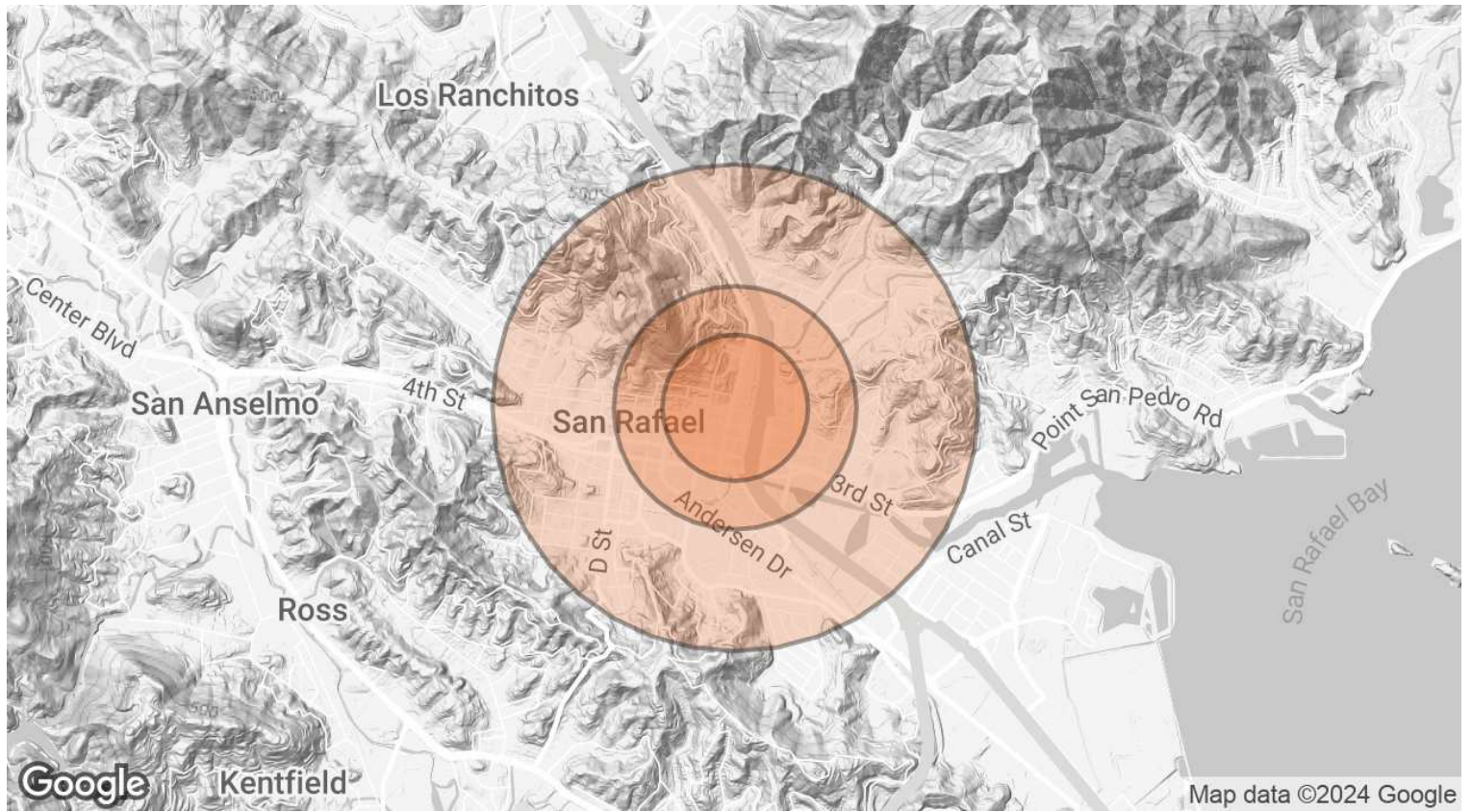
Attached Buildings

Small-to-No Front Setbacks

No Side Setbacks

Predominantly Shopfront Frontages

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,436	5,551	17,652
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	42	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,080	2,420	7,169
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$124,080	\$152,366	\$163,642
AVERAGE HOUSE VALUE	\$1,201,512	\$1,256,660	\$1,314,572

Demographics data derived from AlphaMap

MEET THE TEAM



JULIE SOMMER

Senior Advisor

Direct: 415.472.1660 **Cell:** 415.755.3527
julie.sommer@svn.com



SVN | MG PROPERTY ADVISORS, INC.
101 Lucas Valley Road, #100, San Rafael, CA 94903
415.472.1660

CalDRE #01169064



ANDREW THOMPSON

Vice President

Direct: 415.686.1600
Andrew@coltoncommercialsf.com



COLTON COMMERCIAL SF
530 Bush St., Suite # 800, San Francisco, CA 94108
415.686.1600

CalDRE #00987186

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