



FOR SALE

830

Sir Francis Drake Blvd
SAN ANSELMO, CA

Drive Thru
Restaurant Opportunity

830



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

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DISCLOSURE STATEMENT

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PROPERTY OVERVIEW

Exceptional opportunity to acquire a freestanding former Jack-in-the-Box restaurant currently operating as a Chinese takeout in the heart of San Anselmo, California. This well-positioned property features a functional drive-thru, prominent street visibility, and ample parking, making it ideal for continued restaurant use or redevelopment. The existing kitchen is fully equipped for high-volume food service and includes a walk-in refrigerator, grease trap, and a commercial hood system. Sale includes all furniture, fixtures, and equipment (FF&E), providing a turnkey solution for operators seeking a plug-and-play location. Whether continuing with the current concept or introducing a new culinary vision, this site offers excellent potential in a high-demand Marin County market.

PROPERTY INFORMATION/FEATURES

LOCATION:	830 Sir Francis Drake Blvd San Anselmo, CA 94960
APN:	006-061-38
TOTAL BUILDING SQUARE FEET:	1,237+/- sq. ft.
TOTAL SQ. FT OF LAND:	20,831 +/- sq. ft.
YEAR CONSTRUCTED:	1968 +/-
TYPE OF CONSTRUCTION:	Wood Frame
ROOF:	Built-up Bitman+ Shingle
STORIES:	2
PARKING:	9 Spaces
FIRE ALARM:	Yes
HEATING AND AIR CONDITIONING:	Yes
ZONING:	C-3 General Commercial w/ drive thru cup
FLOOD ZONE DESIGNATION:	X500 (Out)

OFFERING SUMMARY

ASKING PRICE

\$1,600,000

PRICE PER SQ. FT.

\$1,293.45

TOTAL BUILDING SQ. FT.

1,237+/-

HIGHLIGHTS

**FREESTANDING RESTAURANT
DRIVE-THRU
INCLUDES ALL FF&E
WALK-IN REFRIGERATOR
GREASE TRAP
COMMERCIAL HOOD**

CITY DESCRIPTION

San Anselmo is very desirable for many renters and investors, as it is one of the most charming areas in Marin. Located at a major crossroads in the center of the county, San Anselmo has a picturesque, walkable downtown with restaurants, wine bars and shops. San Anselmo sits between Ross and Fairfax, and shares some characteristics of both, with cozy bungalows and grand estates. San Anselmo schools are first rate. The community offers activities for young and old, from classes and camps to holiday tree lighting and summer outdoor movies.

CITY HISTORY

Since the days when the Coast Miwok Indians roamed the oak-studded hills and fished the fresh waters of San Anselmo Creek San Anselmo have appealed to all who have passed this way. Indian artifacts have been discovered near the Hub, hinting that it was probably a center of activity, a crossroads. By the mid-1800s the Mexican government had granted parts of what we now know as San Anselmo to various families, which was later in part purchased by James Ross whose descendants still live in the area.

The sights, sounds, and smells of San Anselmo were primarily pastoral until 1874 when the North Pacific Coast Railroad added to its line a spur track from San Anselmo to San Rafael. It wasn't until San Francisco Theological Seminary was built in 1892 that the town began to grow.





EQUIPMENT LIST

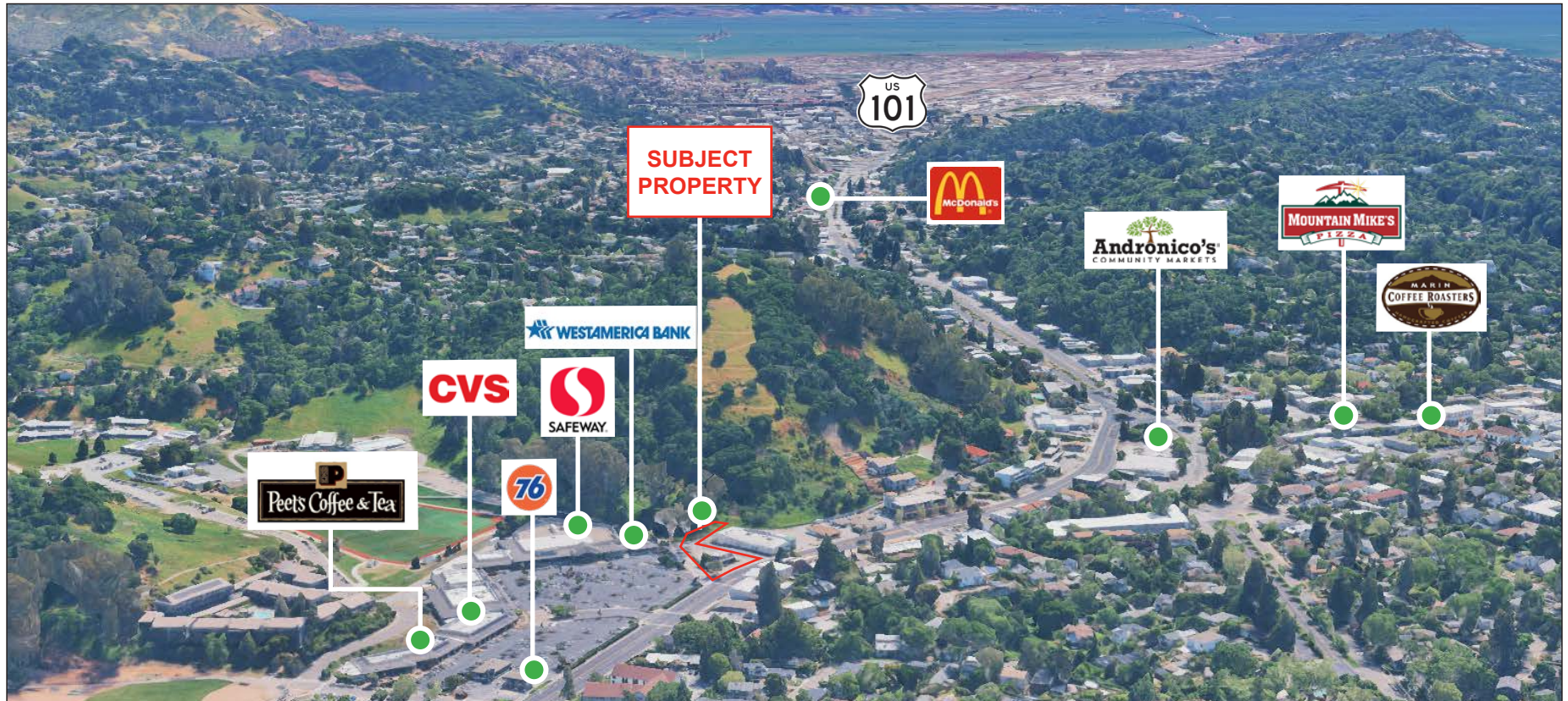
Detailed equipment list to follow, please contact agent.



Sample photo

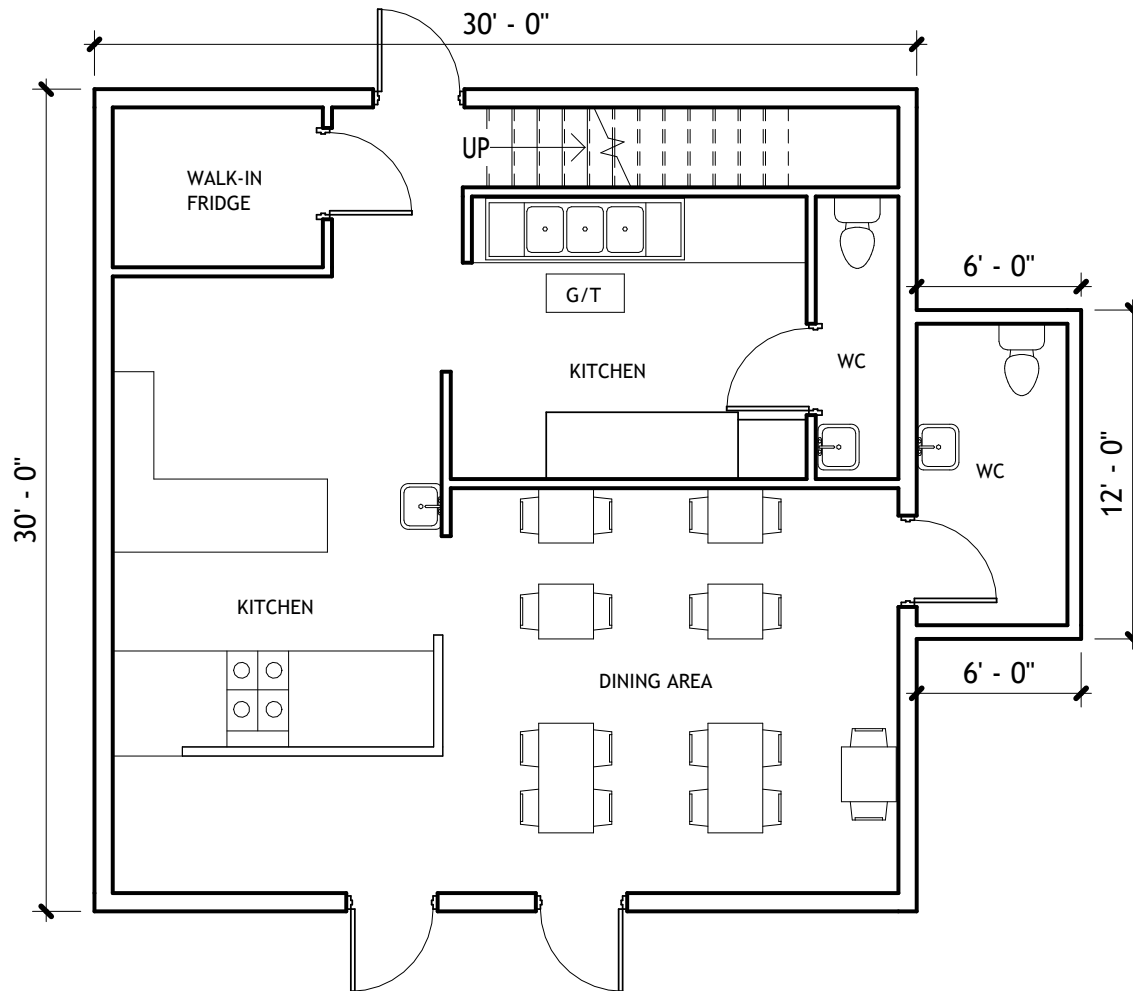


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



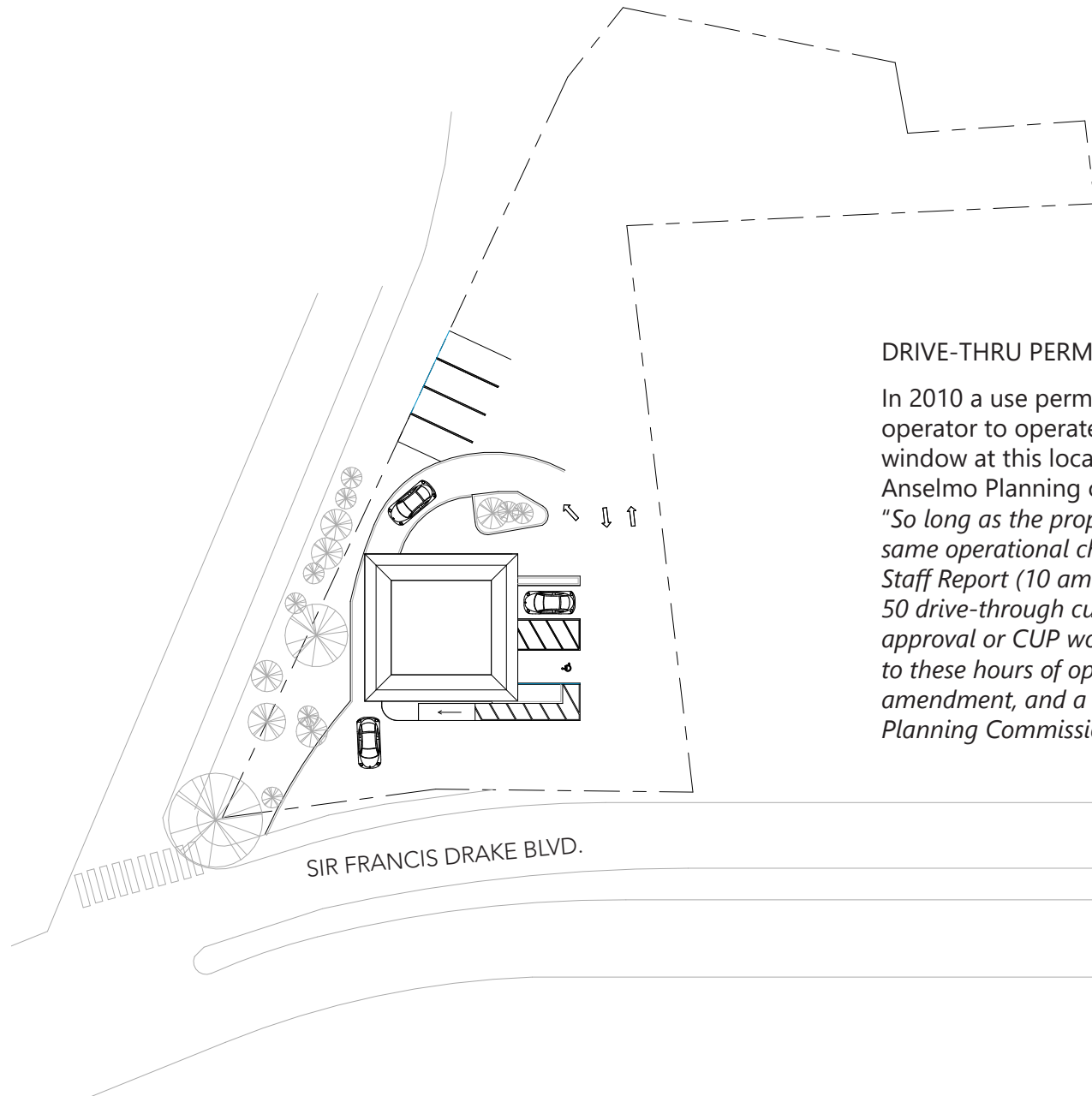
	1-Mile	3-Mile	5-Mile
2024 Population	13,070	73,712	127,110
Median Household Inc.	146,261	115,456	116,861
Median Home Value	1,116,032	147,171	138,433

Daily Traffic Count
Sir Francis Drake Blvd.:
 31,530 Weekday Daily Average Vehicles



Floor Plan

Not to Scale, for Illustration Only



DRIVE-THRU PERMIT INFO:

In 2010 a use permit was granted to the existing operator to operate a drive through with a pickup window at this location. According to the San Anselmo Planning commission;
"So long as the proposed operator maintains the same operational characteristics approved in the Staff Report (10 am – 9 pm, 7 days a week, estimated 50 drive-through customers per day), then a separate approval or CUP would not be required. Any changes to these hours of operations would require a CUP amendment, and a public hearing with the Planning Commission."

Site Plan

Not to Scale, for Illustration Only



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	462 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060180-0452E
FLOOD ZONE CODE	X500
PANEL DATE	March, 17, 2014
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	December, 1, 1977
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	San Anselmo, Town Of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:	830 Sir Francis Drake San Anselmo, CA 94965
Building Acquisition Price	1,600,000
Improvements	0
SBA Fees (Closing Costs-Financed)	\$21,000
Total Project Cost	\$1,621,000

Loan Structure

Bank	50%	\$800,000
SBA 504 Loan	40%	\$661,000
Borrower	10%	\$160,000

Loan Interest Rates / Terms

	Rates	Maturity
Bank	6.25%	25 Years
SBA 504 Loan	5.72%	25 Years

Estimated Loan Payment

	Monthly	Annual
Bank	\$5,278	\$63,329
SBA 504 Loan	\$4,147	\$49,758
Total Loan Payments	\$9,424	\$113,086

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	BLDG SF	\$ PER SF	FORMER BRAND
1.	SUBJECT	\$1,600,000	830 Sir Francis Drake Blvd., San Anselmo	1,237	\$1,293	Jack-in-the-Box
2.	6/2017	\$3,000,000	590 E. Blithedale Avenue, Mill Valley, CA 94941	2,500	\$1,200	Der Wienerschnitzel Gira Polli
3.	7/2024	\$1,400,000	200 Duboce Avenue, San Francisco, CA 94103	1,764	\$794	KFC/Taco Bell
4.	3/2025	\$3,600,000	840 El Camino Real, San Francisco, CA 94103	1,500	\$2,400	Arby's
5.	8/1996	\$1,590,000	430 Miller Avenue, Mill Valley, CA 94941	1,237	\$1,285	Jack-in-the-Box

1. Subject Property San Anselmo, CA 94960

Price: \$ 1,600,000
 Square Feet: 1,293
 Price Per Sq. Ft.: \$ 1,213



4. 840 El Camino Real San Francisco, CA 94103

Price: \$ 3,600,000
 Square Feet: 1,500
 Price Per Sq. Ft.: \$ 2,400
 Sale Date: 3/25



2. 590 E. Blithedale Avenue Mill Valley, CA 94941

Price: \$ 3,000,000
 Square Feet: 2,500
 Price Per Sq. Ft.: \$ 1,200
 Sale Date: 6/17



5. 430 Miller Avenue Mill Valley, CA 94941

Price: \$ 1,590,000
 Square Feet: 1,237
 Price Per Sq. Ft.: \$ 1,285
 Sale Date: 8/96



3. 200 Duboce Avenue San Francisco, CA 94103

Price: \$ 1,400,000
 Square Feet: 1,764
 Price Per Sq. Ft.: \$ 794
 Sale Date: 7/24



SAN ANSELMO, CA

POPULATION

12,693

MEDIAN AGE

45

MEDIAN HOUSEHOLD INCOME

\$153,381

NUMBER OF EMPLOYEES

6,922

MEDIAN PROPERTY VALUE

\$1,512,000



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

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- Property Management
- Tax Deferred Exchanges

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