



FOR SALE

735

Lincoln Avenue
SAN RAFAEL, CA

[Industrial Property]



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202
San Rafael, CA 94903

www.hlcre.com

CONTACT:

DIRCK BRINCKERHOFF

(415) 446-4222

dirck@hlcre.com

DRE LIC # 00657732

JOE MORRISON

(415) 366-0022

joe@hlcre.com

DRE LIC # 02067309



DISCLOSURE STATEMENT

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 12/25

PROPERTY OVERVIEW

735 Lincoln Avenue is a fully leased, single-tenant industrial property located in San Rafael, California. The building features high ceilings, a built-out office area with mezzanine storage above, two restrooms, and two roll-up doors—one drive-in and one dock-high. Equipped with 225-amp, 3-phase power, the property is well-suited for automotive or light industrial operations. Its Lincoln Avenue frontage offers excellent visibility and convenient access to Highway 101, making it a stable, income-producing asset within Marin County's industrial market.

PROPERTY INFORMATION/FEATURES

LOCATION:	735 Lincoln Avenue San Rafael, CA 94901
APN:	013-031-16
TOTAL BUILDING SQUARE FEET:	5,360 +/- sq. ft.
TOTAL SQ. FT OF LAND:	6,534 +/- sq. ft.
YEAR CONSTRUCTED:	1965
TYPE OF CONSTRUCTION:	Tilt-up Concrete
ROOF:	Overlay - 2012
POWER:	200 Amps, 3 Phase
PARKING:	4 Onsite Spaces
FIRE SPRINKLERS:	No
HEATING/AC:	Heater in Office Only
ZONING:	<u>I (Industrial)</u>
FLOOD ZONE DESIGNATION:	AE
(An Area Inundated by 100-year flooding. Lenders will require flood insurance)	

OFFERING SUMMARY

ASKING PRICE
\$1,595,000
 PRICE PER SQ. FT.
\$297
 TOTAL BUILDING SQ. FT.
5,360^{+/-}

HIGHLIGHTS

AUTOMOTIVE USE PERMITTED
2 ROLL-UP DOORS
18 FOOT CEILINGS
MEZZANINE ABOVE OFFICE



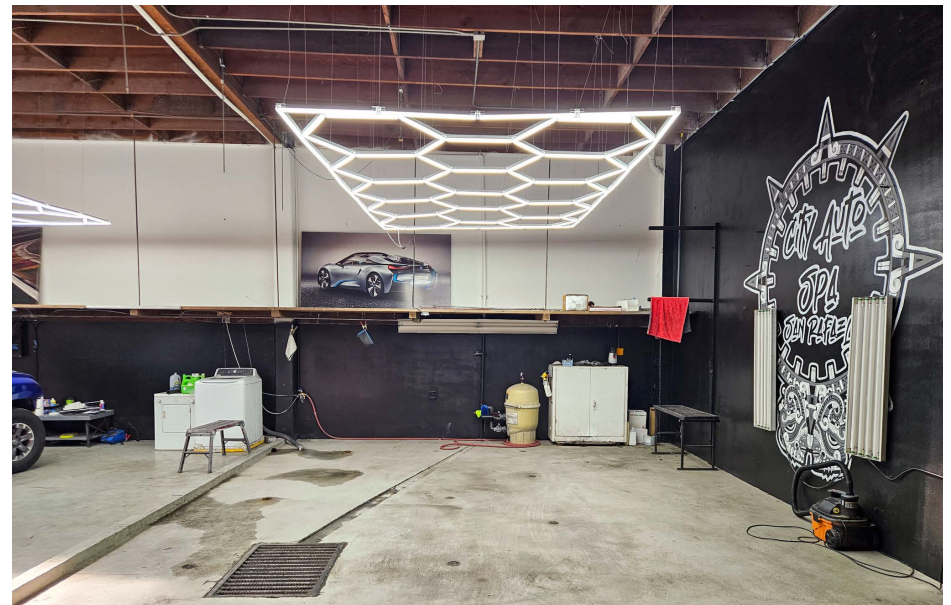
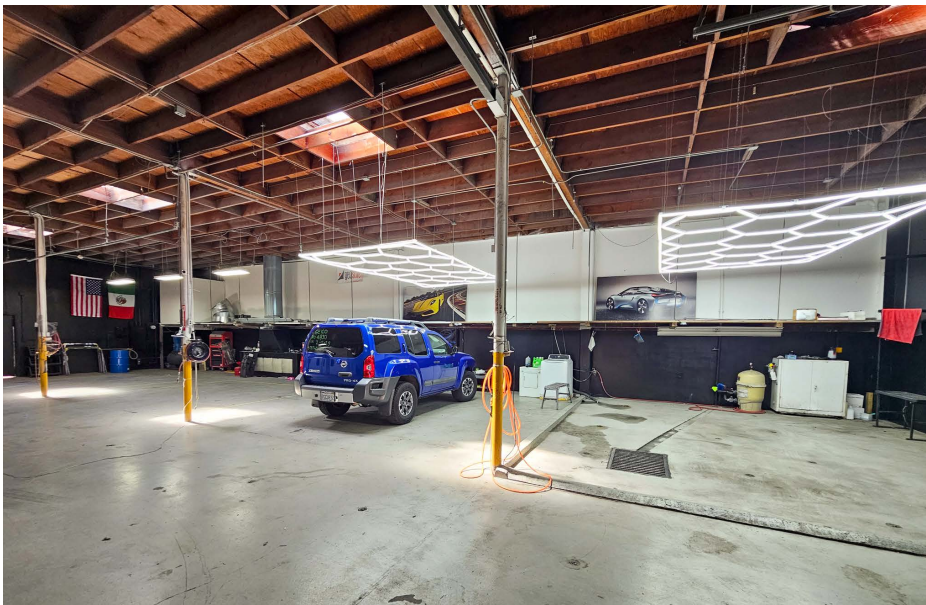
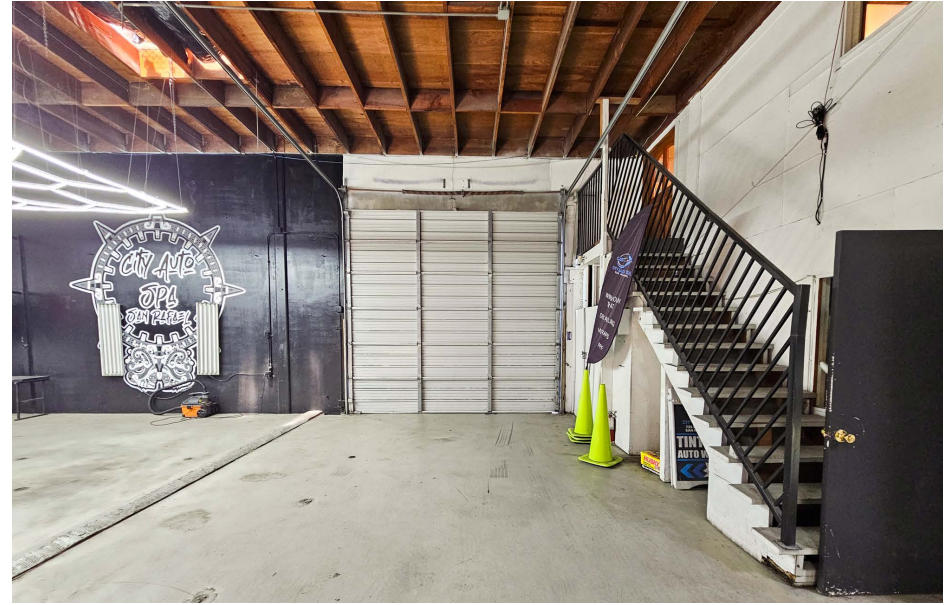
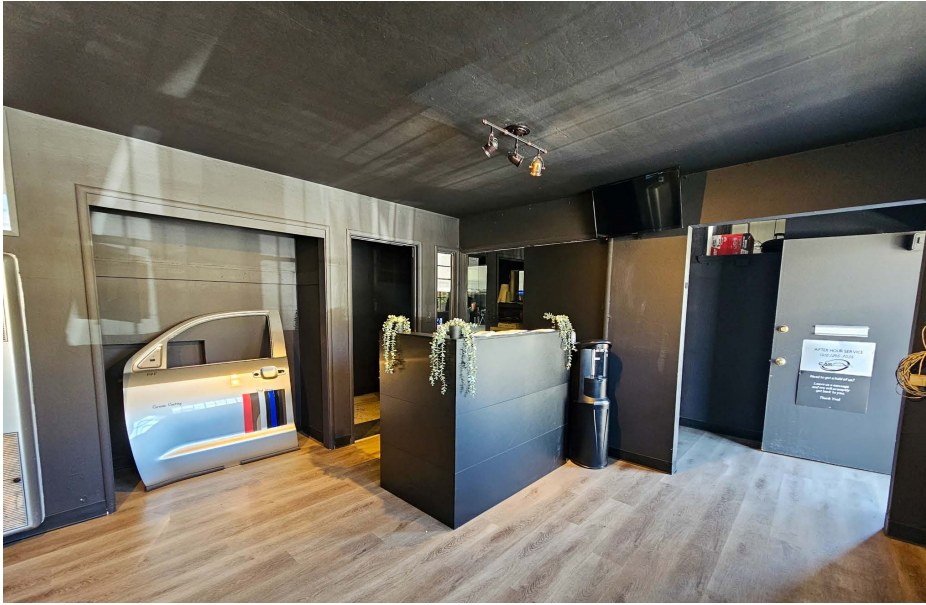
SAN RAFAEL HISTORY

San Rafael is located 17 miles north of San Francisco. Population is 58,948 (+/-) and the median income is \$81,673. San Rafael is in the center of Marin County. It boasts a wide variety of big box retail (Home Depot, Best Buy, Target) many major car dealerships, including Volkswagen, Toyota, Honda and BMW. It has a large regional shopping center known as Northgate Shopping Center, various neighborhood shopping centers and an older downtown shopping district. There are three major office and industrial areas: Northgate Industrial Park, East San Rafael Retail and, the "Canal" Neighborhood.

Centuries ago San Rafael was once the home of several Coast Miwok peoples. The village identified as Awani-wi, was near downtown San Rafael. In 1817, four years before Mexico gained independence from Spain, four Spanish Franciscan priests founded Mission San Rafael Arcángel, in what is now downtown San Rafael. After the Mexican-American War, in 1853, the territory which Alta California was part of was annexed by the United States. The San Francisco and North Pacific Railroad reached San Rafael in 1879. The city was linked to the national rail network later in 1888.

San Rafael was incorporated as a city in July of 1913.





RENT ROLL

TENANT	Classic Auto Craft, Inc.
SQ. FT. +/-	5,360
RENT/SF	\$1.40
BASE RENT/MO	\$7,504
INCREASES	3%
LEASE TYPE	Ind. Gross
TERM	4/1/2024 - 3/31/2029

Note: Rent as of 10/1/25

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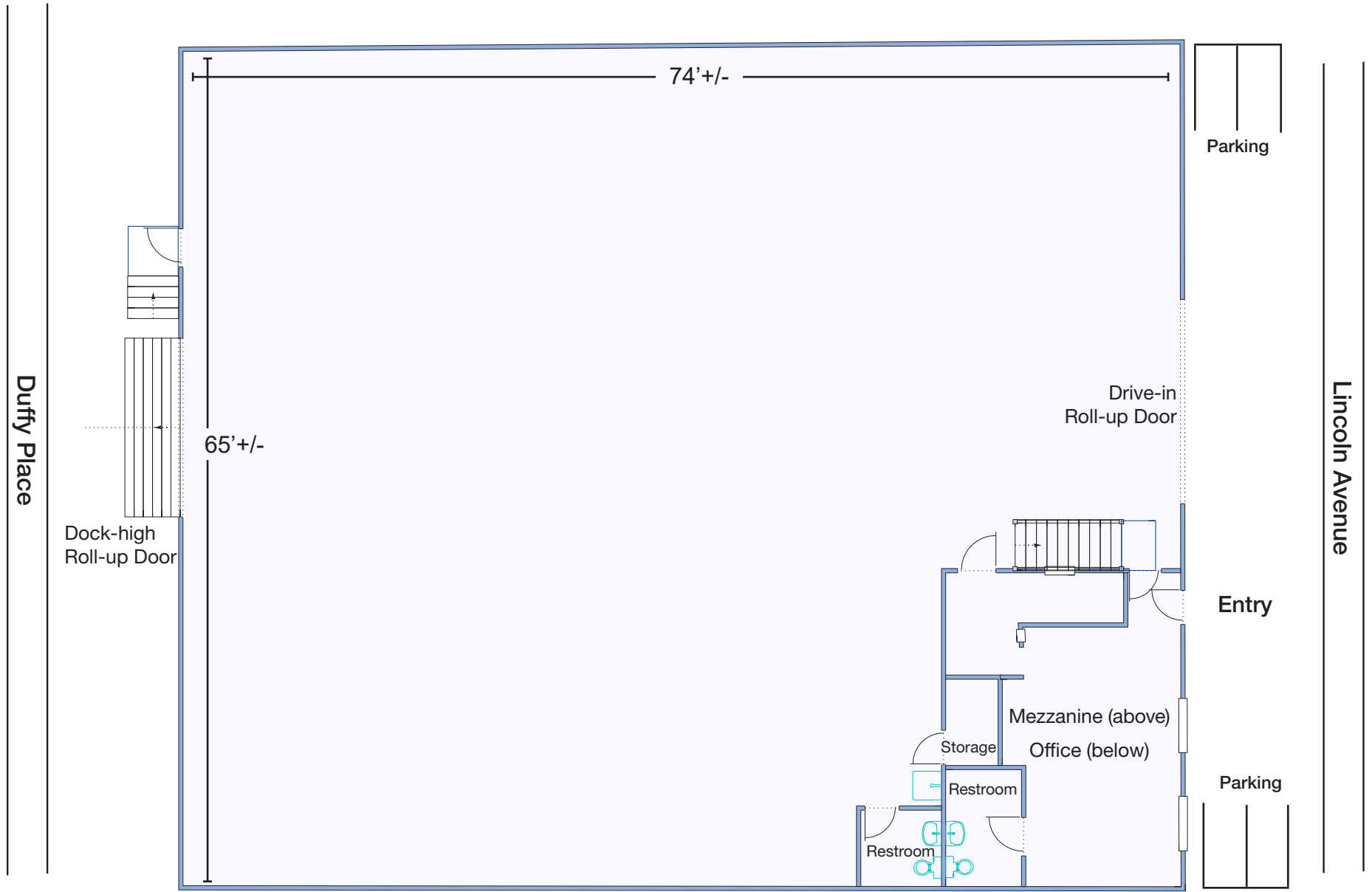
ESTIMATED INCOME & EXPENSES

GROSS SCHEDULED RENTAL INCOME		\$90,048
Scheduled Water Reimbursement		\$964
Vacancy	0%	\$0
GROSS OPERATING INCOME		\$91,012

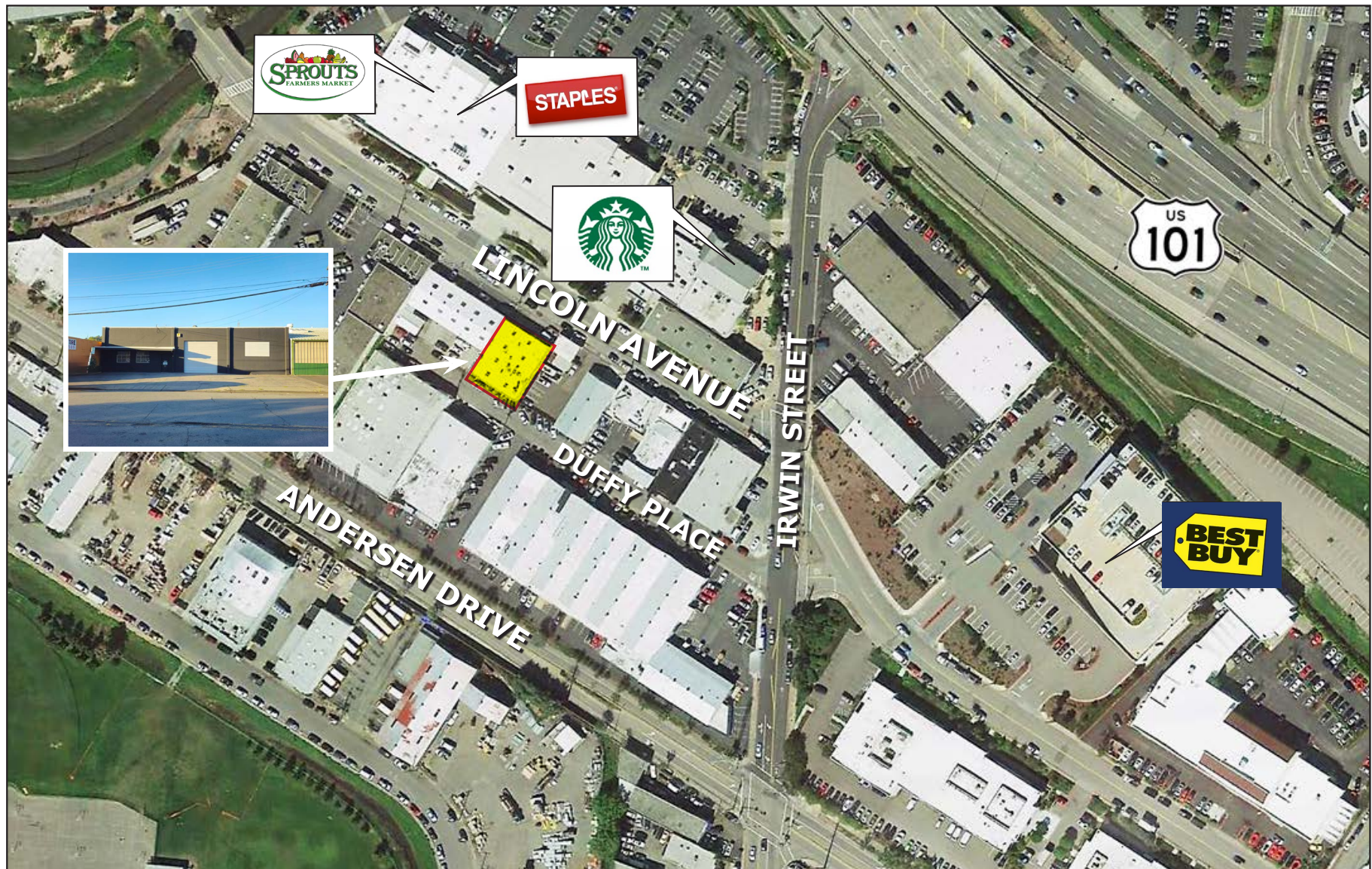
EXPENSES		
Property Taxes	23.3%	\$21,189
Insurance	6.5%	\$5,884
Maintenance	0.0%	
Management	3.0%	
PG&E	0.0%	
Water	0.0%	
Sewer (from tax bill)	1.1%	\$964
Garbage	0.0%	
Landscaping	0.0%	
Reserves	2.0%	\$1,820
Miscellaneous	1.2%	\$1,064
TOTAL OPERATING EXPENSES	32.8%	\$29,857

FLOOR PLAN

Floor Plan Not to Scale
For Illustration Only

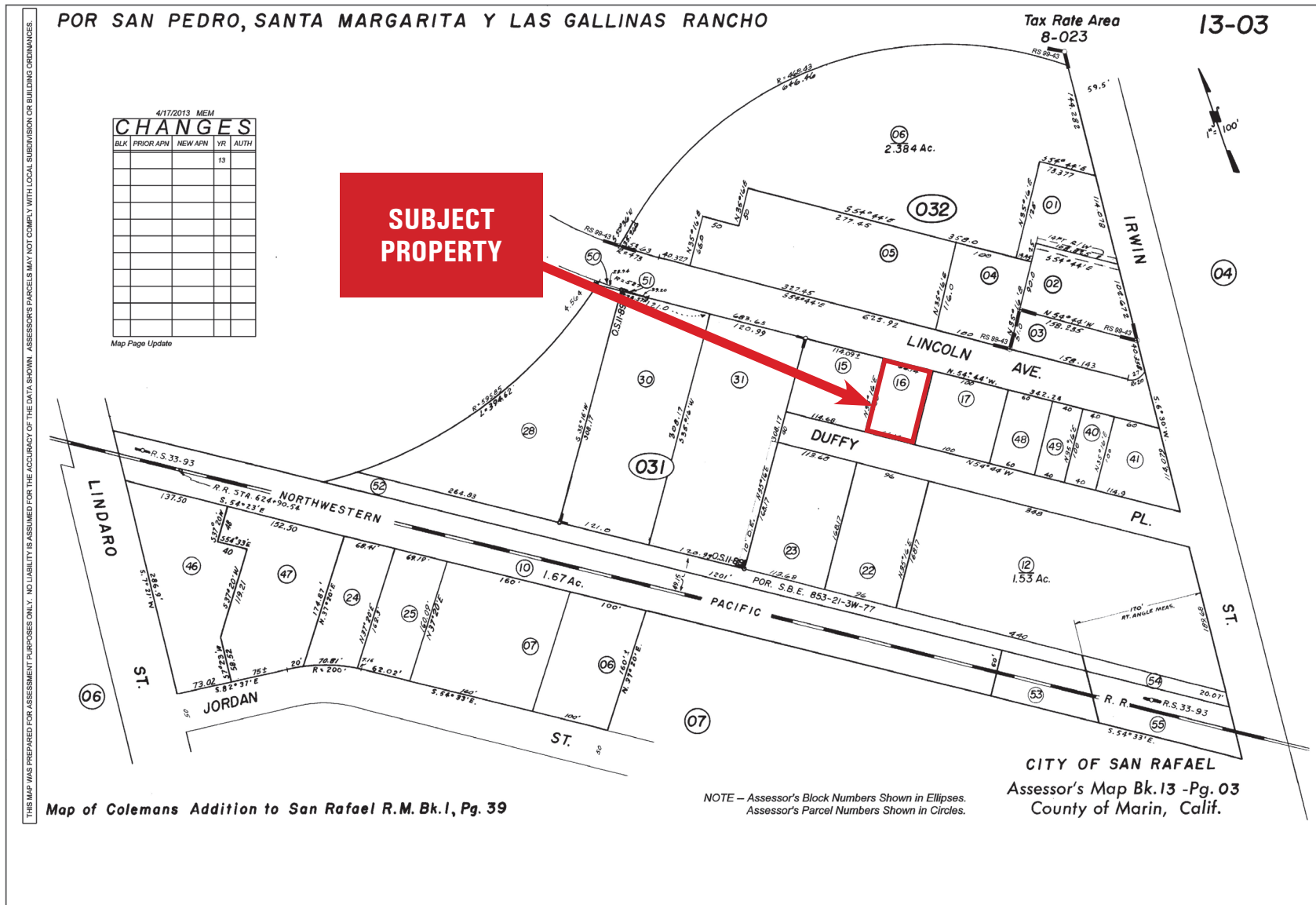




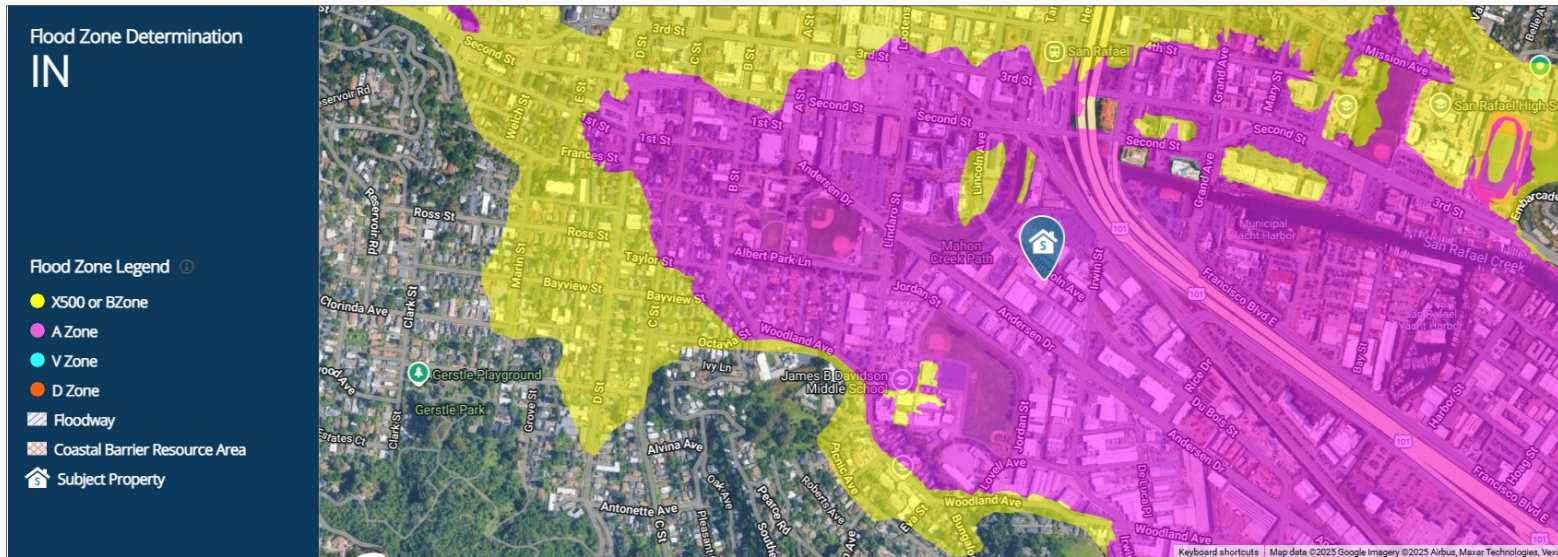


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

ASSESSOR'S PARCEL MAP



Marin County Tax Assessor's Parcel No: 013-031-16



SPECIAL FLOOD HAZARD AREA (SFHA)	In
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	0 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	065058-0459F
FLOOD ZONE CODE	AE
PANEL DATE	3/16/16
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	5/1/84
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	In
COMMUNITY NAME	San Rafael, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	BLDG SF	\$ PER SF
	SUBJECT	\$1,595,000	735 Lincoln Avenue, San Rafael, CA 94901	5,360	\$297
1.	8/2024	\$1,210,000	86 Medway Road, San Rafael, CA 94901	2,329	\$520
2.	1/2025	\$3,100,000	410 Irwin Street, San Rafael, CA 94901	9,975	\$311
3.	2/2024	\$1,500,000	39 Mill Street, San Rafael, CA 94901	6,500	\$231
4.	5/2023	\$1,950,000	40 Lisbon Street, San Rafael, CA 94901	6,055	\$322

**1. 86 Medway Street
San Rafael, CA 94901**

Price: \$1,210,000
 Square Feet: 2,329
 Price Per Sq. Ft.: \$520
 Sale Date: 8/2024



**3. 39 Mill Street
San Rafael, CA 94901**

Price: \$1,500,000
 Square Feet: 6,500
 Price Per Sq. Ft.: \$231
 Sale Date: 2/2024



**2. 410 Irwin Street
San Rafael, CA 94901**

Price: \$3,100,000
 Square Feet: 9,975
 Price Per Sq. Ft.: \$311
 Sale Date: 1/2025



**4. 40 Lisbon Street
San Rafael, CA 94901**

Price: \$1,950,000
 Square Feet: 6,055
 Price Per Sq. Ft.: \$322
 Sale Date: 5/2023



SAN RAFAEL, CA

POPULATION
60,961

MEDIAN AGE
43.5

MEDIAN HOUSEHOLD INCOME
\$109,317

LABOR FORCE
127,200

MEDIAN PROPERTY VALUE
\$1,100,000



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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.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



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