

RARE DOWNTOWN SAN RAFAEL OFFICE FOR LEASE OR SALE

Lease Rate - \$2.85/sf/mo - Gross

830

5TH

AVENUE

SAN RAFAEL, CA



±1,800 SF - OFFICE SPACE AVAILABLE FOR LEASE OR SALE

NOTE: all information supplied here is to the best of our knowledge and should be verified by lessee prior to lease execution

PROJECT HIGHLIGHTS:

- ±2,800 SF, 2 story office property For Lease or Sale
- Ground Floor office For Lease with two residential units on 2nd Floor
- Rare owner/user opportunity in the Heart of Downtown San Rafael
- Affordable office space For Lease with tenant improvements available
- High identity Marin County Location
- 4 on-site parking spaces for Office user
- Residential units provide immediate cashflow for new ownership
- Ideal SBA purchase opportunity

830

5H

AVENUE

SAN RAFAEL, CA

PROPERTY HIGHLIGHTS

The Opportunity

- Rare stand-alone office/residential property available for lease or sale in the heart of downtown San Rafael.
- Perfect 1031 Exchange or Owner/User opportunity with existing cashflow from two 2nd floor residential units
- Affordable, centrally located office space for lease.
- Significant capital expenditures and cosmetic upgrades completed including new roof in 2019.

826-828 5th Avenue – 2nd Floor Residential

- Two fully leased residential units with dedicated parking, both collecting \$1,950.00 per month in rental income.
- Fully renovated with new appliances, flooring and paint in 2018.
- Tenants on year-to-year lease agreements providing stable cashflow for new ownership.

830 5th Avenue – Ground Floor Office

- The ground floor is approximately 1,800 SF of office space.
- Efficient mix of private office/conference room space. Private in suite bathroom. Space currently includes vintage wood finishes throughout.
- Ownership plans on making cosmetic upgrades to office space for new tenant with a minimum of a 2 year lease term.
- Affordable asking rental rate of \$2.85/sf - gross. Tenant would be responsible for its own janitorial service.

Location

- Property is located in the heart of Downtown San Rafael
- Walking distance to SMART Train and many food/retail amenities



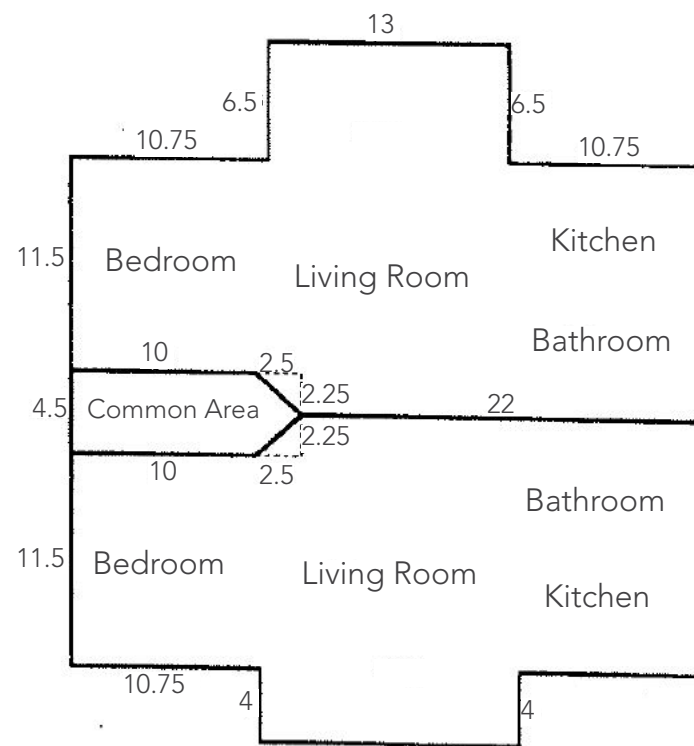
FLOOR PLANS

Ground Floor Office



- Sale Price - Contact Brokers
- Lease Rate - \$2.85/sf/mo - Gross
- Tenant responsible for its separately metered utility usage and interior janitorial service

Second Floor



- Ideal SBA purchase with stable residential unit income
- Rare affordable downtown San Rafael office space
- 1031 Exchange opportunity with ample cashflow upside
- Rare Downtown San Rafael dedicated parking on-site.
- Recent capital expenditures including new roof in 2019

DOWNTOWN SAN RAFAEL AERIAL



830

5TH AVE

SAN RAFAEL, CA

To Schedule a Tour or For More Information, Please Contact:

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