

FOR SALE/LEASE · 918-924 B STREET

TWO-STORY, MIXED USE BUILDING LOCATED IN DOWNTOWN SAN RAFAEL.



PROPERTY SUMMARY

Address	918 - 924 B Street San Rafael CA 94901
APN	011-261-12
Ground Floor	2,984 SF
Second Floor	2,569 SF
Total Building Area	5,553 SF
Price	\$845,000
per SF	\$152
Land Area	4,935
Year Built	1898 / 2009
Zoning	CSMU
Vacant Restaurant Space	2,680 SF
Asking Rate	\$1.00 per SF NNN

HIGHLIGHTS

- Approximately 2,680 SF of vacant restaurant/cafe space.
- Extensive upgrades include new paint, dual paned windows, new awning and restaurant equipment.
- Located in downtown San Rafael, just off the main retail corridor.
- Residential units on the second floor.
- 4 parking spots on-site and adjacent to San Rafael City parking garage.
- Attractive seller financing available.



DAVID KRAM
Senior Associate
415.273.2183
dkram@a-c.com
Lic.#:01848816

REID LEWIS
Associate
415.430.2380
rlewis@a-c.com

**ARROYO &
COMPANY**
COMMERCIAL REAL ESTATE SERVICES

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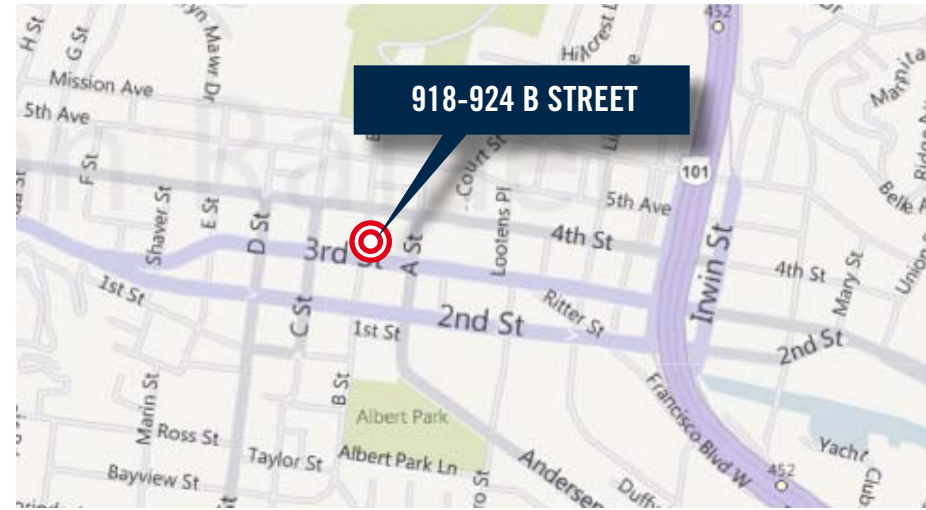
VACANT SPACE OVERVIEW

The vacant retail space is ideal for a restaurant or café. The space features high ceilings, recessed lights, a bar and a commercial kitchen. There are three bathrooms with new tile finish, one of which is ADA compliant. The commercial kitchen has floor-to-ceiling tile and a rear door to the parking lot.



PROPERTY OVERVIEW

While the property has been significantly upgraded within the last few years, there is still work to be completed on the project. There is significant value-add potential achievable by completing the upgrade and leasing the restaurant and residential spaces. 918-924 B Street would also be perfect for an owner user who would operate his or her business out of the vacant retail space.



LOCATION SUMMARY

The subject property is located on the eastern side of B Street between 3rd and 4th Street in downtown San Rafael. The building has 47 feet of frontage on B Street, a one way street with 2 lanes traveling south. The property is just off the 4th Street Retail Core District, which includes numerous multi story office buildings, an assortment of pedestrian friendly retail shops and restaurants.

918-924 B Street is only three quarters of a mile from the nearest entrance to Highway 101, the main conduit leading through Marin and Sonoma Counties. From there, downtown San Francisco is approximately 18 miles to the south.

