

# 700 A STREET

FOR LEASE OR SALE  
PRIME RETAIL INDUSTRIAL SAN RAFAEL



VIEW  
VIRTUAL  
TOUR



DAVID COTTON | Leasing & Sales  
E. david@starboardnet.com  
M. 415.747.6797 | DRE 01227191





## 700 A STREET, SAN RAFAEL, CA 94901

Circa 1951, this space was built for Marin-Sonoma Produce, where goods were off-loaded from trains directly into the building. The old train station still exists next door. For a few years, the building was shared with Marin French Laundry. When Produce relocated to Petaluma, Marin Cleaners took it over and has been the most recent occupant.

**FOR LEASE:** \$21 SF/YR OR \$1.75 SF/MO

**FOR SALE:** OFFERS CONSIDERED

### ENTIRE BUILDING

**11,564 SF** Main Interior

**351 SF** 2nd Floor Office & Restroom

**374 SF** (2) Mezzanines

**12,289 TOTAL USABLE SF ENTIRE BUILDING**

### DIVISIBLE USE BREAKDOWN (432 SF SHARED LOBBY)

**SUITE A**      **74 SF** (2) Restrooms (1 ADA Compliant)

**176 SF** Mezzanine

**4,984 SF** Main

**5,234 TOTAL SF**

**SUITE B**      **92 SF** (3) Restrooms (1 ADA Compliant)

**198 SF** Mezzanine

**351 SF** 2nd Floor Office & Restroom w/Shower

**5,982 SF** Main

**6,623 TOTAL SF**



**VIEW  
VIRTUAL  
TOUR**



## SPACE DESCRIPTION

- 2 Private Offices
- Kitchen Area
- 2 Mezzanines
- 6 Bathrooms (2 or More ADA Compliant)
- 4 Roll Up Doors
- 1000AMP 3 Phase Power
- 2 Tiered Roof with Long Rows of Crank-Out Casement Windows for Ventilation (1 Row per Divisible Suite)
- 20+ Space Ample Parking with Porte-Cochère
- Concrete Wall Construction
- Steel Trusses\* with Wood Framed Interior and Ceiling Structure (\*Truss beam clearance 10ft 6in from concrete slab floor, spaced 20ft apart)
- Private Gated Alley Access

## BUILT-INS

- Soft Water System
- Commercial Floor Scale
- Air Compressor
- AC in Offices
- Landscaped
- Lighted Signage at Entry

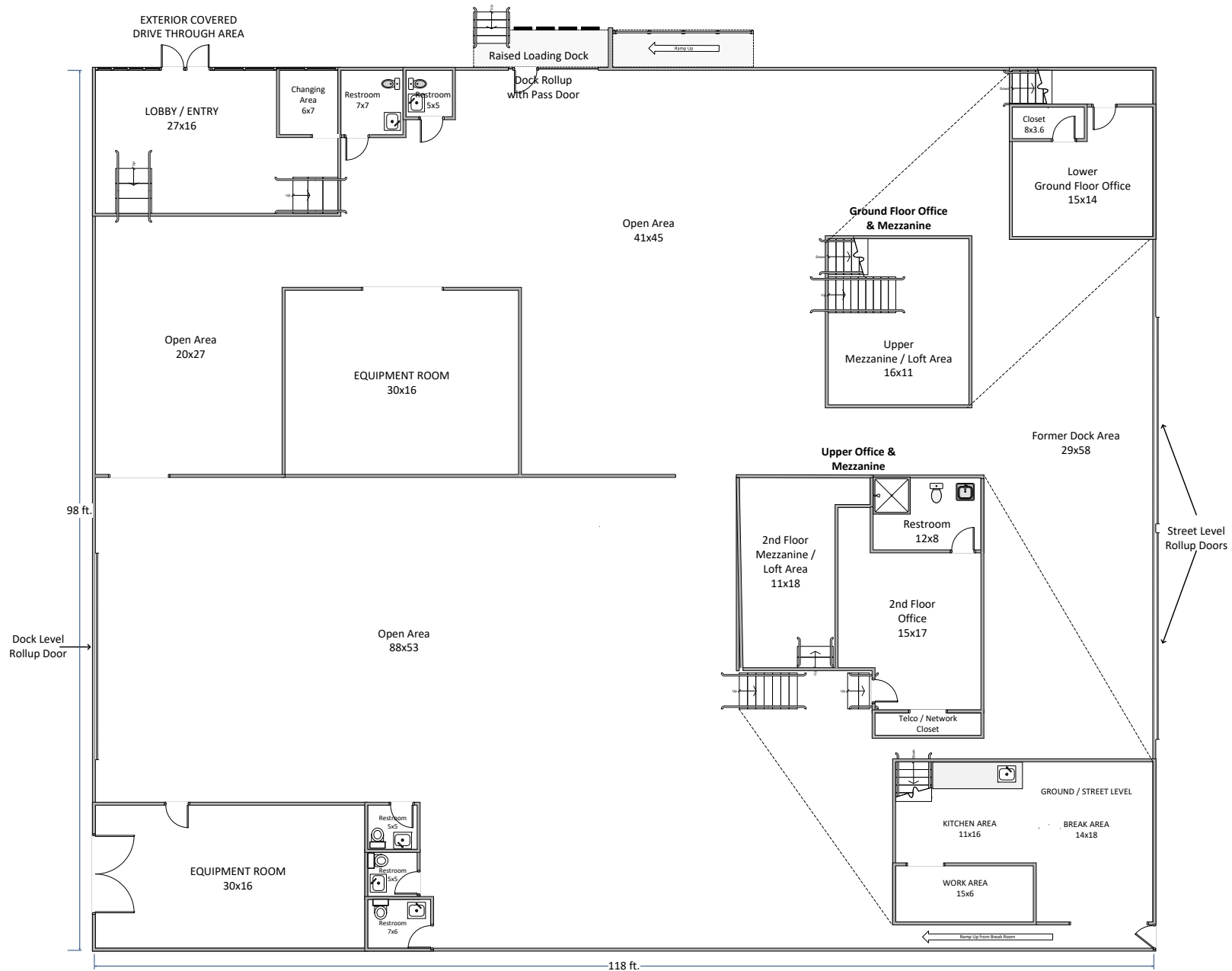


**VIEW  
VIRTUAL  
TOUR**



# ENTIRE BUILDING SITE PLAN

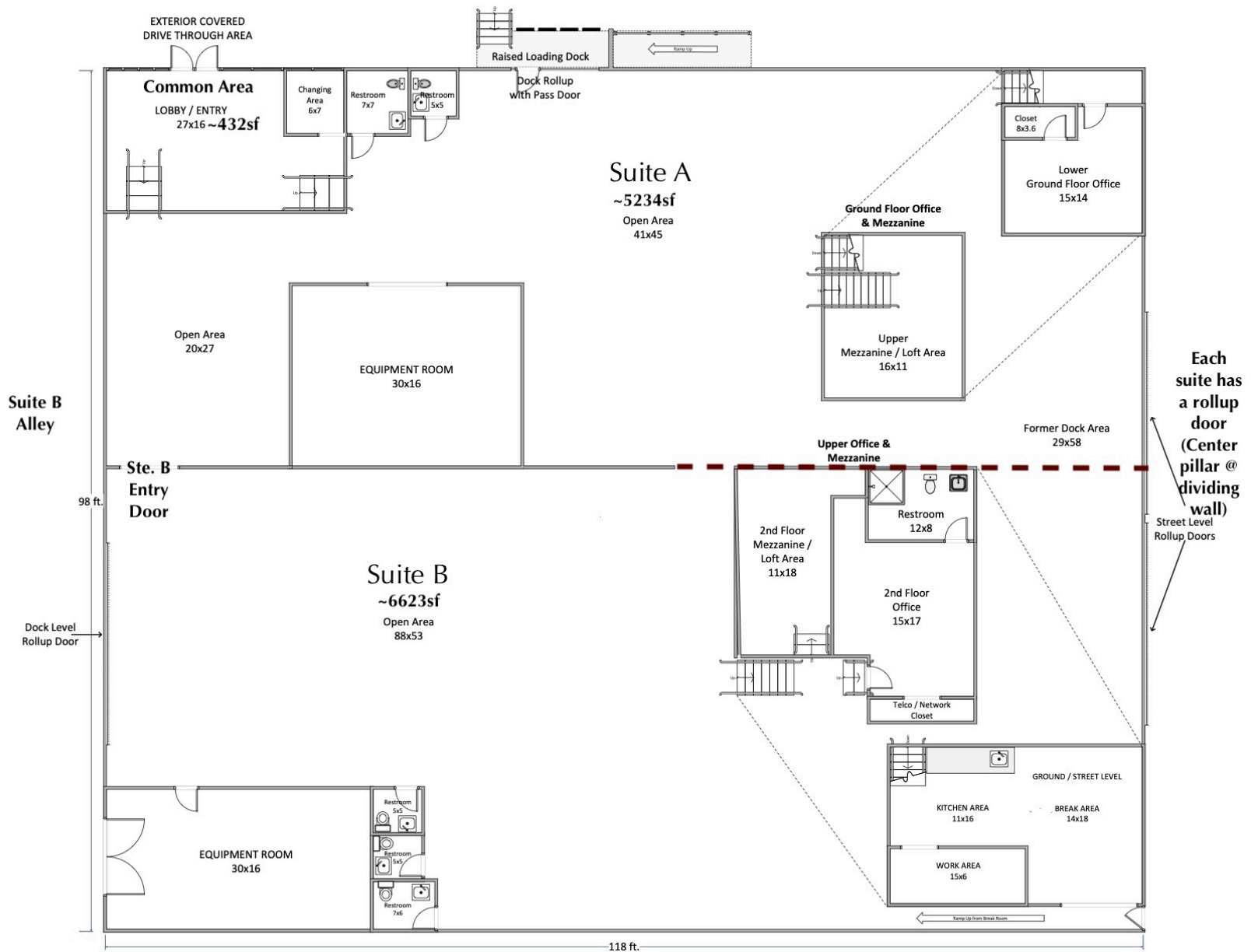
**700 A STREET**  
FOR LEASE OR SALE





# DIVISIBLE SITE PLAN

**700 A STREET**  
FOR LEASE OR SALE



## PERMITTED

- Animal retail, Hardware, Paint, Blueprint/Copy, Computer Services, Locksmith, Office Furniture, Office Supply, Bakery, Candy, Grocery, Parts & Supply Sales, Artistic Photo, Barber, Beauty, Dry Cleaning (Pickup/Dropoff), Laundry, Massage, Nails, Seamstress, Shoe Repair, Antiques, Apparel, Appliance, Auction, Bicycles, Books, Stationary, Department Stores, Discount Stores, Drug/Pharmacy, Electronics, Florist, Jewlery, Shoes, Sporting Goods, Stamps/Coin, Swimming Pool Supplies

## CONDITIONAL PERMIT/PLANNING COMMISSION

- Cocktail Lounge (no food), Fast Food, Food Service (Hi volume), Live Entertainment, Gaming Arcade, Pool Hall, Theatre, Guns, Shopping Center, Clinics, Clubs, Library, Public Recreation, Private, Temp. Shelter, Daycare 9-14 Adults, Hotel/Motel/B&B

## CONDITIONAL USE PERMIT/ZONING ADMINISTRATOR

- Animal Care, Paint Shop, Coffee Roasters, Brew Pub, Catering, Food Service w/Lounge, Live Entertainment, Convenience Market, Music Rehearsal/Recording, Dry Cleaning (on site), Fitness, Pawnshop, Labs, Special Ed, Daycare 9-14 Kids or >15 Adults



**VIEW  
VIRTUAL  
TOUR**

## ADMINISTRATIVE USE PERMIT

- Outdoor Eating, Fortune Telling, Kiosks, Multi-Family, Animal Keeping, Live/Work, Boarding House, Temp Housing

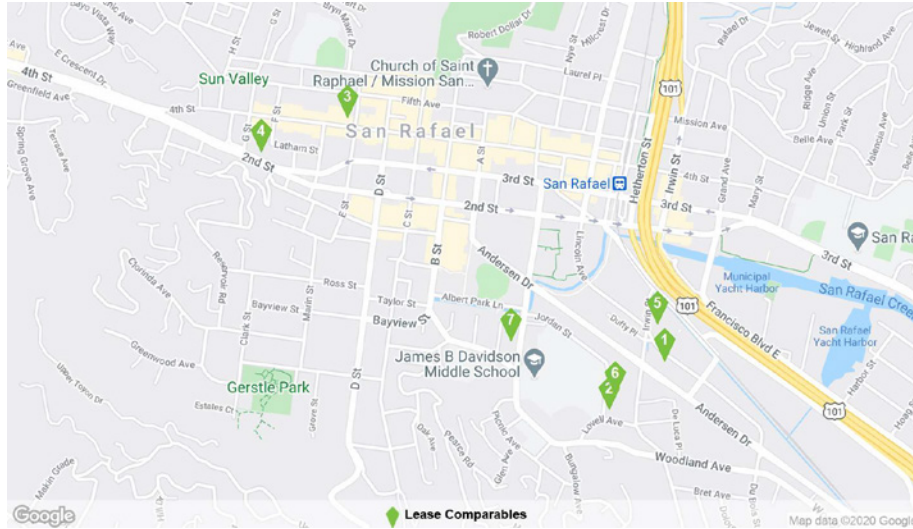
# LEASE COMPS

**700 A STREET**  
FOR LEASE OR SALE

## Lease Comps Summary

Lease Comps Report			
Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
<b>7</b>	<b>\$20.34</b>	<b>\$19.83</b>	<b>8</b>

### LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	7	\$16.20	\$20.34	\$19.20	\$27.00
Starting Rent Per SF	3	\$16.20	\$19.83	\$17.28	\$27.00
Effective Rent Per SF	2	\$16.20	\$17.35	\$17.16	\$18.12
Asking Rent Discount	3	0.0%	3.0%	0.0%	7.7%
TI Allowance	1	\$0.00	\$0.00	\$0.00	\$0.00
Months Free Rent	1	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	7	1	8	4	30
Deal Size	7	5,000	6,271	5,559	8,410
Lease Deal in Months	3	24.0	44.0	48.0	60.0
Floor Number	7	1	1	1	1

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 San Francisco Business... 655 Du Bois St	★★★★★	6,727	1st	7/22/2020	Renewal	\$19.20/mg	Asking
2 58 Lovell Ave	★★★★★	7,500	1st	7/10/2019	New	\$18.12/fs	Effective
3 1504 4th St	★★★★★	5,202	1st	3/5/2019	New	\$27.00/mg	Starting
4 1654 2nd St	★★★★★	5,559	1st	11/12/2018	New	\$23.40/mg	Asking
5 650 Irwin St	★★★★★	5,000	1st	8/15/2018	New	\$16.20/ig	Effective
6 Warehouse & Office Space 121 Jordan St	★★★★★	5,500	1st	6/8/2018	New	\$21.00/ig	Asking
7 629 Lindaro St	★★★★★	8,410	1st	1/12/2018	New	\$18.60/ig	Asking



**VIEW  
VIRTUAL  
TOUR**



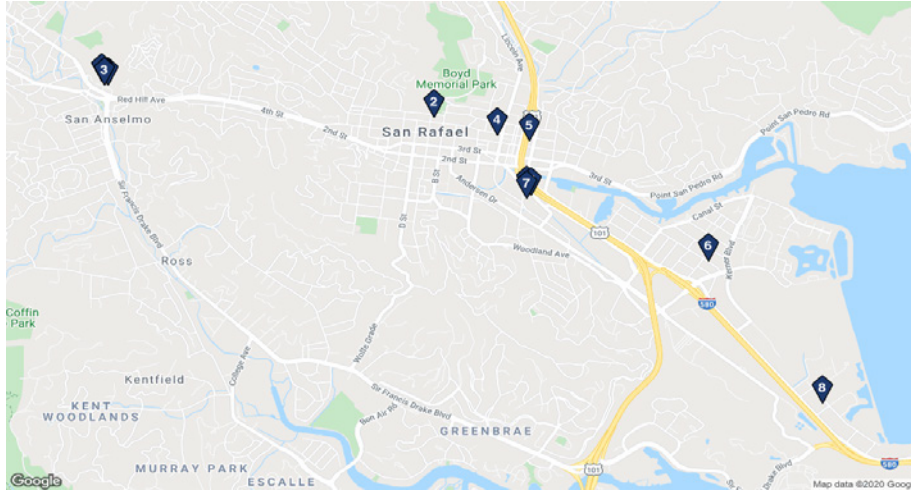
DAVID COTTON | Leasing & Sales  
E. david@starboardnet.com  
M. 415.747.6797 | DRE 01227191





Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
<b>8</b>	<b>-</b>	<b>\$362</b>	<b>-</b>

## SALE COMPARABLES LOCATIONS



Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
<b>1</b> Union Bank of Calif... 1248 5th Ave San Rafael, CA 94901	Bank ★★★★★	2001	9,570 SF	-	7/28/2020	\$6,100,000	\$637	-
<b>2</b> Multi-Property Sale 640 Sir Francis Drake & San Anselmo, CA 94960	Auto Repair ★★★★★	1919	8,474 SF	-	2/26/2020	\$2,118,069 Part of Portfolio	\$250	-
<b>3</b> 812 4th St San Rafael, CA 94901	Restaurant ★★★★★	1920	5,300 SF	-	2/19/2020	\$2,920,000	\$551	-
<b>4</b> 1001 Irwin St San Rafael, CA 94901	Auto Repair ★★★★★	1971	6,044 SF	-	11/12/2019	\$2,250,000 Part of Portfolio	\$372	-
<b>5</b> 41 Belvedere St San Rafael, CA 94901	Warehouse ★★★★★	1984	6,054 SF	-	6/28/2019	\$1,990,000	\$329	-
<b>6</b> Multi-Property Sale 654 Irwin St San Rafael, CA 94901	Service ★★★★★	1960	12,096 SF	-	5/14/2019	\$2,769,984 Part of Portfolio	\$229	-
<b>6</b> Multi-Property Sale 650 Irwin St San Rafael, CA 94901	Service ★★★★★	1956	9,600 SF	-	5/14/2019	\$2,198,400 Part of Portfolio	\$229	-
<b>7</b> 75 Pelican Way San Rafael, CA 94901	Warehouse ★★★★★	1982	14,000 SF	-	1/22/2019	\$4,150,000	\$296	-



**VIEW  
VIRTUAL  
TOUR**





C A P I T A L  
A C C E S S  
G R O U P

## SBA 504 Loan Sample Structure

Prepared for: [David Cotton](#)  
Property Address: 700 A St

2

Purchase Price	\$4,150,000	Property Address	700 A St
Improvements			
Other			
<b>Total Project Cost</b>	<b>\$4,150,000</b>		

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$2,075,000	3.25%	25	10	\$10,112
SBA (2nd)*	40%	\$1,706,000	2.55%	25	25	\$7,696
Down Payment	10%	\$415,000				
* Includes financed SBA fee of \$46,000				<b>Total Monthly Payment</b>		<b>\$17,808</b>

### Monthly Ownership Costs

Mortgage Payments	\$17,808
Insurance & Property Tax	\$4,496
Average Principal paydown benefit	(\$8,679)

**Total Effective Monthly Ownership Costs** **\$13,625**

### Out of Pocket Costs

Down Payment	\$415,000
Estimated Bank Fees	\$10,375
Appraisal & Environmental Reports	\$5,100

**Total Out of Pocket Costs** **\$430,475**

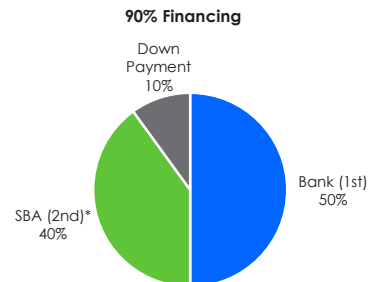
### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,000 attorney flat fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .5% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

**Jenny Tice**  
**Capital Access Group**  
Business Development  
415-217-7601  
jtice@capitalaccess.com





**700 A STREET**  
FOR LEASE OR SALE

