

# 754

SIR FRANCIS DRAKE  
BOULEVARD

San Anselmo | CA

## RETAIL/OFFICE BUILDING FOR SALE RESIDENTIAL REDEVELOPMENT POTENTIAL

±6,024 RSF on ±0.46 ACRES

\$2,500,000 (±\$415/RSF)



**NEWMARK**

**JOE MCCALLUM** Associate Director 415.526.7672 [joe.mccallum@nmrk.com](mailto:joe.mccallum@nmrk.com) CA RE LIC #02048815

# PROPERTY OVERVIEW

## **754 SIR FRANCIS DRAKE BOULEVARD**

### **SAN ANSELMO**

Property Address

### **RETAIL/OFFICE**

Building Type

**±6,024 RSF**

Total Building Area

**006-091-39**

Assessor's Parcel Number

**±0.46 ACRES**

Land Area

**±1994**

Year Built

**C-L (LIMITED COMMERCIAL)**

Zoning Designation

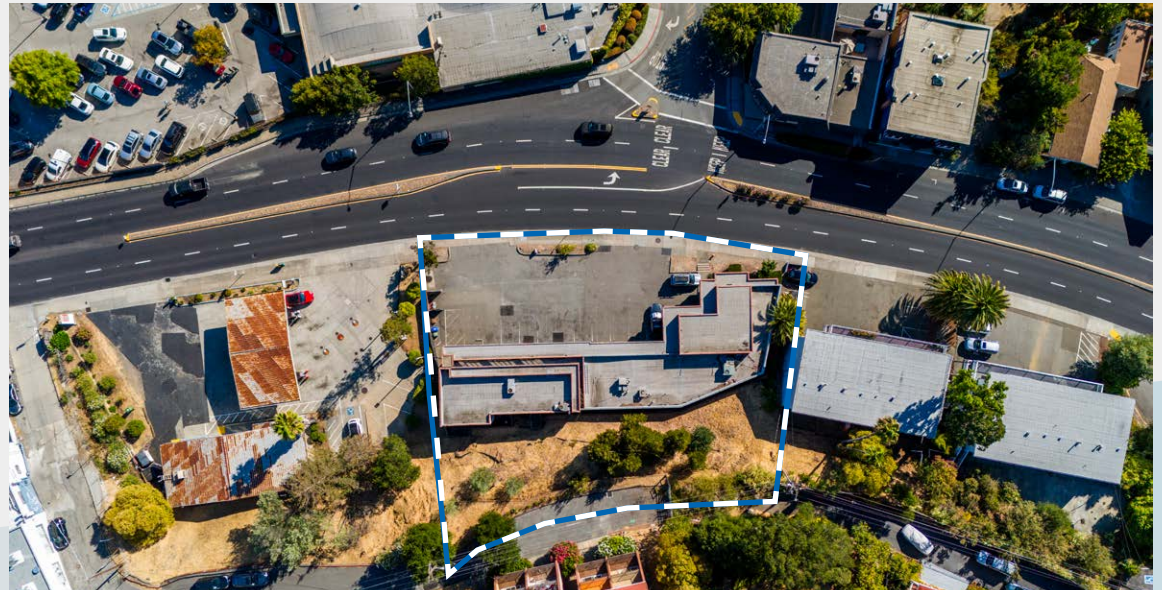
**LC (LIMITED COMMERCIAL)**

General Plan Designation

*Newmark, as exclusive advisor, is pleased to offer for sale 754 Sir Francis Drake Blvd, a ±6,024 rentable square foot, two-story retail/office building located on a ±0.46-acre site in San Anselmo. This offering represents a very rare and unique opportunity for an owner/user or investor to acquire a standalone commercial building in the Ross Valley, the heart of Marin County, California.*

*The property is designed with eight (8) tenant spaces ranging in size from ±577 RSF to ±1,242 RSF, which can be combined in a number of configurations. The property benefits from incredible drive by visibility, on-site parking, walkability to downtown San Anselmo and views of Mount Tamalpais.*

*Additionally, 754 Sir Francis Drake Blvd also provides an opportunity for residential re-development, given the shortage of new housing production in Marin County and changes to California state laws in recent years. In 2016, a 16-unit apartment complex was approved on the site, and the property is acknowledged as a Housing Element Opportunity Site by the Town of San Anselmo.*





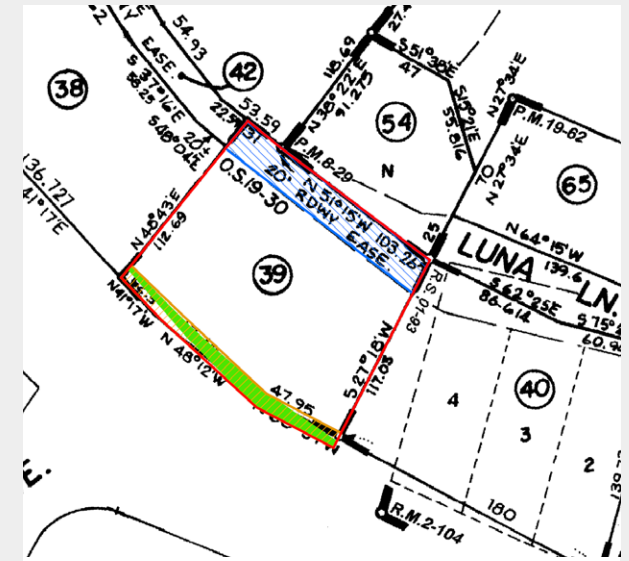
# RESIDENTIAL REDEVELOPMENT POTENTIAL







*Pictured above is an architectural rendering for a proposed 16-unit apartment development on the site, approved the Town of San Anselmo in 2016. The project was designed to provide ground floor covered parking with two floors of residential above. The total unit count incorporated a density bonus, which was achieved since two (2) of the units were to be set aside for very-low income tenants (i.e. 16.7% of the total). Subsequently, the applicant voluntarily lowered the proposed unit count to 12 units.*

*Buyers are encouraged to explore the current developability and potential density of the site, based on the Town of San Anselmo's current land use, general plan and housing element, along with applicable State of California house laws which have come into effect since the time of the prior approval(s).*

# PROPERTY PARCEL MAPS



## Legend

-  PIQ
-  06/04/1945 Bk484 Pg315  
(07/31/1945 Bk489 Pg362)  
(02/20/1959 Bk1257 Pg306)  
(Roadway And Utility)
-  12/27/1945 Bk499 Pg350  
(Single Line Of Poles And Wires)
-  04/27/1984 #84-019686  
(Roadway And Utility)

# PROPERTY PHOTOS



# NEIGHBORHOOD AMENITIES



# LOCATION / TRANSPORTATION

Distance To and From:

**754 Sir Francis Drake Blvd**  
San Anselmo, CA



**US Highway-101**  
3 Miles





**Richmond/San Rafael Bridge**  
6 Miles

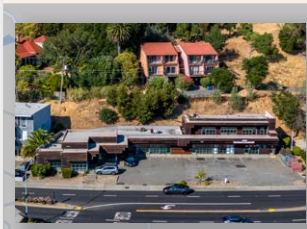


**Highway-37**  
11 Miles

**Golden Gate Bridge**  
16 Miles

**San Francisco/Oakland Bay Bridge**  
24 Miles

SMART TRAIN =   
SMART TRAIN STATIONS = 





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