

FOR SALE

905 D Street

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San Rafael, CA 94901

PRESENTED BY:

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Martino & Rossi Law Firm, PC - Injury

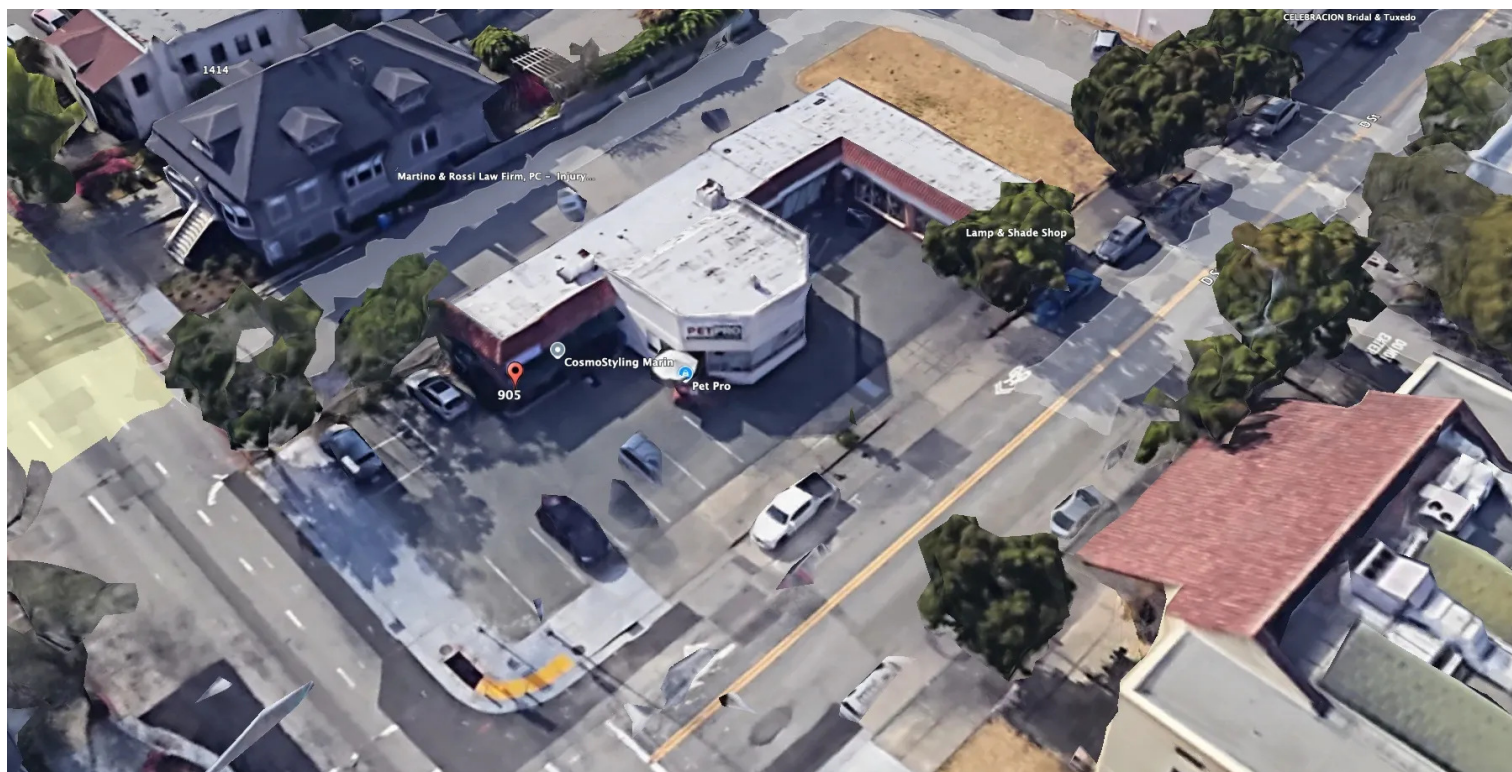
Lamp & Shade Shop

CosmoStyling Marin

Pet Pro

905

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
NUMBER OF UNITS:	3
LOT SIZE:	8,460 SF
BUILDING SIZE:	3,872 SF
NOI:	\$58,284.00

PROPERTY DESCRIPTION

The property has a stable stream of income while planning for a redevelopment or Renovations for an Owner User. This 3,872 SF building, is a well-maintained asset with 100% occupancy, providing immediate, stable returns. Zoned T5N 40/60, this property offers a solid foundation for a variety of ventures. Boasting a private parking lot, it delivers convenience and accessibility for both tenants and customers. This centrally located property presents an unparalleled chance for a retail/street retail investor seeking a fully leased, income-producing asset with a motivated seller.

PROPERTY HIGHLIGHTS

- Centrally located in San Rafael
- 100% occupancy with stable income
- Versatile space for various ventures and development opportunity
- Upgrades:
 - 2012 - roof resurfaced
 - 2018 - lot restriping and repairs

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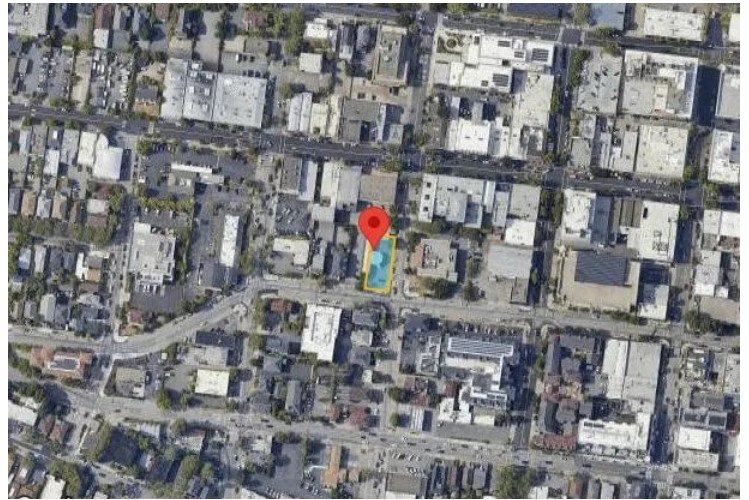
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ADDITIONAL PHOTOS



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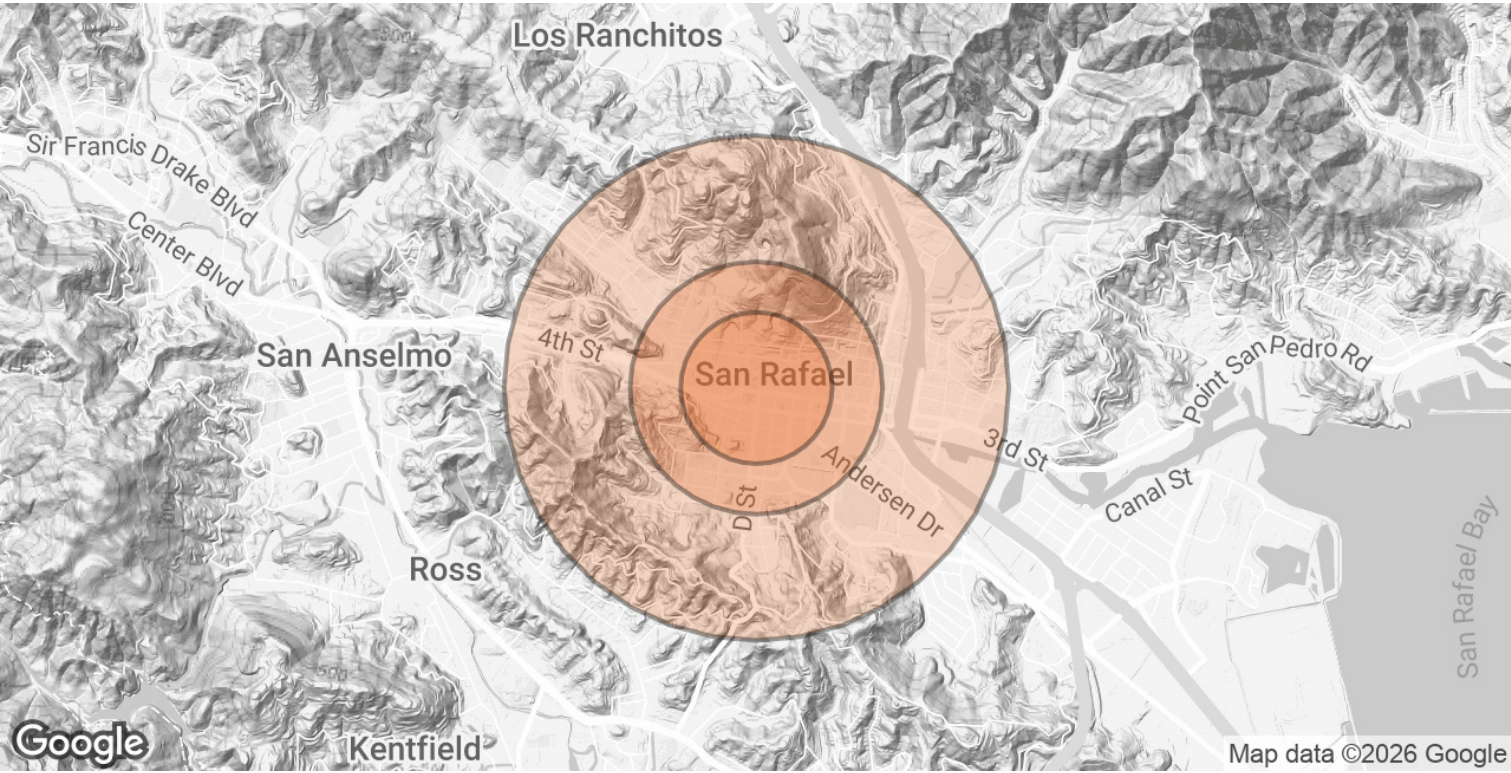
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,491	6,289	16,763
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	43
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,140	2,821	7,176
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$141,140	\$154,852	\$175,168
AVERAGE HOUSE VALUE	\$1,419,021	\$1,417,274	\$1,409,020

2020 American Community Survey (ACS)

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