



FOR SALE

310-322

San Anselmo Ave.,  
SAN ANSELMO, CA

Retail Building  
for Investor/Owner-User



**HL Commercial Real Estate**  
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## DISCLOSURE STATEMENT

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 8/6/25

## PROPERTY OVERVIEW

This highly visible multi-tenant retail/office building on San Anselmo Ave, located in the heart of downtown with long term tenants and good walkby traffic. This property has not been on the market for over 30 years!

Located in the heart of downtown San Anselmo, surrounded by restaurants, coffee shops and other charming stores, attracting much foot traffic. This particular area is easily accessible to Sir Francis Drake as well as Red Hill Ave to San Rafael.

## PROPERTY INFORMATION/FEATURES

<b>LOCATION:</b>	310 - 322 San Anselmo Ave. San Anselmo, CA 94960
<b>APN:</b>	007-254-08
<b>TOTAL BUILDING SQUARE FEET:</b>	1,531 +/- sq. ft.
<b>TOTAL SQ. FT OF LAND:</b>	1,500 +/- sq. ft.
<b>YEAR CONSTRUCTED:</b>	1990+/-
<b>TYPE OF CONSTRUCTION:</b>	Wood Frame & Stucco
<b>ROOF:</b>	Built up Bitumen
<b>STORIES:</b>	2
<b>PARKING:</b>	Street Parking Only
<b>FIRE SPRINKLERS:</b>	No
<b>HEATING AND AIR CONDITIONING:</b>	Yes
<b>ZONING:</b>	<u>C-2 Downtown Commercial</u>
<b>FLOOD ZONE DESIGNATION:</b>	AE

## OFFERING SUMMARY

ASKING PRICE  
**\$725,000**

PRICE PER SQ. FT.  
**\$473.55**

TOTAL BUILDING SQ. FT.  
**1,531<sup>+/-</sup>**

PROFORMA CAP RATE  
**6.43%**

## HIGHLIGHTS

**MAIN ST. LOCATION**  
**3 TENANT BUILDING**  
**OWNER/USER OPPORTUNITY**

## CITY DESCRIPTION

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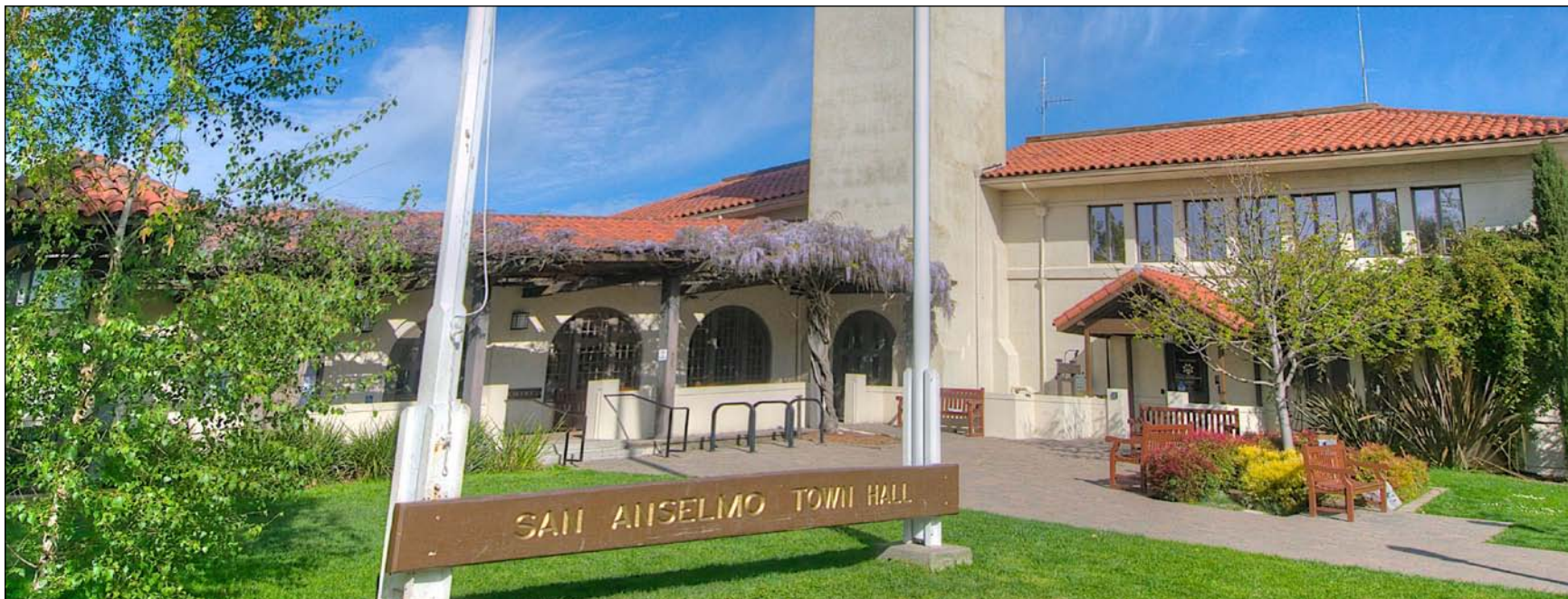
San Anselmo is very desirable for many renters and investors, as it is one of the most charming areas in Marin. Located at a major crossroads in the center of the county, San Anselmo has a picturesque, walkable downtown with restaurants, wine bars and shops. San Anselmo sits between Ross and Fairfax, and shares some characteristics of both, with cozy bungalows and grand estates. San Anselmo schools are first rate. The community offers activities for young and old, from classes and camps to holiday tree lighting and summer outdoor movies.

## CITY HISTORY

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Since the days when the Coast Miwok Indians roamed the oak-studded hills and fished the fresh waters of San Anselmo Creek San Anselmo have appealed to all who have passed this way. Indian artifacts have been discovered near the Hub, hinting that it was probably a center of activity, a crossroads. By the mid-1800s the Mexican government had granted parts of what we now know as San Anselmo to various families, which was later in part purchased by James Ross whose descendants still live in the area.

The sights, sounds, and smells of San Anselmo were primarily pastoral until 1874 when the North Pacific Coast Railroad added to its line a spur track from San Anselmo to San Rafael. It wasn't until San Francisco Theological Seminary was built in 1892 that the town began to grow.



RENT ROLL

UNIT	TENANT	USE	SQ. FT. +/-	RENT/SF	PRO-FORMA
310	Vacant	Retail/Office	507	\$4.00	\$2,028
310-B	Vacant	2nd Floor Office	140	\$5.00	\$700
322	Vacant	Retail/Office	884	\$4.00	\$3,536
			1,531	Monthly Annually	\$6,264.00 \$75,168.00

# ESTIMATED INCOME & EXPENSES

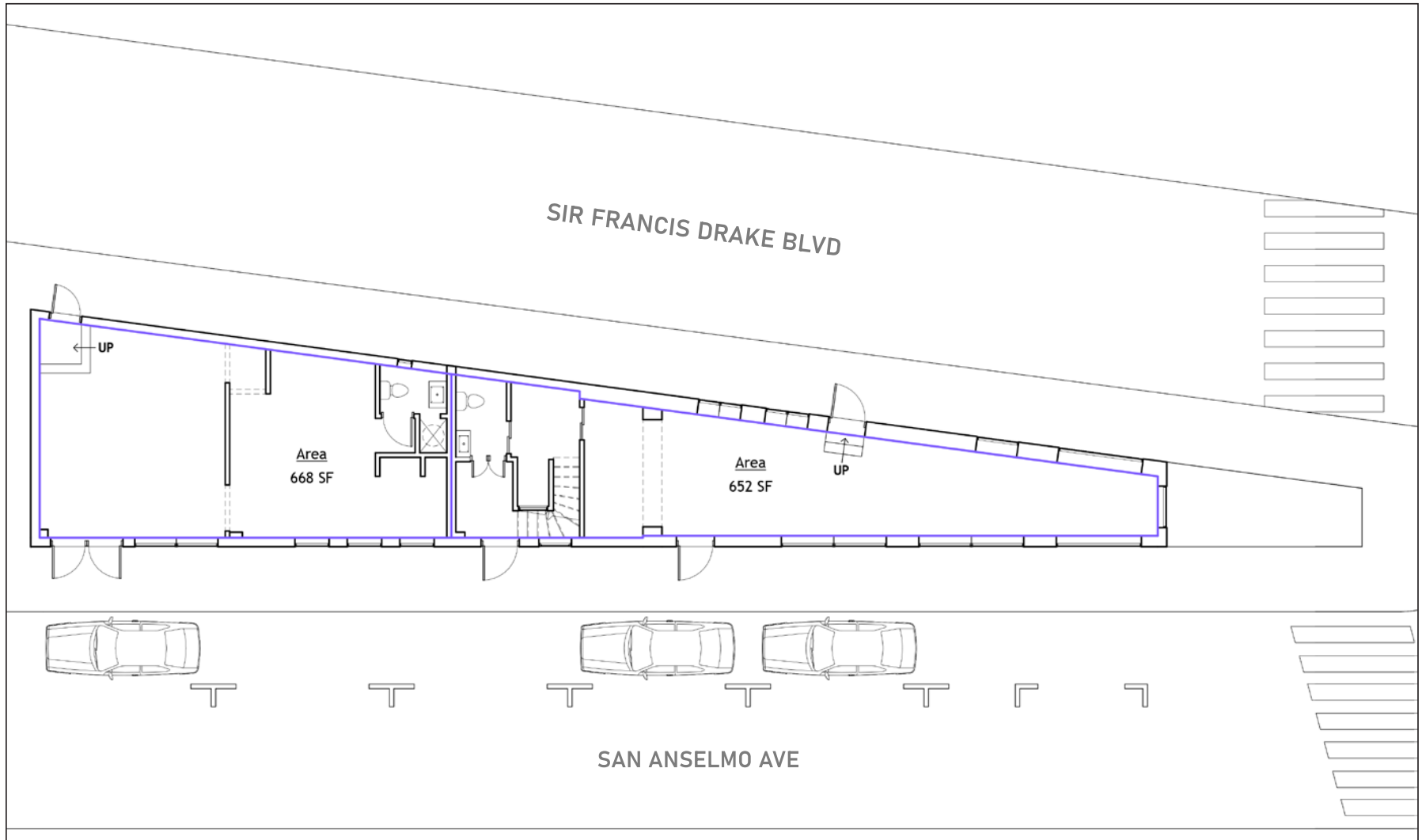
## ESTIMATED INCOME & EXPENSES

<b>GROSS SCHEDULED INCOME</b>	
Rents	\$75,168
Reimbursements	\$1,060
less Vacancy of 5%	(\$3,811)
<b>GROSS OPERATING INCOME</b>	<b>\$72,417</b>
<b>OPERATING EXPENSES</b>	
Property Taxes - Estimated New (1% Of \$725000)	\$7,250
RE Tax Add Ons	\$2,477
Insurance/Flood	\$4,428
Insurance/Hazard-Liability	\$3,500
License and Permits	\$243
Maintenance (4% of GOI)	\$2,897
Management (5% of GOI)	\$3,621
PG&E	Tenants
Water	\$326
Garbage	Tenants
Janitorial	Tenants
Landscape	\$1,060
<b>TOTAL OPERATING EXPENSES</b>	<b>\$25,802</b>
<b>NET OPERATING INCOME</b>	<b>\$46,615</b>

Property Address: 310-322 San Anselmo Ave., San Anselmo, CA 94960

Building Acquisition Price	\$725,000	
Improvements	0	
SBA Fees (Closing Costs-Financed)	\$10,000	
Total Project Cost	\$735,000	
<b>Loan Structure</b>		
Bank	50%	\$362,500
SBA 504 Loan	40%	\$300,000
Borrower Cash Down Payment	10%	\$72,500
<b>Loan Interest Rates/Terms</b>		
	<b>Rates</b>	<b>Amortization</b>
Bank	6.25%	25 Years
SBA 504 Loan	6.37%	25 Years
<b>Estimated Loan Payments</b>		
	<b>Monthly</b>	<b>Annual</b>
Bank	\$2,392.00	\$28,696
SBA 504 Loan	\$2,002.00	\$24,016
<b>Total Estimated Loan Payments</b>	<b>\$4,393</b>	<b>\$52,712</b>

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.





## SALES COMPARABLES

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
1.	Subject Property	\$ 725,000	310-322 San Anselmo Ave.	San Anselmo	1,531	\$473.55	Retail/Office	1990
2.	12/16/24	\$ 900,000	572-574 San Anselmo Ave.	San Anselmo	1,054	\$854	Office	1922
3.	4/22/25	\$ 3,419,000	638 San Anselmo Ave.	San Anselmo	4,586	\$746	Office	1950
4.	1/3/24	\$ 3,000,000	101 San Anselmo Ave.	San Anselmo	3,200	\$937	Freestanding Retail	1970

**1. Subject Property**  
San Anselmo, CA 94960

Price: \$ 725,000  
 Type: Retail  
 Square Feet: 1,531  
 Price Per Sq. Ft.: \$ 474



**3. 638 San Anselmo Ave.**  
San Anselmo, CA 94960

Price: \$ 3,419,000  
 Type: Retail  
 Square Feet: 4,586  
 Price Per Sq. Ft.: \$ 746  
 Sale Date: 4/22/25



**2. 572-574 San Anselmo Ave.**  
San Anselmo, CA 94960

Price: \$ 900,000  
 Type: Retail  
 Square Feet: 1,054  
 Price Per Sq. Ft.: \$ 854  
 Sale Date: 7/25/25



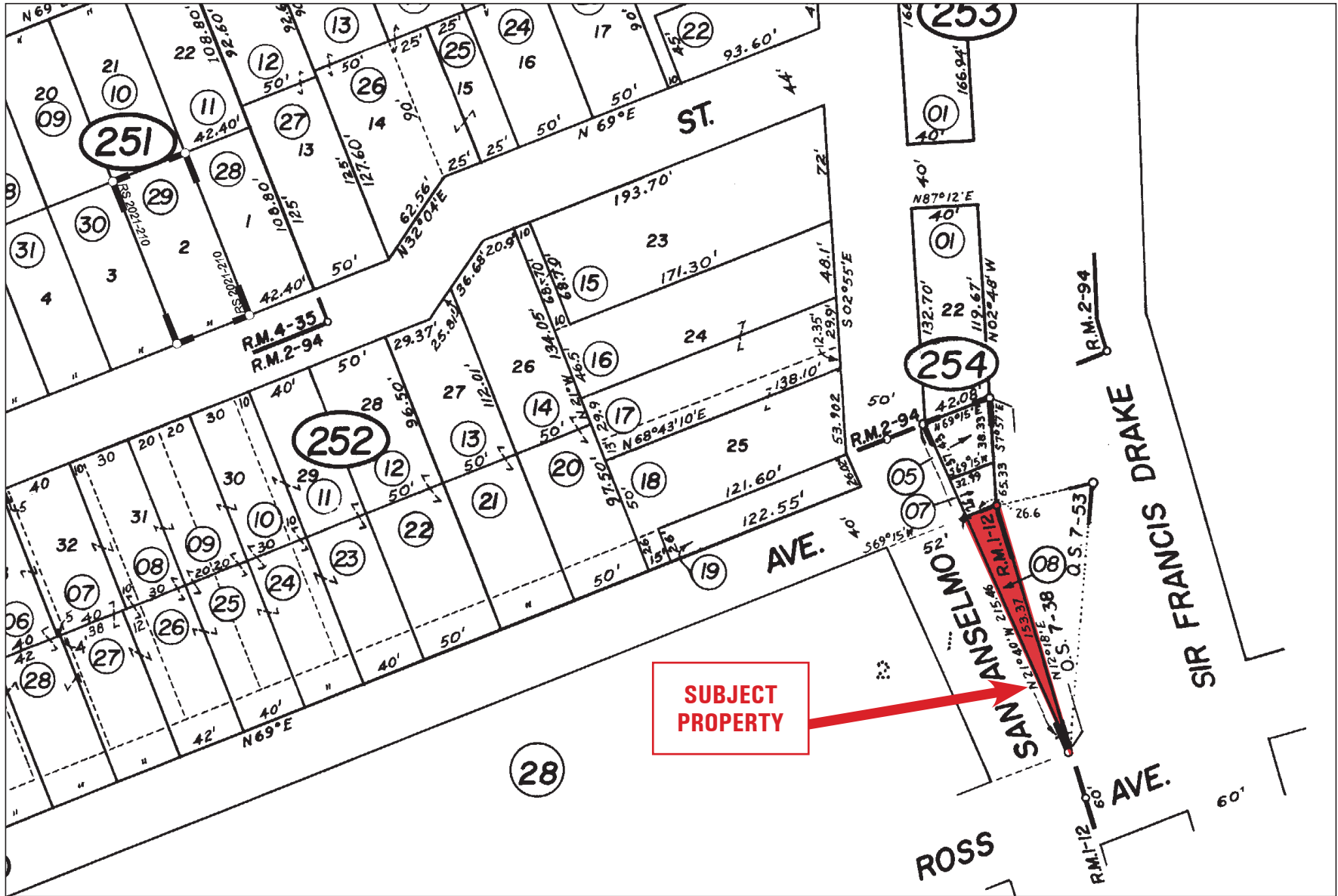
**4. 101 San Anselmo Ave.**  
San Anselmo, CA 94960

Price: \$ 3,000,000  
 Type: Retail  
 Square Feet: 3,200  
 Price Per Sq. Ft.: \$ 937  
 Sale Date: 1/3/24





[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



Marin County Tax Assessor's Parcel No: 007-254-08

# SAN ANSELMO, CA

POPULATION

12,693

MEDIAN AGE

45

MEDIAN HOUSEHOLD INCOME

\$153,381

NUMBER OF EMPLOYEES

6,922

MEDIAN PROPERTY VALUE

\$1,512,000



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