



Keegan & Coppin
COMPANY, INC.

FOR SALE

1003 3RD STREET
SAN RAFAEL, CA

Downtown Commercial
Building for Sale



REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM



DOWNTOWN COMMERCIAL BUILDING



1003 3RD STREET
SAN RAFAEL, CA

DOWNTOWN COMMERCIAL
BUILDING FOR SALE

PROPERTY INFORMATION

HIGHLIGHTS

- Excellent Downtown Location
- On-Site Parking
- Office or Retail Use Acceptable
- Free-Standing Building
- New Roof in 2025
- New Windows in 2023
- Adjacent to Kaiser
- High Ceiling Height

DESCRIPTION OF PREMISES

A free-standing commercial building suitable for a variety of office and retail uses. Currently built-out with reception, interior offices, large work/conference rooms, and a break room. Ample natural light provided through skylights and window line.

DESCRIPTION OF LOCATION

Excellent San Rafael location, near all services and restaurants. Easy freeway access. Immediate neighbors include Kaiser Permanente and the newly constructed BioMarin laboratory/R&D building.

SALE TERMS

Size

2,400+/- sq ft

Price

\$1,150,000
(\$479 psf)

Terms

As Is

Parking

5-6 spaces on-site
Nearby city lot

Zoning

T5N 50/70

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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RENT ROLL & TENANT PROFILE



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Tenant	Sq. Ft.	Lease Type	Monthly Rent	Occupancy	Lease Start	Lease Expiration	Option
Minuteman Press of Marin	2,400	Gross	\$5,841	100%	11/1/2023	11/30/2026	None

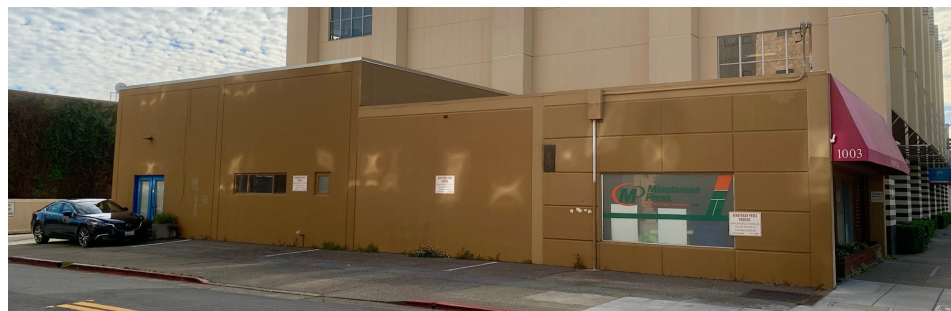


TENANT PROFILE

Minuteman Press of Marin is a prominent local marketing service and product provider serving all of Marin County.

This business has occupied the property for several years, and intends to vacate at Lease expiration (or as otherwise agreed).

Visit <https://www.minuteman-marin.com/> for more information.



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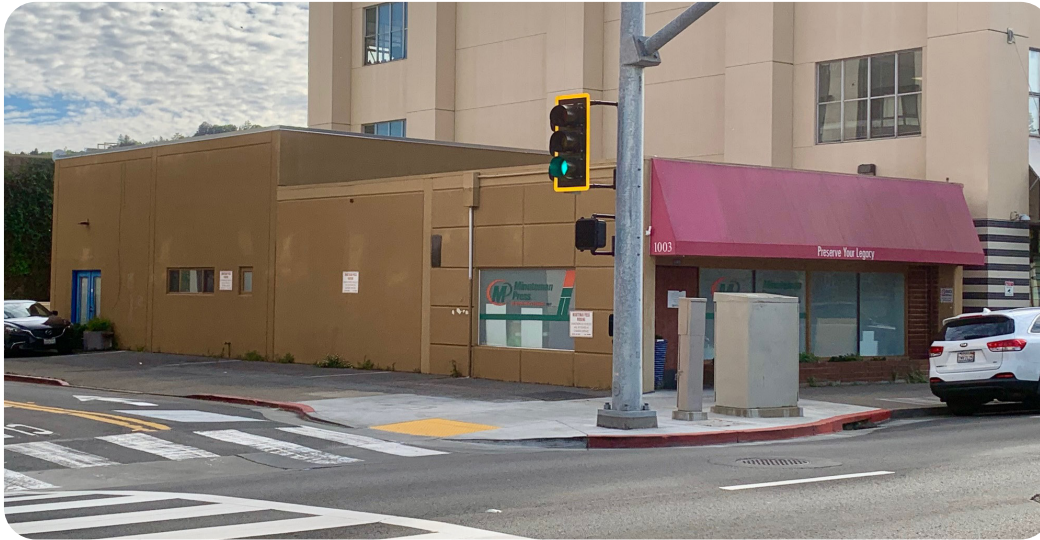


PHOTOS



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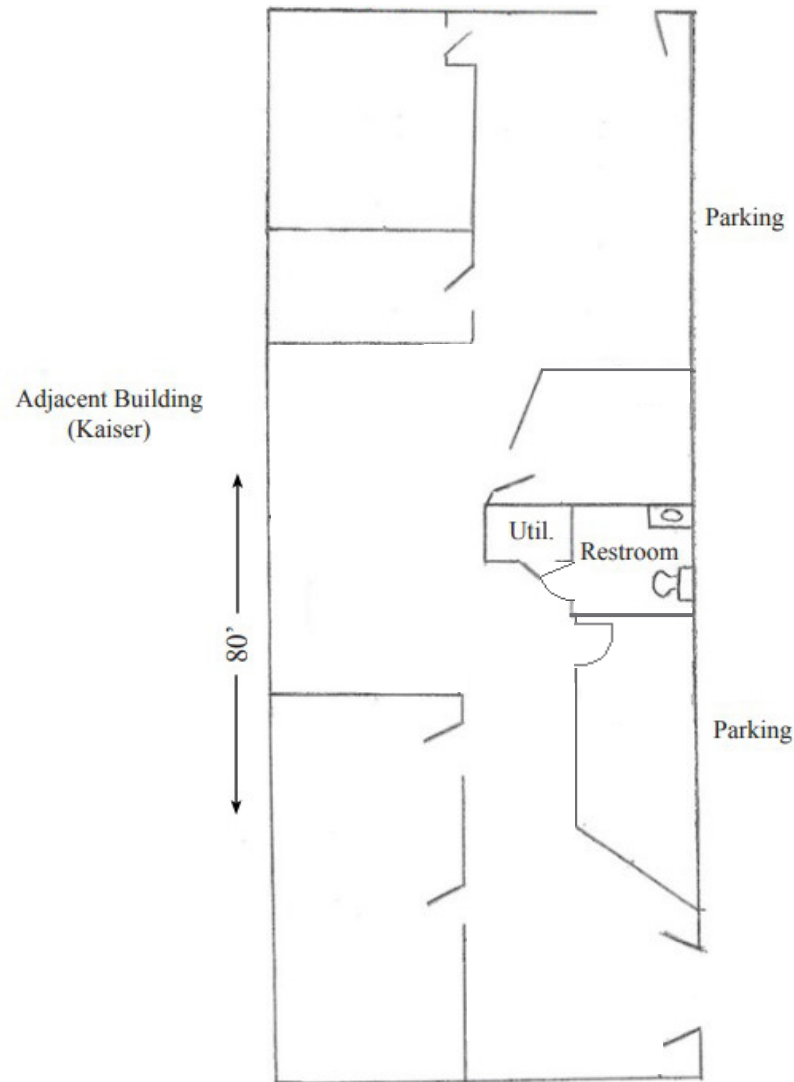
FLOOR PLAN



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2,400+/- RSF



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