



PROPERTY SUMMARY

Introducing a prime opportunity for retail investment or Owner User in San Rafael, CA. This exceptional property boasts a 5,591 SF building with 2 units, offering ample space for retail ventures. The ground floor consists of a long time restaurant Cafe Arrivederci with the a 2nd floor residential unit consisting of a 3 bedroom, 1 bath. Both units are currently leased on a Month-Month bases. The Building was built in 1890, the building exudes character and timeless appeal, creating a captivating backdrop for commercial success. Zoned T4N-30/40, it presents a versatile environment for a range of retail concepts. Situated in the vibrant San Rafael area, this property enjoys a strategic location that promises high visibility and accessibility. Don't miss out on the chance to make your mark in this dynamic commercial landscape with the timeless charm and endless potential of this remarkable property.

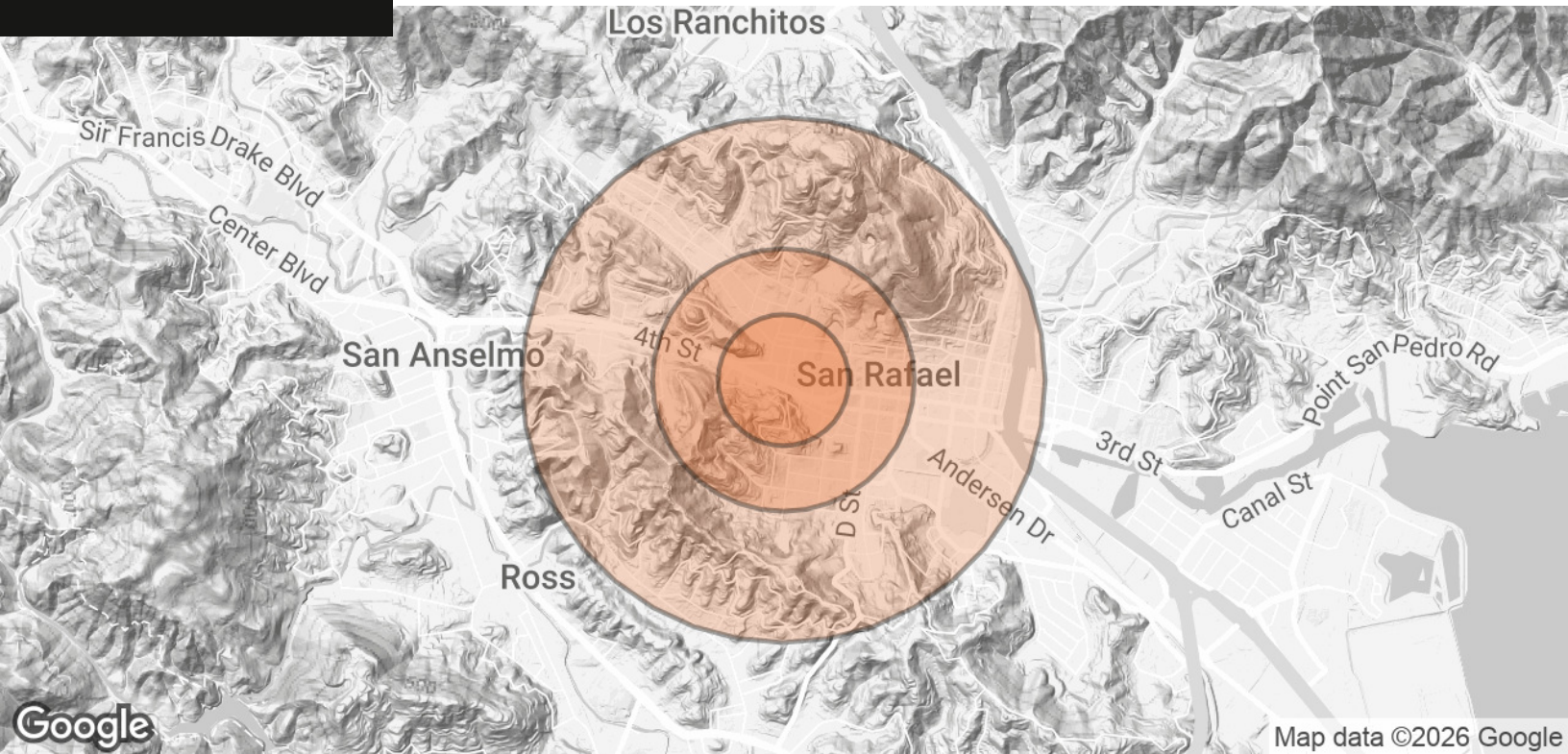
PROPERTY HIGHLIGHTS

- 5,591 SF building, 12,900sf lot
- Ground fl restaurant, 2nd fl residential flat 3 bdrm, 1 bath
- 100% occupied M-M
- Zoned T4N-30/40
- On site parking
- Owner User or Investment opportunity

Asking Price	\$2,400,000	CAP Rate	4.83%
Site Size	12,891 SF	Net Operating Income	\$115,984
Building Size	5,591 SF	Zoning	T4N-30/40
# of Floors	2		
Year Built	1890		
Cap Rate	4.83%		



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,200	4,758	14,377
AVERAGE AGE	47.7	49.3	46.6
AVERAGE AGE (MALE)	45.1	46.6	43.5
AVERAGE AGE (FEMALE)	48.7	50.2	48.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	634	2,412	6,695
# OF PERSONS PER HH	1.9	2	2.1
AVERAGE HH INCOME	\$152,480	\$173,878	\$193,162
AVERAGE HOUSE VALUE	\$1,323,114	\$1,470,077	\$1,733,169

2023 American Community Survey (ACS)



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