

# 851 Irwin St

## SAN RAFAEL



### Property Description

851 Irwin Street is a 29,923 square-foot, three-story office building located in the heart of San Rafael. The property offers 59 on-site parking spaces and excellent visibility with frontage along Irwin Street.

Centrally located just off Highway 101 directly across from the San Rafael Transit Center, the building provides unmatched regional connectivity. Recent capital improvements under current ownership include HVAC system upgrades with new boilers and heat pumps, enhanced security systems, and interior renovations that modernized office layouts.

### Offering Summary

|                         |             |
|-------------------------|-------------|
| <b>Sale Price:</b>      | \$6,480,000 |
| <b>Cap Rate:</b>        | 8.8%        |
| <b>Market Cap Rate:</b> | 12.7%       |
| <b>Price / SF:</b>      | \$217       |
| <b>NOI:</b>             | \$568,095   |
| <b>Building Size:</b>   | 29,923 SF   |
| <b>Occupancy:</b>       | 94%         |



Scan / Click for  
Offering Memorandum



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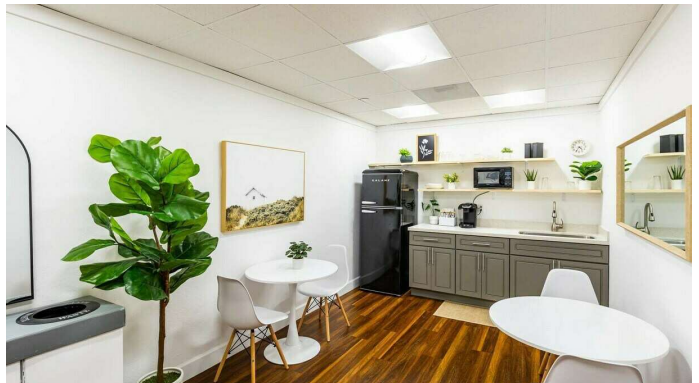
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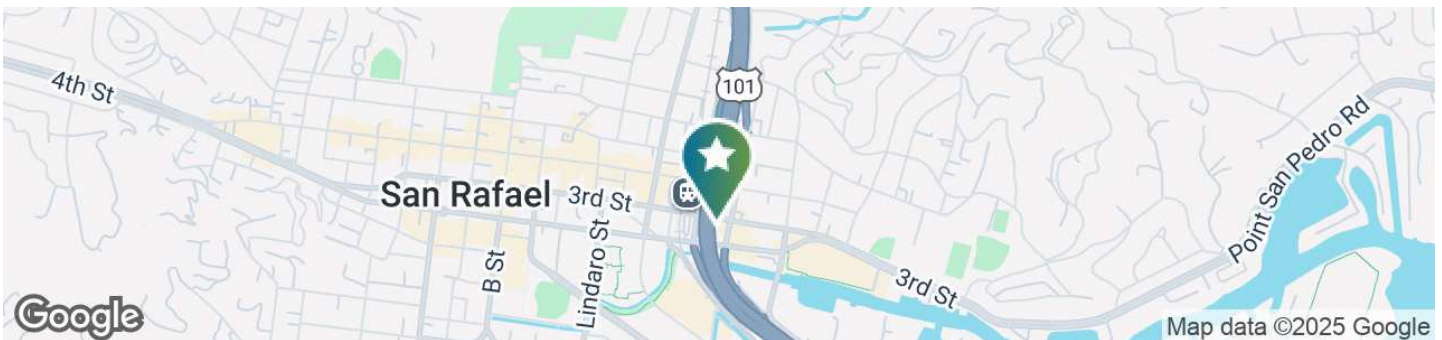
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## Additional Photos



## Location Information



## For More Information

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