



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

15 WOODLAND AVENUE  
SAN RAFAEL, CA

Light Industrial Condos



REPRESENTED BY:

**NATHAN BALLARD, PARTNER**

LIC # 01743417 (415) 461-1010, EXT 116

[NBALLARD@KEEGANCOPPIN.COM](mailto:NBALLARD@KEEGANCOPPIN.COM)



# LIGHT INDUSTRIAL CONDOS FOR SALE



15 WOODLAND AVENUE  
SAN RAFAEL, CA

## LIGHT INDUSTRIAL CONDOS

## PROPERTY INFORMATION

### HIGHLIGHTS

- Rare Light Industrial Condo Units
- Fully Leased
- On-Site Parking
- Three Roll-Up Doors
- Efficient Office Space
- Divisible
- Best San Rafael Location
- High Clear Height

### DESCRIPTION

Extremely rare opportunity to acquire two contiguous industrial condo units in a four unit complex in the heart of Central San Rafael's industrial district. The units are currently 100% leased to six tenants, all on month to month leases. This creates a great opportunity for an owner user to occupy while enjoying solid income on the areas they don't occupy or an investor looking for stable cash flow with small industrial units that are consistently in strong demand. With efficient and flexible office space, a very rare I (Industrial) zoning designation, high clear height warehouse space, and abundant parking, 15 Woodland is a must see industrial opportunity.

The Property is one of few industrial properties in Central San Rafael that is located outside of a special flood hazard zone. Lenders should not require flood insurance for the property.

### SALE TERMS

#### APNs

013-161-38

013-161-39

#### Sale Price

\$1,599,000

#### Parking

10 spaces

#### Size

5,349+/- sq ft

#### Zoning

I-Industrial

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.

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM



# LIGHT INDUSTRIAL CONDOS FOR SALE



15 WOODLAND AVENUE  
SAN RAFAEL, CA

LIGHT INDUSTRIAL  
CONDOS

## DESCRIPTION OF AREA

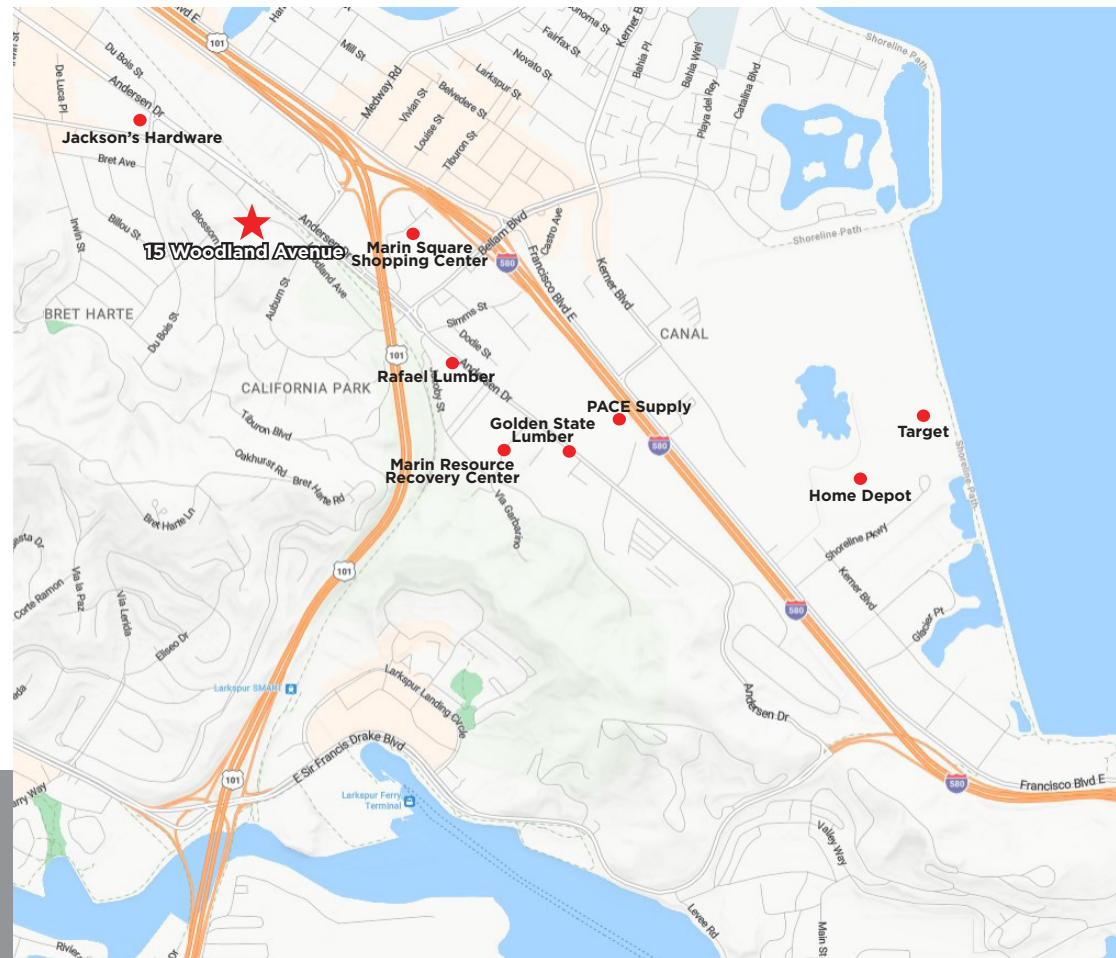
Best Central San Rafael location along the Woodland Avenue corridor with immediate access to both Highway 101 and Interstate 580. Within close proximity to a variety of amenities including the newly renovated Marin Square Shopping Center, PACE Supply, the Marin Airporter, numerous hardware stores and lumber yards, and a variety of other shops and restaurants.

## NEARBY AMENITIES

- Marin Square Shopping Center
- Home Depot
- Target
- Marin Resource Recovery Center
- Rafael Lumber
- Golden State Lumber
- PACE Supply
- Jackson's Hardware

## TRANSPORTATION ACCESS

- Interstate 580 (.7 miles)
- Highway 101 (.8 miles)
- Marin Airporter (.8 miles)
- SMART Train (1.1 miles)
- Golden Gate/Marin Transit (.7 miles)
- Marin Transit (.7 miles)



REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM

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.



# INCOME AND EXPENSES - RENT ROLL



15 WOODLAND AVENUE  
SAN RAFAEL, CA

**LIGHT INDUSTRIAL  
CONDOS**

INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Adjusted Annual Income	\$122,632.56	Property Taxes	\$22,670.00	Purchase Price	\$1,599,000
Less Expenses	(48,318.00)	Property Insurance	\$1,612.00	Cap Rate	4.65%
<b>Net Operating Income</b>	<b>\$74,314.56</b>	Utilities	\$16,440.00	Price Per Foot	\$298.93
		Maintenance & Repairs	\$6,277.00		
		Telephone	\$1,319.00		
		<b>Total Expenses</b>	<b>\$48,318.00</b>		

Unit	Tenant	Rent	New Rent	Sq. Ft.	Rent Per Sq. Ft.	Lease Start	Lease Maturity
C & D	Contractor License	\$2,739.00	\$2,793.78	1,062	\$2.58	8/17/2005	mo/mo
E	Dip Sea	\$695.00	\$708.90	220	\$3.16	5/25/2000	mo/mo
F	Kerr Construction	\$3,525.00	\$3,595.50	2247	\$1.57	8/21/2008	mo/mo
G	Zwanda Artist	\$1,413.00	\$1,441.26	756	\$1.87	1/1/2007	mo/mo
G	Eco Cure	\$790.00	\$805.80	564	\$1.40	2/6/2014	mo/mo
G	We Bring the Bar	\$857.00	\$874.14	500	\$1.71	1/1/2016	mo/mo
<b>Total</b>		<b>\$10,019.00</b>	<b>\$10,219.38</b>	<b>5,349</b>	<b>\$1.87</b>		

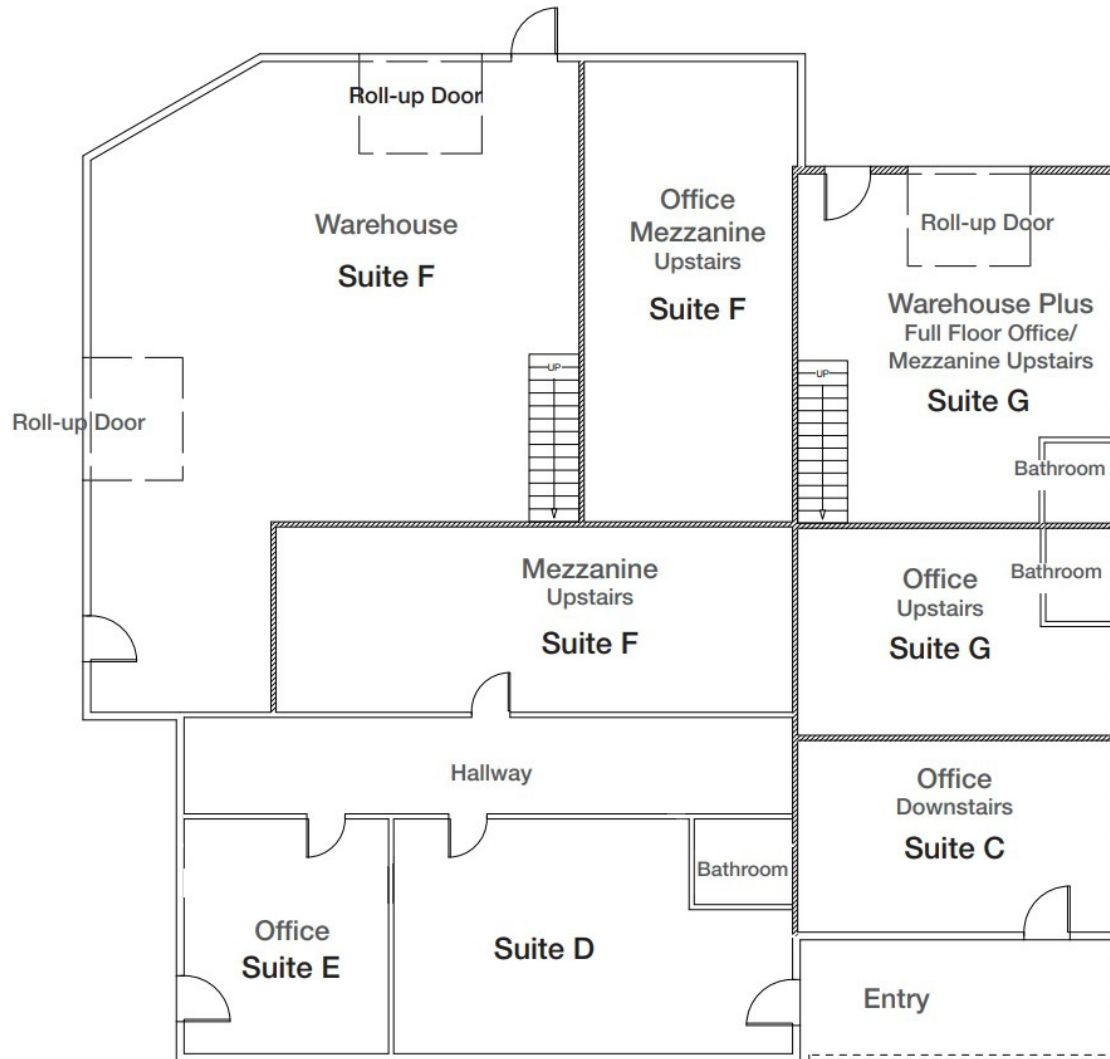


# FLOOR PLAN



15 WOODLAND AVENUE  
SAN RAFAEL, CA

**LIGHT INDUSTRIAL  
CONDOS**



**REPRESENTED BY:**

**NATHAN BALLARD, PARTNER**  
KEEGAN & COPPIN CO., INC.  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM

