



Keegan & Coppin
COMPANY, INC.

FOR SALE
OR LEASE

292 RED HILL AVENUE
SAN ANSELMO, CA

San Anselmo Office Space



292 RED HILL

REPRESENTED BY:

JOHN MOHUN, AGENT
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JMOHUN@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



292 RED HILL AVENUE
SAN ANSELMO, CA

FOR SALE OR LEASE

Keegan & Coppin Company is pleased to offer the opportunity to acquire or lease 292 Red Hill Avenue, a well-located boutique commercial office property along San Anselmo's Miracle Mile corridor. The property offers a functional combination of private offices and open workspace, strong natural light, outdoor space, and dedicated on-site parking.

The **±2,636 SF building** provides an attractive owner-user or investment opportunity, with **±1,360 SF available for lease** and the remaining **±1,276 SF downstairs currently leased**.

Purchase price:	\$1,318,000
Lease rate:	2.15 PSF, GROSS
Building Size:	2,636+/- SF
Available for Lease:	1,360+/- SF
Downstairs:	1,276+/- SF, CURRENTLY LEASED



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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.

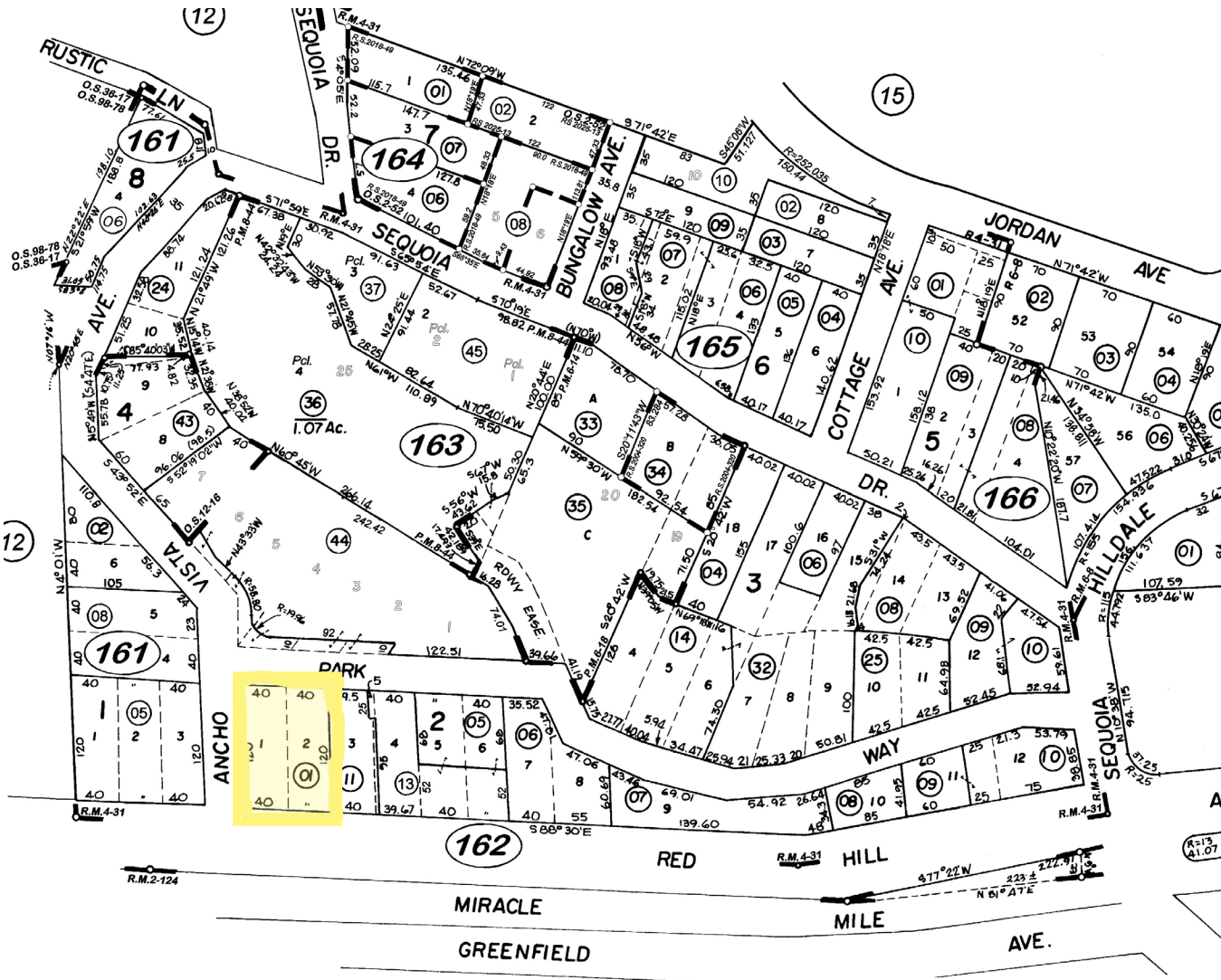


PROPERTY DESCRIPTION



292 RED HILL AVENUE
SAN ANSELMO, CA

FOR SALE OR LEASE



PROPERTY DESCRIPTION

Price
\$1,318,000

APN
006-162-01

Building Size
2,636 Sq. Ft.

Zoning
C-3

Parking
11 on-site parking spaces

Location
Miracle Mile, San Anselmo

Available Space
1,360+/- SF

Occupancy
Remaining 1,276 SF downstairs currently leased

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Permitted Improvements

- Major structural reinforcement and seismic/structural work
- New and replacement windows and exterior doors (all windows, 3 exterior doors upstairs, and 1 exterior door downstairs)
- New stairway
- New deck
- Exterior siding and waterproofing
- Electrical system modifications/upgrades
- Plumbing modifications/upgrades
- HVAC installation/modifications



Highlights

- Prime Miracle Mile location in San Anselmo
- Boutique commercial office property
- 1,360 SF available for an owner-user or tenant
- Existing income from downstairs leased space
- 11 on-site parking spaces
- Significant permitted structural and building-system improvements
- Outdoor space
- Short walk to Downtown San Anselmo
- Approximately 2 miles from Highway 101

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PERSPECTIVE FINANCING SCENARIO



292 RED HILL AVENUE
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292 Red Hill Avenue, San Anselmo

Purchase price	\$1,318,000
Improvements	\$0
Interim loan fees	\$0
SBA 504 loan fees	\$19,000
Total Project Costs	\$1,337,000

Loan Structure

Bank	50%	\$659,000
SBA 504 2nd Mortgage	40%	\$546,000
Cash Down payment	10%	\$131,800
Total Project with Fees	100.00%	\$1,336,800

90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
1st Mortgage	\$ 659,000	6.50%	10 Yrs	25 Yrs	\$ 4,450	\$ 53,395
SBA 504 2nd Mortgage*	\$ 546,000	6.27%	25 Yrs	25 Yrs	\$ 3,609	\$ 43,303
Total Financing	\$ 1,205,000				\$ 8,058	\$ 96,698

Notes

- Bank rate, terms and fees are estimated and will vary depending on bank loan approval terms.
- SBA 504 fees of 2.65% plus legal fee of \$3,500-\$5,500 are financed into the SBA 504 loan.
- SBA 25 year 504 rate as of August 2026 is 6.27%. Actual SBA 504 rate is determined at time of SBA 504 debenture sale. The SBA 504 loan typically funds approximately 60 days after the close of escrow or completion of construction, whichever is later.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs are typically paid out of pocket by the loan applicant.



For more information please contact:

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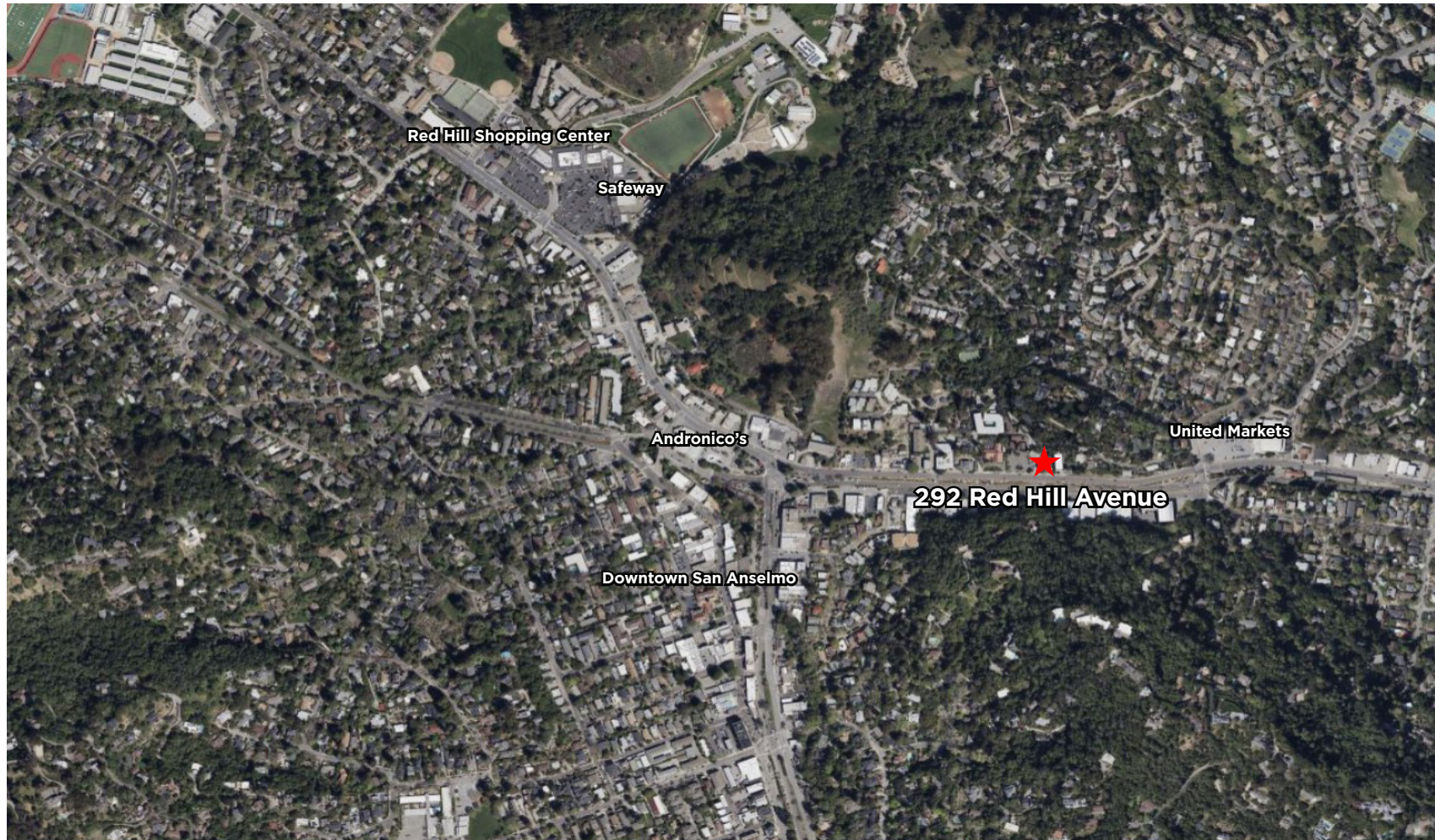


VICINITY MAP



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.
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