



FOR SALE

54

MARK DRIVE
SAN RAFAEL, CA

[Office/Warehouse for
Investor/Owner-User]



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

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DISCLOSURE STATEMENT



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 6/17/25

HIGHLIGHTS

- ABUNDANT PARKING
- WINDOWS ON TWO SIDES
- FOUR BATHROOMS
- 2 ROLL UP DOORS
- SHOWER & KITCHENETTE

OFFERING SUMMARY

ASKING PRICE
\$1,310,540
 PRICE PER SQ. FT.
\$371.47
 TOTAL BUILDING SQ. FT.
3,528^{+/-}

PROPERTY INFORMATION/FEATURES

| | |
|-------------------------------|---------------------------------------|
| LOCATION: | 54 Mark Drive San Rafael, CA 94903 |
| APN: | 155-151-37 |
| TOTAL BUILDING SQUARE FEET: | 3,528 +/- sq. ft. |
| TOTAL SQ. FT OF LAND: | 11,969 |
| YEAR CONSTRUCTED: | 1969+/- |
| TYPE OF CONSTRUCTION: | Wood Frame |
| ROOF: | Built-up Bitumen |
| STORIES: | 1 |
| PARKING RATIO: | 16 stalls |
| FIRE SPRINKLERS: | Yes |
| HEATING AND AIR CONDITIONING: | Yes |
| ZONING: | <u>LI/O</u> |
| FLOOD ZONE DESIGNATION: | X |

PROPERTY OVERVIEW

This thoughtfully improved building offers a functional blend of front-facing office space and rear warehouse use. Modern climate control systems including full heating and air conditioning, along with an insulated ceiling, ensure year-round comfort and energy efficiency. Interior features include two restrooms, a shower, and a convenient wet bar - enhancing both utility and comfort. The warehouse area is equipped with a roll-up door for efficient loading and unloading, and is powered by a robust power 400 amp/120/208 service.

54 Mark Drive is well located in a quiet, established industrial corridor in San Rafael, offering convenient access to Highway 101 and key transportation routes throughout Marin County and the greater Bay Area.

SAN RAFAEL HISTORY

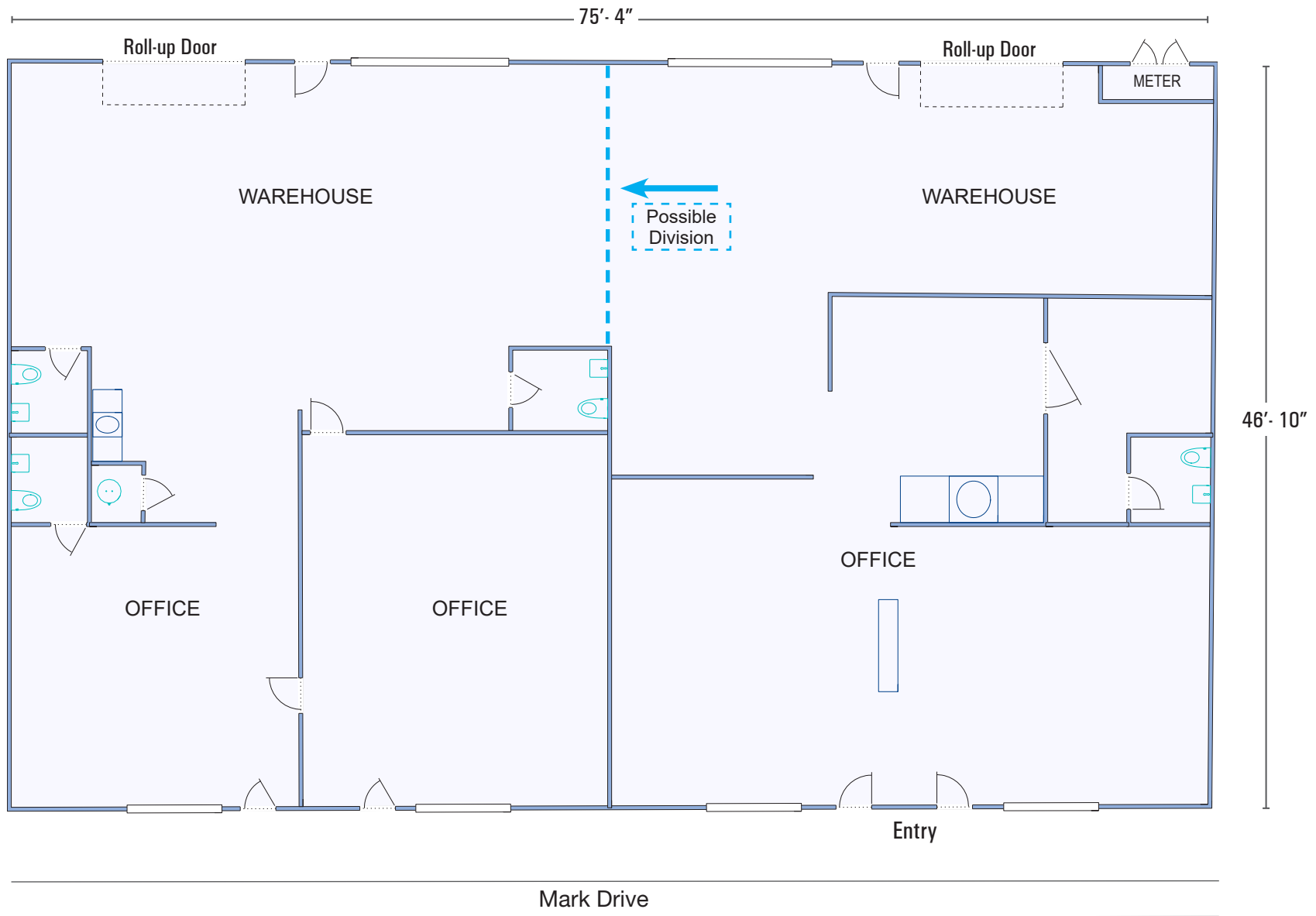
San Rafael is located 17 miles north of San Francisco. Population is 58,948 (+/-) and the median income is \$81,673. San Rafael is in the center of Marin County. It boasts a wide variety of big box retail (Home Depot, Best Buy, Target) many major car dealerships, including Volkswagen, Toyota, Honda and BMW. It has a large regional shopping center known as Northgate Shopping Center, various neighborhood shopping centers and an older downtown shopping district. There are three major office and industrial areas: Northgate Industrial Park, East San Rafael Retail and, the "Canal" Neighborhood.

Centuries ago San Rafael was once the home of several Coast Miwok peoples. The village identified as Awani-wi, was near downtown San Rafael. In 1817, four years before Mexico gained independence from Spain, four Spanish Franciscan priests founded Mission San Rafael Arcángel, in what is now downtown San Rafael. After the Mexican-American War, in 1853, the territory which Alta California was part of was annexed by the United States. The San Francisco and North Pacific Railroad reached San Rafael in 1879. The city was linked to the national rail network later in 1888.

San Rafael was incorporated as a city in July of 1913.



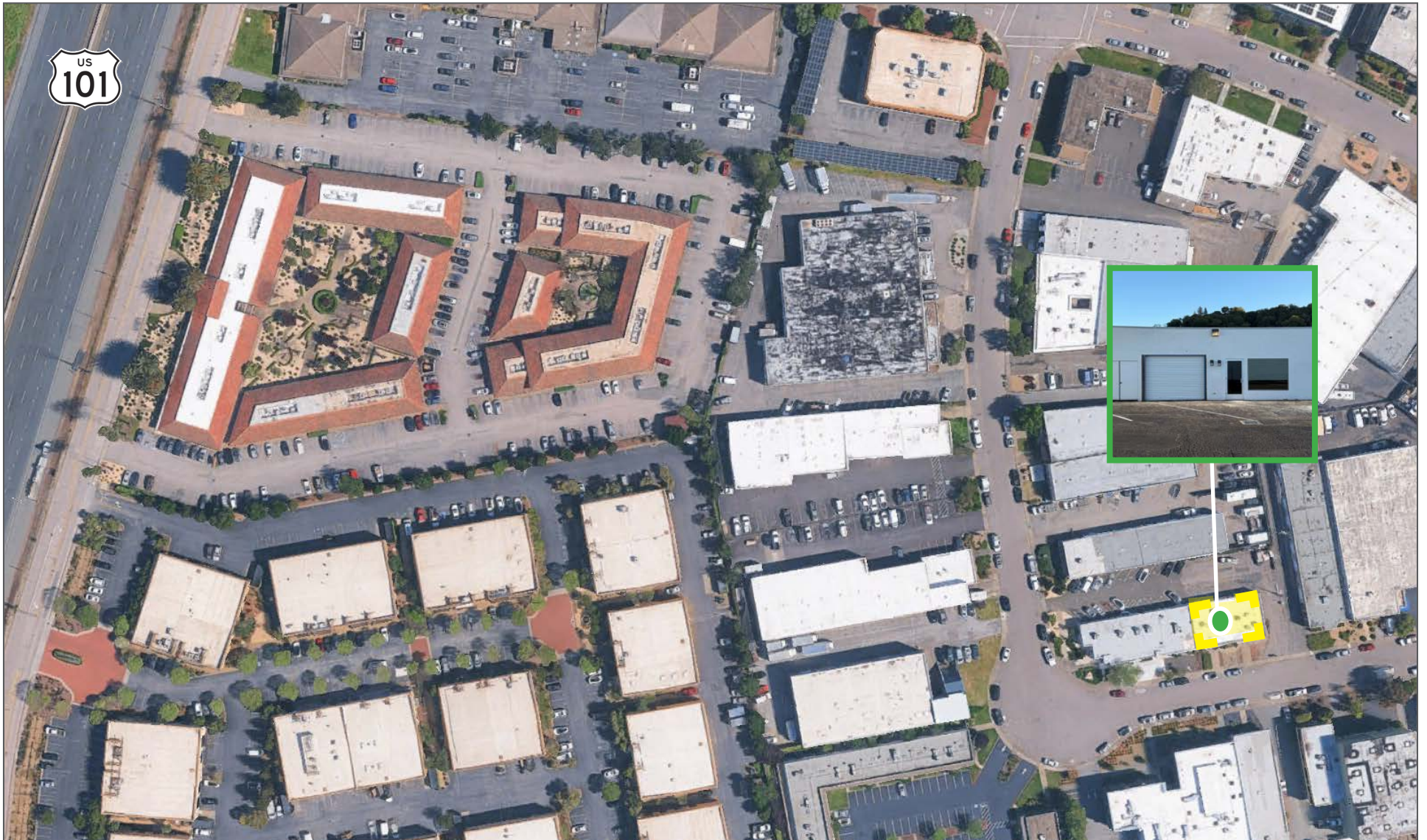




Floor Plan Not to Scale
For Illustration Only

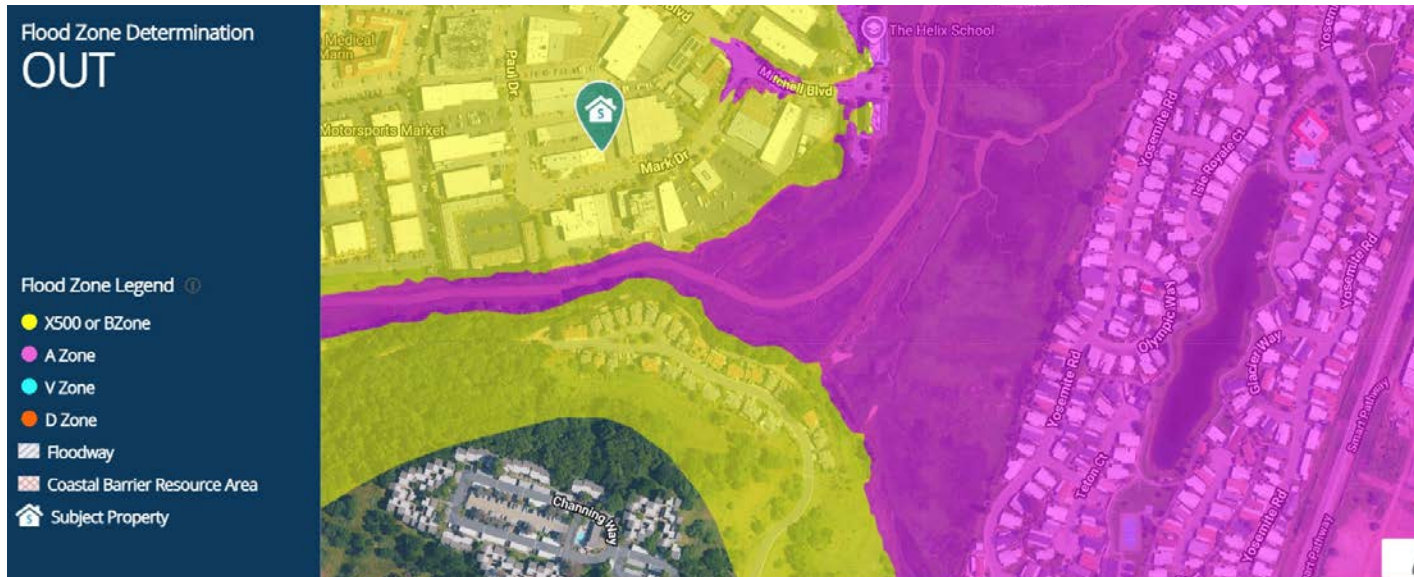


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[Click here to View in Google Maps](#)





| | |
|---------------------------------------|---------------------|
| SPECIAL FLOOD HAZARD AREA (SFHA) | Out |
| COMMUNITY PARTICIPATION STATUS | R - Regular |
| DISTANCE TO 100 YR. FLOOD PLAIN | 264 Ft. |
| COMMUNITY NUMBER - MAP PANEL & SUFFIX | 065058-0293E |
| FLOOD ZONE CODE | X500 |
| PANEL DATE | 3/16/2016 |
| COUNTY | Marin |
| ORIGINAL PANEL FIRM DATE | 5/1/1984 |
| FIPS CODE | 06041 |
| COASTAL BARRIER RESOURCE AREA | Out |
| COMMUNITY NAME | San Rafael, City of |
| LETTER OF MAP AMENDMENT (LOMA) | N/A |

SBA 504 LOAN PAYMENTS ESTIMATE

| | |
|-----------------------------------|-----------------------------------|
| Property Address: | 54 Mark Drive San Rafael 94903 |
| Building Acquisition Price | 1,310,540 |
| Improvements | 0 |
| SBA Fees (Closing Costs-Financed) | \$18,000 |
| Total Project Cost | \$1,328,540 |

NOTE:
The cost to own this property is EQUAL to renting at only \$2.18 NNN!

Loan Structure

| | | |
|--------------|-----|-----------|
| Bank | 50% | \$655,270 |
| SBA 504 Loan | 40% | \$542,216 |
| Borrower | 10% | \$131,054 |

Loan Interest Rates / Terms

| | Rates | Maturity |
|--------------|-------|----------|
| Bank | 6.25% | 25 Years |
| SBA 504 Loan | 5.72% | 25 Years |

Estimated Loan Payment

| | Monthly | Annual |
|----------------------------|----------------|-----------------|
| Bank | \$4,323 | \$51,872 |
| SBA 504 Loan | \$3,402 | \$40,816 |
| Total Loan Payments | \$7,724 | \$92,687 |

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

SALES COMPARABLES

| | SALE DATE | SALE PRICE | PROPERTY ADDRESS | BLDG SF | \$ PER SF |
|----|-----------|-------------|---|---------|-----------|
| 1. | SUBJECT | \$1,310,540 | 54 Mark Drive, San Rafael | 3,528 | \$371.47 |
| 2. | 7/2025 | \$1,050,000 | 4314 Redwood Hwy, #200, San Rafael | 2,446 | \$429.27 |
| 3. | 6/2025 | \$1,794,000 | 4324 Redwood Hwy #100a, San Rafael | 4,026 | \$446.60 |
| 4. | 1/2025 | \$735,000 | 4320 Redwood Hwy #200, San Rafael | 1,705 | \$431.09 |
| 5. | 7/2024 | \$695,000 | 4320 Redwood Hwy #400, San Rafael | 1,724 | \$403.13 |
| 6. | 3/2024 | \$1,690,000 | 4328 Redwood Hwy #300 & 400, San Rafael | 4,022 | \$418.95 |

1. *Subject Property* San Rafael, CA 94903

Price: \$ 1,310,540
 Square Feet: 3,528
 Price Per Sq. Ft.: \$ 371



4. 4320 Redwood Hwy. #200 San Rafael, CA 94903

Price: \$ 735,000
 Square Feet: 1,705
 Price Per Sq. Ft.: \$ 431
 Sale Date: 1/25



2. 4314 Redwood Hwy. #200 San Rafael, CA 94903

Price: \$ 1,050,000
 Square Feet: 2,446
 Price Per Sq. Ft.: \$ 429
 Sale Date: 7/25



5. 4320 Redwood Hwy. #400 San Rafael, CA 94903

Price: \$ 695,000
 Square Feet: 1,724
 Price Per Sq. Ft.: \$ 403
 Sale Date: 7/25



3. 4324 Redwood Hwy. #100a San Rafael, CA 94903

Price: \$ 1,794,000
 Square Feet: 4,026
 Price Per Sq. Ft.: \$ 447
 Sale Date: 6/25



6. 4328 Redwood Hwy. #300 & 400 San Rafael, CA 94903

Price: \$ 1,690,000
 Square Feet: 4,022
 Price Per Sq. Ft.: \$ 419
 Sale Date: 3/24



SAN RAFAEL, CA

POPULATION
60,988

MEDIAN AGE
42.8

MEDIAN HOUSEHOLD INCOME
\$106,071

NUMBER OF EMPLOYEES
30,416

MEDIAN PROPERTY VALUE
\$975,500



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm’s expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team’s approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



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