

FOR SALE

100

YACHT CLUB DR.
SAN RAFAEL, CA

Waterside
Restaurant
Opportunity

FOR ADDITIONAL INFORMATION, CONTACT:

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HL Commercial Real Estate



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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com



OFFERING

Owners are offering 100 Yacht Club Dr, San Rafael for purchase conditioned upon Owner completing a lot line adjustment prior to close of escrow. The asking price is \$4,990,000. See details of proposed lot line adjustment later inside this brochure.

Owners WILL NOT sell 511 E Francisco Blvd separately nor in a package with 100 Yacht Club Dr. Any previous communications regarding pricing for both buildings and/or consideration of a sale together, is hereby withdrawn by Owner. Owners intend to retain 511 E Francisco Blvd. after lot line adjustment.

OFFERING SUMMARY
100 YACHT CLUB DR.

PRICE:	\$4,990,000
TERMS:	All Cash to Seller
PRICE / BLDG. SQ. FT.	\$332.67
TOTAL BLDG. SQ. FT.	15,000 +/-
TOTAL LAND AREA: (After lot line adjustment)	95,768 +/-

PROPERTY DESCRIPTION: 100 YACHT CLUB DRIVE

DESCRIPTION

This is a rare opportunity to acquire a Waterfront Restaurant property in San Rafael.

This 15,000 sq.ft +/- commercial restaurant/bar/event center space - plus related parking, boat docks/slips, exterior patio and decks that were formerly operated as a restaurant/bar with live entertainment, most recently known as Terrapin Crossroads. Sale of the property also includes some existing restaurant and bar equipment. Seller will consider a 30 year easement for the existing landmark pole sign which will not be part of the purchase of property. Prior to close of escrow seller will complete a lot line adjustment to create separate parcel.



PROPERTY SUMMARY

LOCATION:	100 Yacht Club Drive San Rafael, CA 94903
APN:	014-152-39
TOTAL BLDG. SQUARE FEET:	15,000 +/- sq. ft. (Owner is Source)
TOTAL SQ. FT OF LAND:	95,768 +/- (After lot line adjustment)
PARKING:	157 spaces +/-
YEAR CONSTRUCTION:	1951 +/-
TYPE OF CONSTRUCTION:	Wood Frame
ROOF:	Tar/Gravel
STORIES:	Two Story Building
FIRE SPRINKLERS:	Yes
HEATING AND AIR CONDITIONING:	Yes

NOTE

Property can also be leased for \$30,000/month NNN

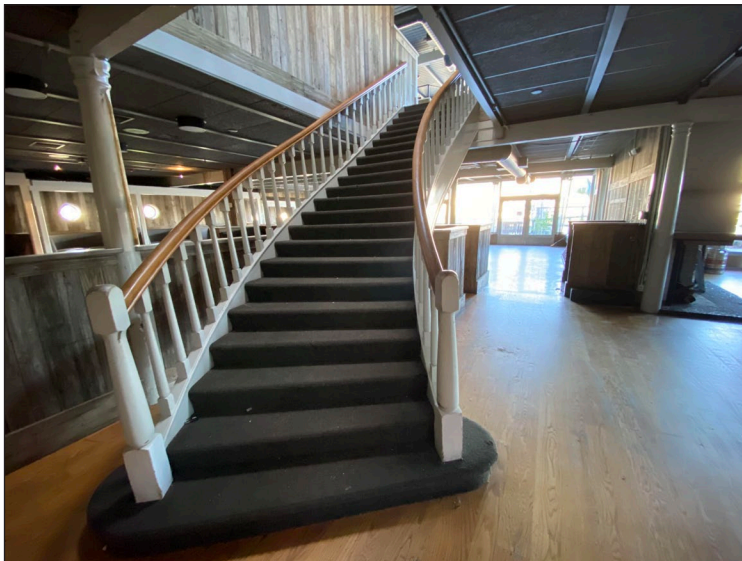
PROPERTY HISTORY: 100 YACHT CLUB DR.

Dominic's Harbor Restaurant was located at the approximate site where legendary Dominic Murphy was host and friend to those who built the Golden Empire of California. Established on San Rafael's historic canal in 1864, Dominic Catered to the Dons, Vaqueros, Rancheros and American pioneers of early California. Known as "Marin's favorite rendezvous," The site today carries forward the opportunity of early California hospitality.

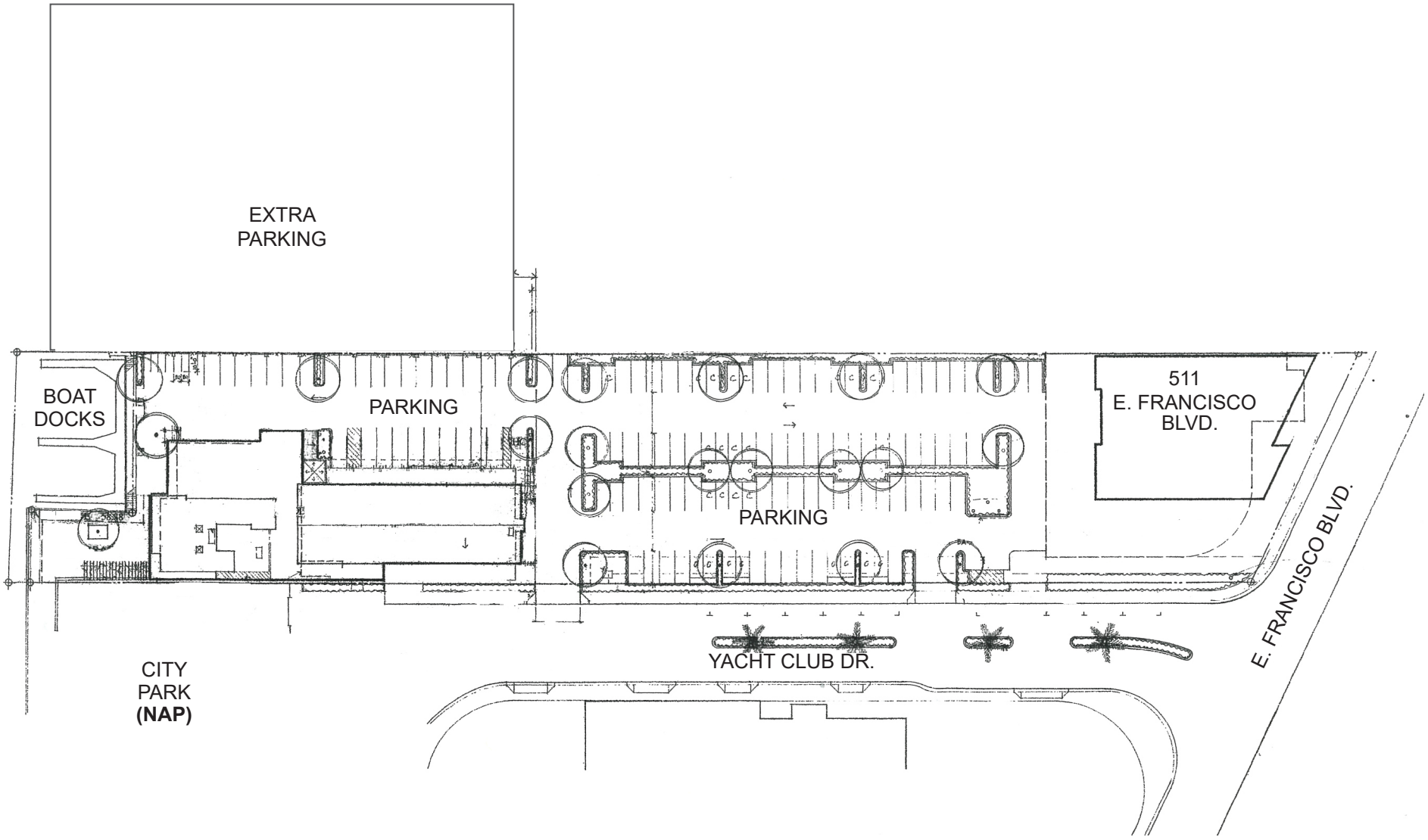
In 1998, 100 Yacht Club Drive reopened as The Seafood Peddler, part of a group that had restaurants in Connecticut and New York. The owners invested \$2.6 million to renovate the structure down to the bare walls and went on to create a casual seafood-oriented restaurant with 400 seats in the main dining room and a 190-seat banquet room. Features included a glass and mother-of-pearl bartop, lots of corrugated tin, galvanized sheet metal and aluminum trim. They also restored an adjacent city-owned park in return for being able to use it for dining and special events.

2012 saw the opening of Terrapin Crossroads, by former Grateful Dead member, Phil Lesh, as a restaurant and event center to host a variety of musical fare. For the next 10 years, it served guests an eclectic menu of food and music. In addition, Terrapin made considerable improvements to the nearby city park, including restrooms and parking. Terrapin leased the city park from the City of San Rafael for outside music. In November 2021, Terrapin Crossroads announced they would be closing.

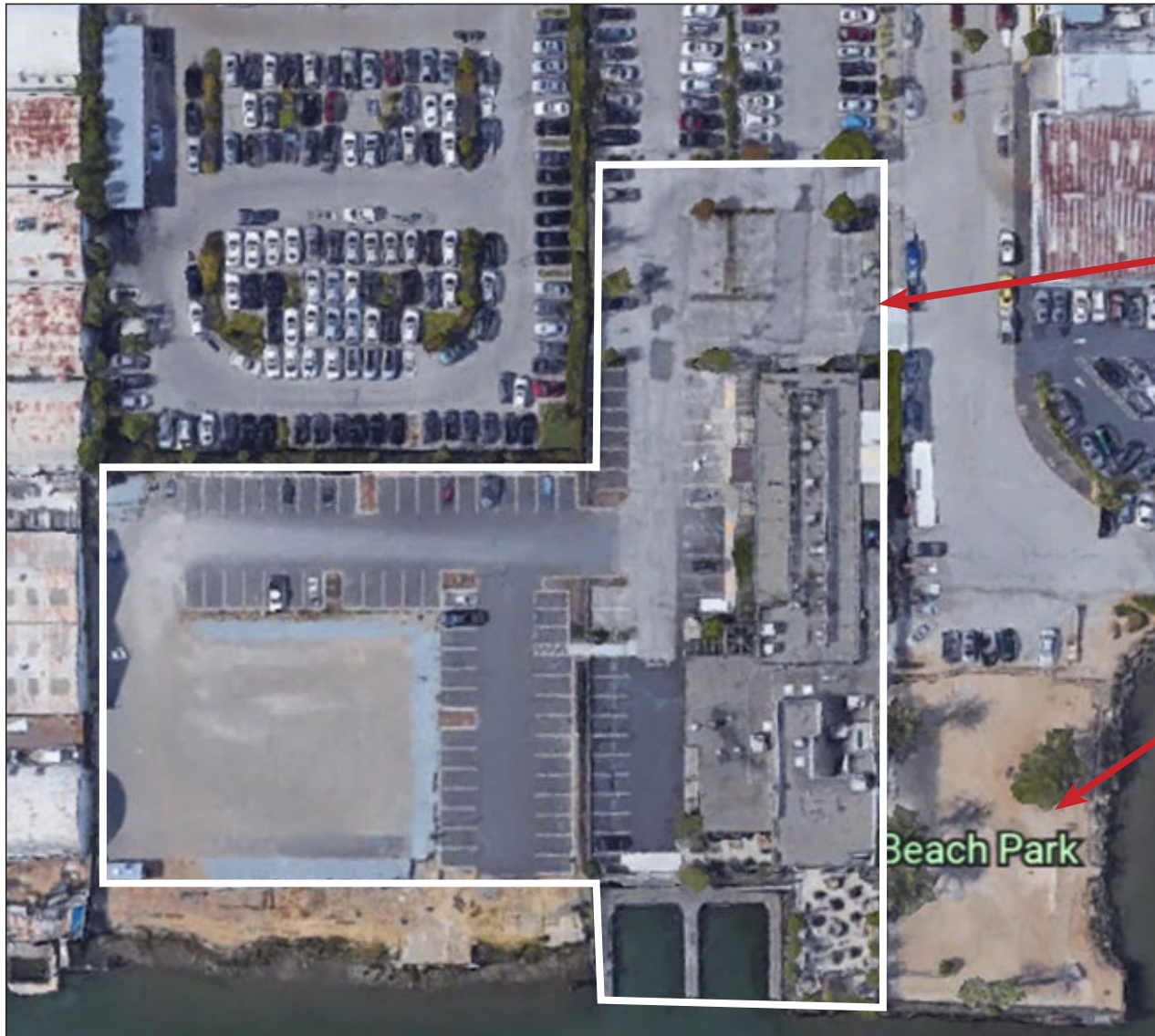




100 YACHT CLUB DR. SITE PLAN



AERIAL OF 100 YACHT CLUB DR

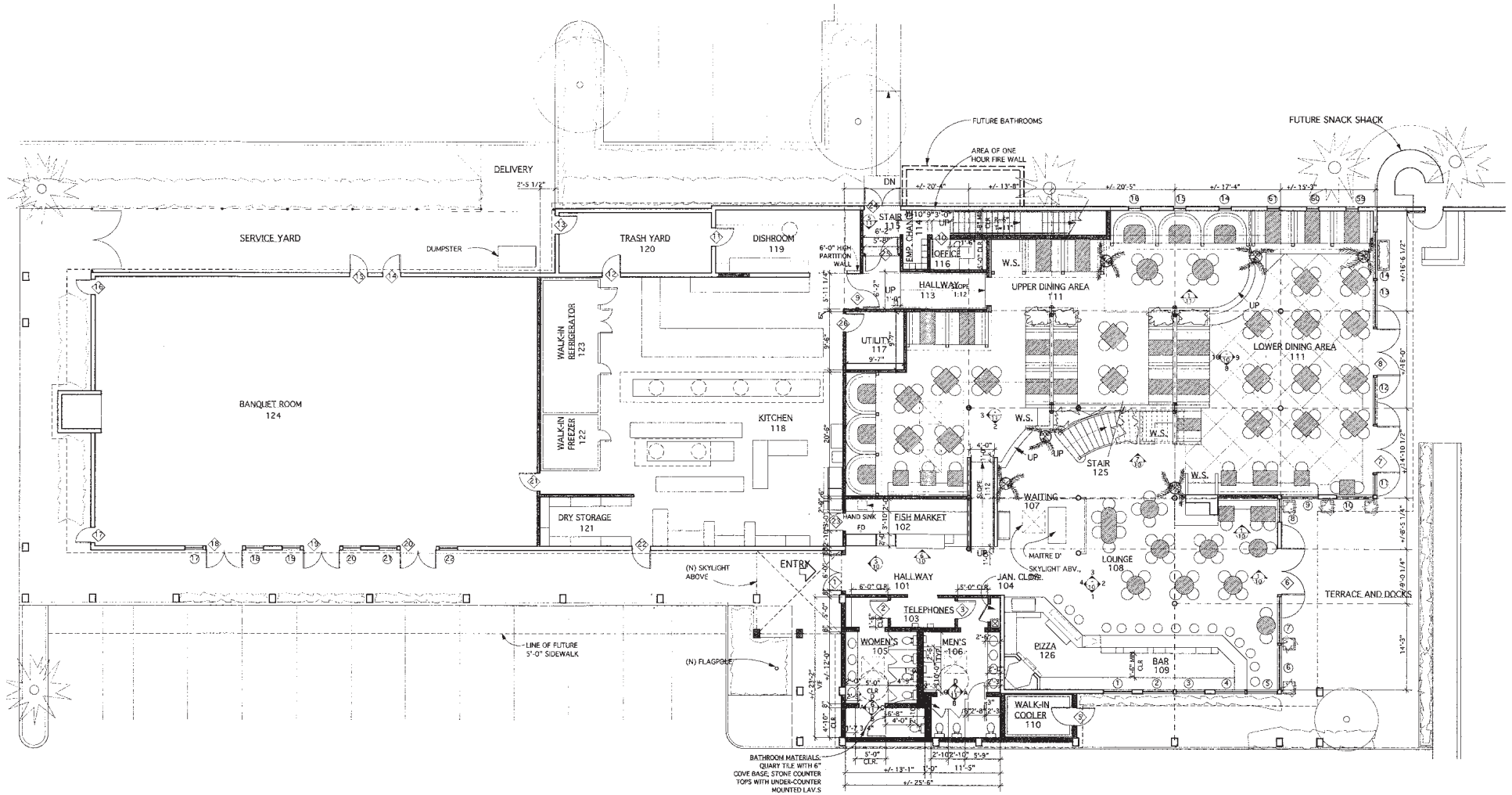


100 Yacht Club Dr. After
property lot line adjustment
shown in white border

NOT A PART
Owned by City
of San Rafael

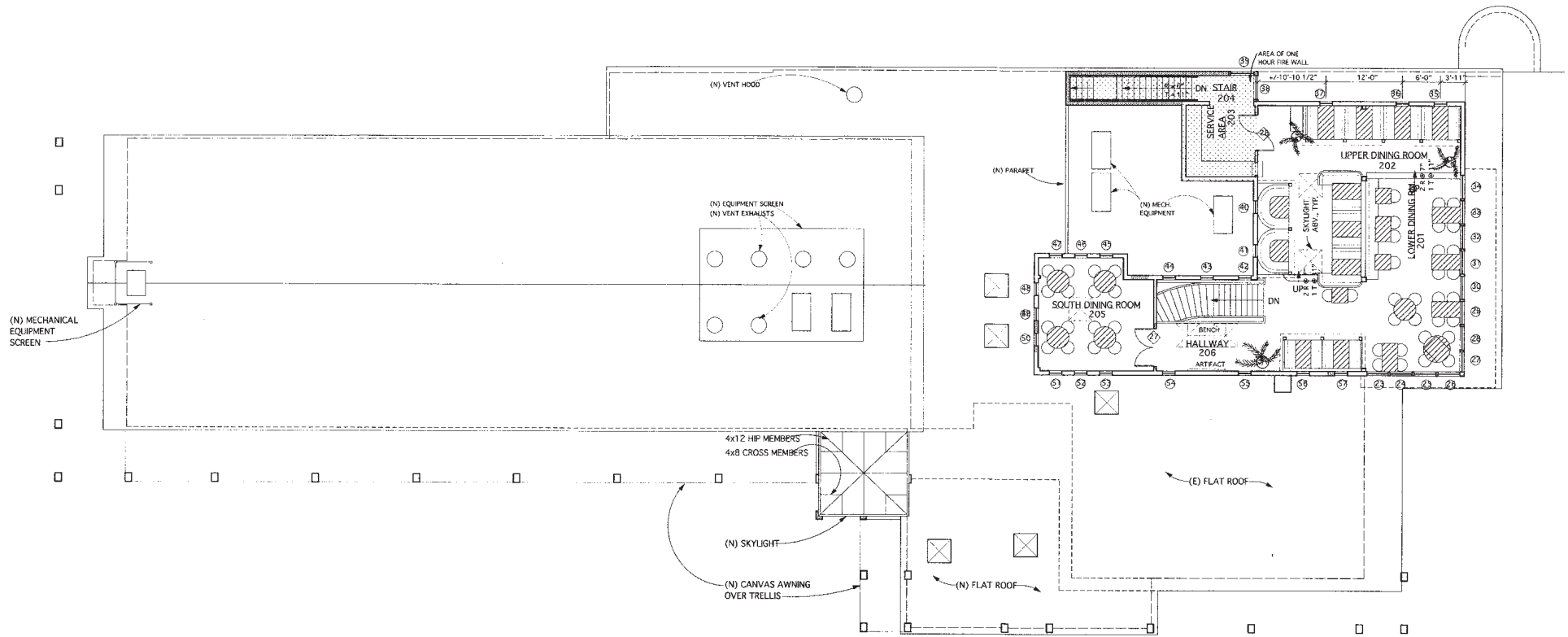
[Click here to View in Google Maps](#)

100 YACHT CLUB DR. FIRST FLOOR



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

100 YACHT CLUB DR. SECOND FLOOR



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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.



SAN RAFAEL, CA

POPULATION

58,775

MEDIAN AGE

41.1

MEDIAN HOUSEHOLD INCOME

\$91,742

NUMBER OF EMPLOYEES

29,507

MEDIAN PROPERTY VALUE

\$923,100



SAN RAFAEL ZONING MAP

The current City of San Rafael zoning for the 100 Yacht Club Drive property is **M-C & W.**

M-C: Marine Commercial
W: Waterfront

The portion of the property containing 511 E. Francisco Blvd. which is not included in the offering is **Zoned G-C: General Commercial.**



LOT LINE ADJUSTMENT

The property currently consists of two tax parcels (014-152-04 & 014-152-39).
 Prior to close of escrow, seller will complete a lot line adjustment allocating approximately 95,768 sq.ft. of land to 100 Yacht Club Dr.
 The portion of Parcel # 014-152-04 is NOT included in this offering, and will be allocated to 511 E. Francisco Blvd.

PARCEL AREAS

EXISTING PARCEL AREAS (SQUARE FEET)

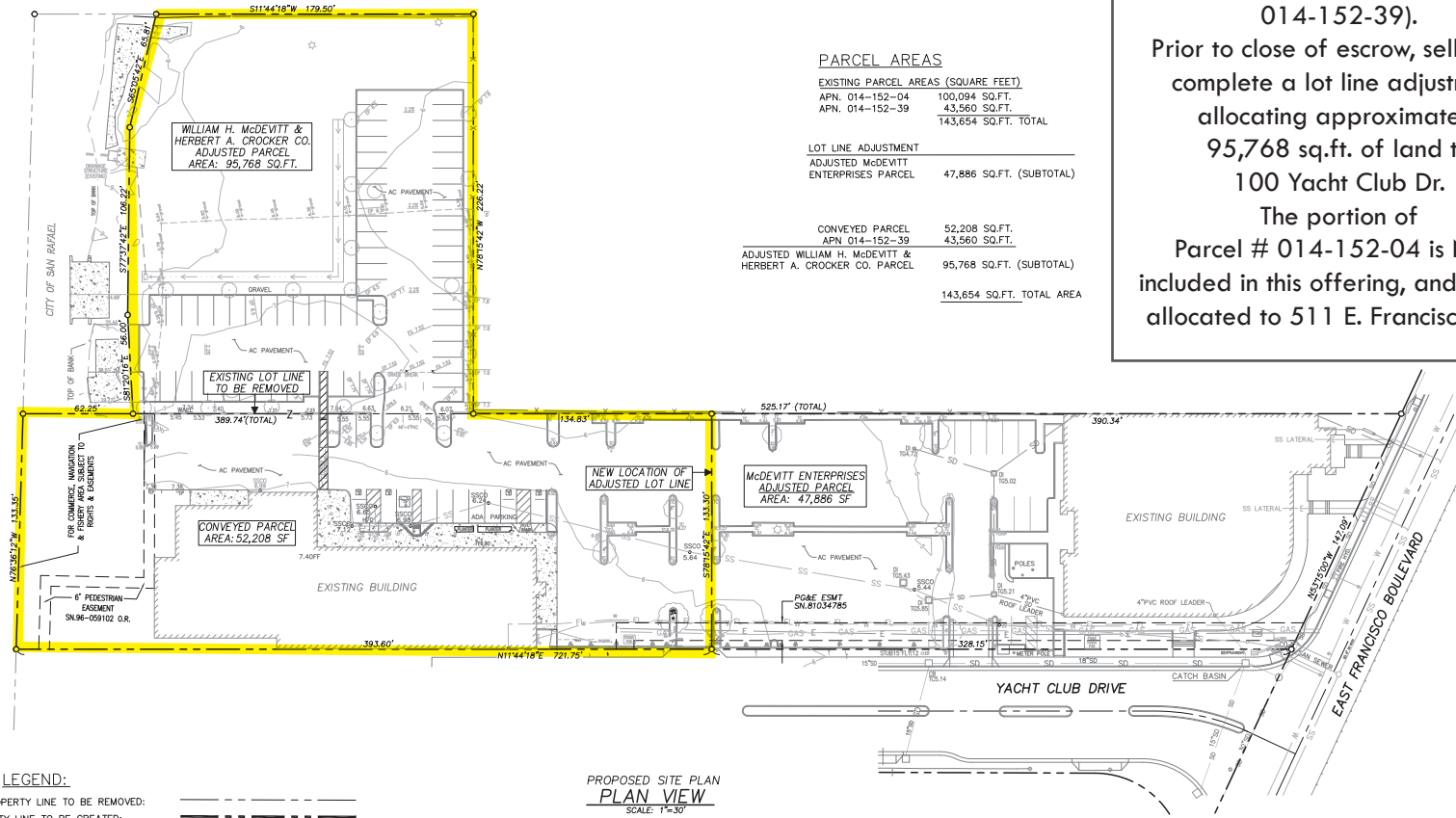
APN. 014-152-04	100,094 SQ.FT.
APN. 014-152-39	43,560 SQ.FT.
	143,654 SQ.FT. TOTAL

LOT LINE ADJUSTMENT

ADJUSTED McDEVITT ENTERPRISES PARCEL	47,886 SQ.FT. (SUBTOTAL)
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CONVEYED PARCEL APN 014-152-39	52,208 SQ.FT.
ADJUSTED WILLIAM H. McDEVITT & HERBERT A. CROCKER CO. PARCEL	43,560 SQ.FT.

	95,768 SQ.FT. (SUBTOTAL)
	143,654 SQ.FT. TOTAL AREA



LEGEND:

EXISTING PROPERTY LINE TO BE REMOVED:

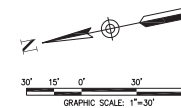
NEW PROPERTY LINE TO BE CREATED:

PROPOSED SITE PLAN
 PLAN VIEW
 SCALE: 1"=30'



LEON E. OBERKAMPER R.C.E. 12094

DATE: _____



DATE OF FIELD SURVEY:
 SEPTEMBER, 2018

NOTE: CONTOUR INTERVAL: 1.0'

1
2
3
5

OBERKAMPER & ASSOCIATES
 CIVIL ENGINEERS INC.
 7200 REDWOOD BLVD. SUITE 305
 NOVATO, CA 94945
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100 YACHT CLUB DRIVE, SAN RAFAEL, CA
 PROPOSED LOT LINE ADJUSTMENT - SITE PLAN
 APN. 014-152-04, 05 & 014-152-39
 MARRIN COUNTY
 CITY OF SAN RAFAEL, CALIFORNIA

Scale: 1"=30'	SHEET
Drawn By: ep/m	
Checked By: JAC & LID	
Date: 2/7/2022	
	2
	OF 2
	21-146

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