

# FOR SALE

310-322 SAN ANSELMO AVE.  
SAN ANSELMO, CA

**PRICE  
REDUCED!**



## OWNER/USER OPPORTUNITY!



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

CONTACT:

**MARK COOPER**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
DRE LIC # 01814831

**BOB KNEZ**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
DRE LIC # 00640535





## DISCLOSURE STATEMENT

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. 11/22/23



## PROPERTY OVERVIEW

This highly visible multi-tenant retail/office building on San Anselmo Ave, located in the heart of downtown with long term tenants and good walkby traffic. This property has not been on the market for over 30 years!

## OWNER/USER OPPORTUNITY!



## OFFERING SUMMARY

NEW ASKING PRICE

~~\$790,000~~ **\$765,000**

PRICE PER SQ. FT.

**\$499.70**

TOTAL BUILDING SQ. FT.

**1,531**

<b>LOCATION:</b>	310 - 322 SAN ANSELMO AVE. San Anselmo, CA 94960
<b>APN:</b>	007-254-08
<b>TOTAL BUILDING SQUARE FEET:</b>	1531 +/- sq. ft. (Owner is source)
<b>TOTAL SQ. FT OF LAND:</b>	1500 +/- sq. ft.
<b>PARKING:</b>	Street parking only (City lot nearby)
<b>STORIES:</b>	Two story building



## CITY DESCRIPTION

San Anselmo is very desirable for many renters and investors, as it is one of the most charming areas in Marin. Located at a major crossroads in the center of the county, San Anselmo has a picturesque, walkable downtown with restaurants, wine bars and shops. San Anselmo sits between Ross and Fairfax, and shares some characteristics of both, with cozy bungalows and grand estates. San Anselmo schools are first rate. The community offers activities for young and old, from classes and camps to holiday tree lighting and summer outdoor movies.

## CITY HISTORY

Since the days when the Coast Miwok Indians roamed the oak-studded hills and fished the fresh waters of San Anselmo Creek San Anselmo have appealed to all who have passed this way. Indian artifacts have been discovered near the Hub, hinting that it was probably a center of activity, a crossroads. By the mid-1800s the Mexican government had granted parts of what we now know as San Anselmo to various families, which was later in part purchased by James Ross whose descendants still live in the area.

The sights, sounds, and smells of San Anselmo were primarily pastoral until 1874 when the North Pacific Coast Railroad added to its line a spur track from San Anselmo to San Rafael. It wasn't until San Francisco Theological Seminary was built in 1892 that the town began to grow.





## LOCATION DESCRIPTION

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This property is located in the heart of downtown San Anselmo, surrounded by restaurants, coffee shops and other charming stores, attracting much foot traffic. This particular area is easily accessible to Sir Francis Drake as well as Red Hill Ave to San Rafael.

## PROPERTY INFORMATION/FEATURES

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Assessor's Parcel #:	007-254-08
Total Square Feet of Building:	1,531 +/- sq. ft.
Total Square Feet of Land:	1,500 +/- sq. ft.
Year Constructed:	1939 +/-
Type of Construction:	Wood Frame/Stucco
Roof Type:	Built up Bitumen
Parking:	Street with city lot nearby
Zoning Designation:	C-2, Downtown Commercial
Fire Sprinklers:	No
Heating & Air Conditioning	Yes
Flood Zone Designation:	<a href="#">AE</a> (An Area Inundated by 100-year flooding) This property has flooded in the past.

## PROPERTY DESCRIPTION

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310 - 322 San Anselmo Avenue is a three tenant building in downtown San Anselmo. 310 has been occupied by Heldfond Book Gallery for many years. The middle unit is occupied by a psychologist and 322 is currently vacant, formerly a dry cleaning drop-off agency (no chemicals).

## CURRENT RENT ROLL

Unit	Tenant	Use	Sq.Ft.	Base Rent	Monthly Rent/SF	Pro-Forma Rents	Lease To	Options
310	Heldfond Book Gallery	Retail/Office	507	\$1,675.00	\$2.65	\$1,800.00	MTM	None
310-B	Straub	2nd Flr Office	140	\$200.00	\$2.92	\$575.00	MTM	None
322	Vacant-Proforma	Retail/Office	884	\$2,500.00	\$2.83	\$2,500.00	N/A	N/A
			<b>1,531</b>	<b>\$4,375.00</b>		<b>\$4,875.00</b>		
				<b>\$52,500.00</b>		<b>\$58,500.00</b>		

\* Tenants reimburse landlord for landscaping maintenance

# ESTIMATED INCOME & EXPENSES

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GROSS SCHEDULED INCOME	
Rents	\$52,500
Reimbursements	\$1,060
less Vacancy of 5%	(\$2,678)
GROSS OPERATING INCOME	\$50,882
OPERATING EXPENSES	
Property Taxes - Estimated New (1% Of \$789,667)	\$7,897
RE Tax Add Ons	\$2,977
Insurance/Flood	\$4,428
Insurance/Hazard-Liability	\$3,500
License and Permits	\$243
Maintenance (4% of GOI)	\$2,035
Management (5% of GOI)	\$2,544
PG&E	Tenants
Water	\$326
Garbage	Tenants
Janitorial	Tenants
Landscape	\$1,200
TOTAL OPERATING EXPENSES	\$25,151
NET OPERATING INCOME	\$25,731





## SALES COMPARABLES

1	605-615 San Anselmo Ave	SOLD
<div> <div> <b>San Anselmo, CA 94960</b>  Sale Date <b>Jan 5, 2023</b>  Sale Price <b>\$1,780,000</b>  Price/SF <b>\$521.08</b>  Actual Cap Rate <b>4.50%</b>  Parcels <b>007-212-28, 007-212-31</b>  Comp ID <b>6281587</b>  Comp Status <b>Research Complete</b> </div> <div> <b>Marin</b>  Type <b>2 Star Retail Storefront</b>  Year Built <b>1921</b>  GLA <b>3,416 SF</b>  Land Acres <b>0.12 AC</b>  Land SF <b>5,027 SF</b>  Zoning <b>C-2</b> </div> <div>  </div> </div>		
2	417 San Anselmo Ave	SOLD
<div> <div> <b>San Anselmo, CA 94960</b>  Sale Date <b>Dec 13, 2022</b>  Sale Price <b>\$2,200,000</b>  Price/SF <b>\$440.97</b>  Actual Cap Rate <b>5.37%</b>  Parcels <b>007-251-20</b>  Comp ID <b>6239801</b>  Comp Status <b>Research Complete</b> </div> <div> <b>Marin</b>  Type <b>2 Star Retail Storefront Retail/Residential</b>  Year Built <b>1920</b>  GLA <b>4,989 SF</b>  Land Acres <b>0.11 AC</b>  Land SF <b>4,792 SF</b>  Zoning <b>C2, San Anselmo</b> </div> <div>  </div> </div>		
3	550 San Anselmo Ave - Gunning's Hobbies	SOLD
<div> <div> <b>San Anselmo, CA 94960</b>  Sale Date <b>Nov 16, 2022</b>  Sale Price <b>\$950,000</b>  Price/SF <b>\$509.93</b>  Parcels <b>006-102-30</b>  Comp ID <b>6212692</b>  Comp Status <b>Research Complete</b> </div> <div> <b>Marin</b>  Type <b>2 Star Retail Storefront</b>  Year Built <b>1923</b>  GLA <b>1,863 SF</b>  Land Acres <b>0.10 AC</b>  Land SF <b>4,400 SF</b>  Zoning <b>C2, San Anselmo</b> </div> <div>  </div> </div>		
4	629-635 San Anselmo Ave	SOLD
<div> <div> <b>San Anselmo, CA 94960</b>  Sale Date <b>Nov 15, 2022</b>  Sale Price <b>\$2,010,000</b>  Price/SF <b>\$641.15</b>  Actual Cap Rate <b>2.50%</b>  Parcels <b>007-212-25</b>  Comp ID <b>6212439</b>  Comp Status <b>Research Complete</b> </div> <div> <b>Marin</b>  Type <b>2 Star Retail Storefront Retail/Office</b>  Year Built <b>1933</b>  GLA <b>3,135 SF</b>  Land Acres <b>0.15 AC</b>  Land SF <b>6,608 SF</b>  Zoning <b>C-2</b> </div> <div>  </div> </div>		

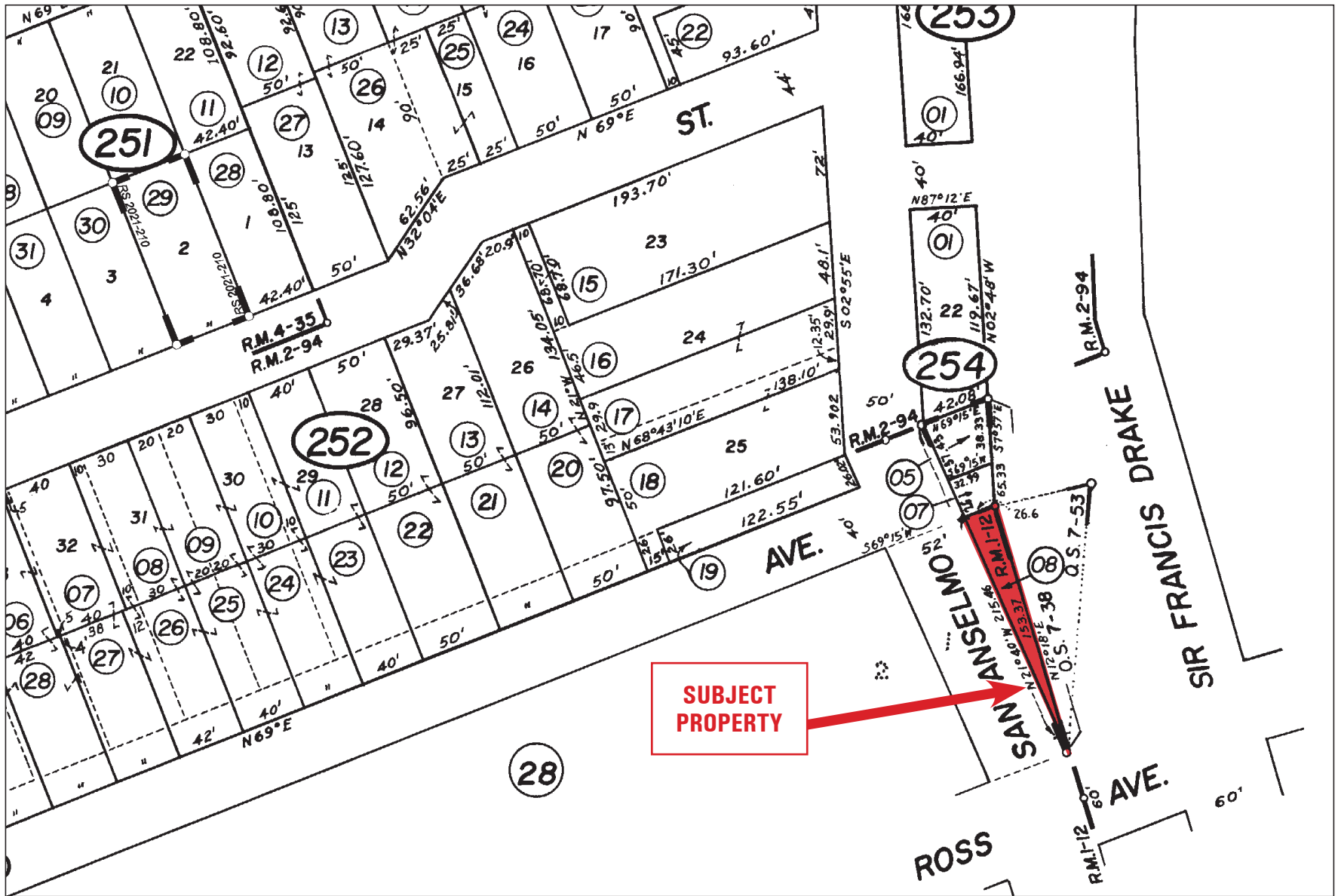




[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



# ASSESSOR'S PARCEL MAP



Marin County Tax Assessor's Parcel No: 007-254-08

# SAN ANSELMO, CA

POPULATION

12,693

MEDIAN AGE

45

MEDIAN HOUSEHOLD INCOME

\$153,381

NUMBER OF EMPLOYEES

6,922

MEDIAN PROPERTY VALUE

\$1,512,000



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