

FOR SALE

310-322 SAN ANSELMO AVE.
SAN ANSELMO, CA

**PRICE
REDUCED!
Again!**



OWNER/USER OPPORTUNITY!



HL Commercial Real Estate
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www.hlcre.com

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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. 2/1/24

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~~ **\$725,000**

PRICE PER SQ. FT.

\$473.50

TOTAL BUILDING SQ. FT.

1,531

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

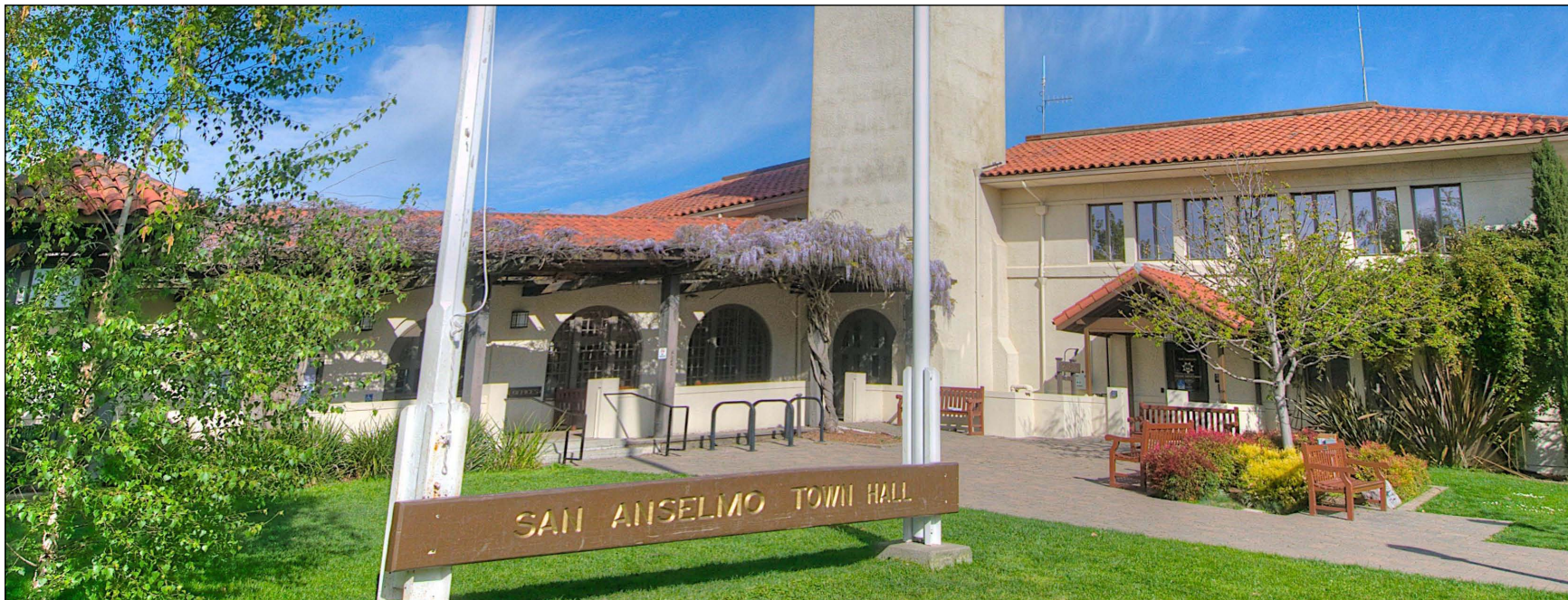
CITY DESCRIPTION

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

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

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:	AE (An Area Inundated by 100-year flooding) This property has flooded in the past.

PROPERTY DESCRIPTION

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).

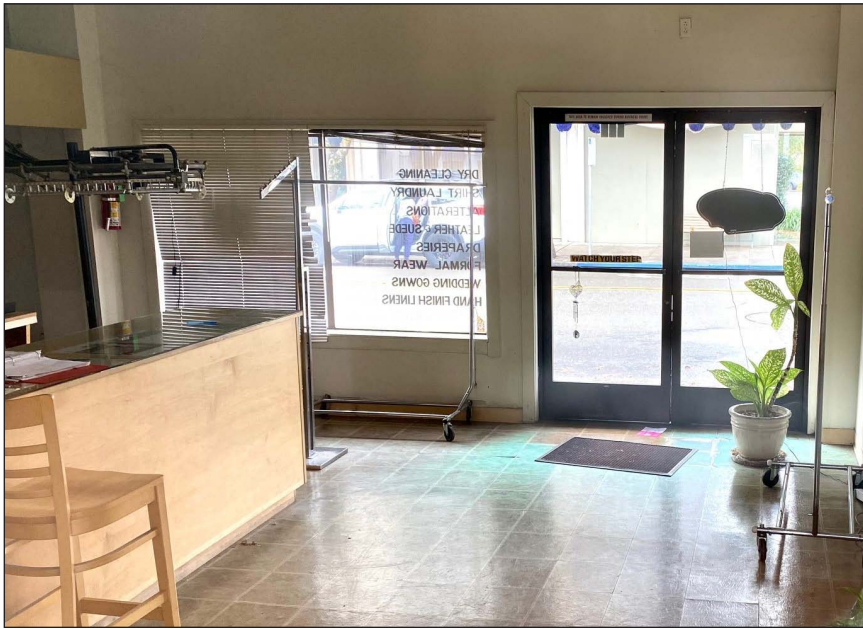
CURRENT RENT ROLL

Unit	Tenant	Use	Sq.Ft.	Monthly Rent/SF	Pro-Forma Rents
310	VACANT	Retail/Office	507	\$2.65	\$1,800.00
310-B	VACANT	2nd Flr Office	140	\$5.00	\$700.00
322	VACANT	Retail/Office	884	\$2.83	\$2,500.00
			1,531		\$5,000.00

* Tenants reimburse landlord for landscaping maintenance
Approx. \$1,060/mo

ESTIMATED INCOME & EXPENSES

GROSS SCHEDULED INCOME	
Rents	\$60,000
Reimbursements	\$1,060
less Vacancy of 5%	(\$3,053)
GROSS OPERATING INCOME	\$50,882
OPERATING EXPENSES	
Property Taxes - Estimated New (1% Of \$725000)	\$7,250
RE Tax Add Ons	\$2,477
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	\$1,060
TOTAL OPERATING EXPENSES	\$23,864
NET OPERATING INCOME	\$27,018

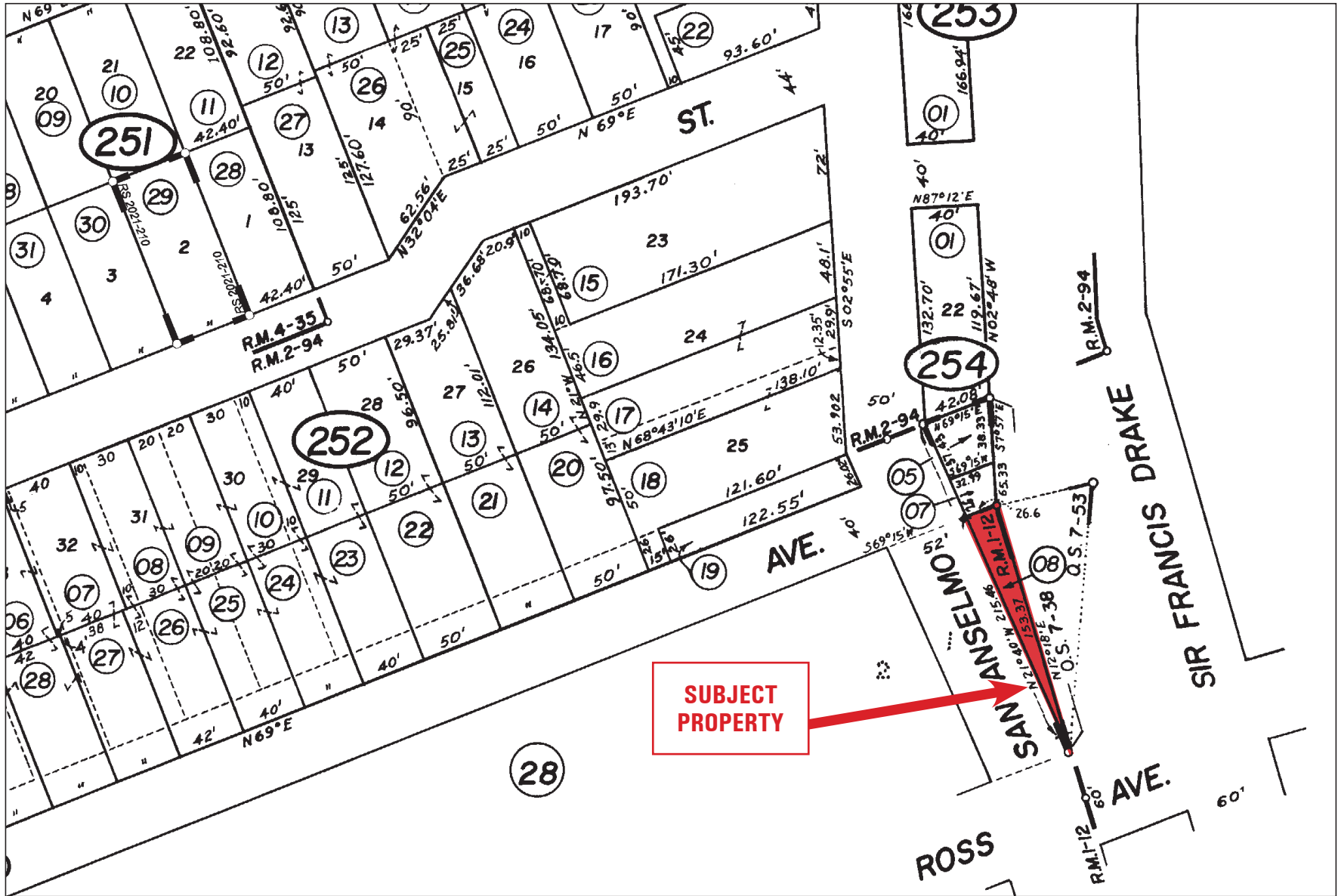


SALES COMPARABLES

1	605-615 San Anselmo Ave	SOLD			
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%; vertical-align: top;"> <p>San Anselmo, CA 94960</p> <p>Sale Date Jan 5, 2023 Sale Price \$1,780,000 Price/SF \$521.08 Actual Cap Rate 4.50% Parcels 007-212-28, 007-212-31 Comp ID 6281587 Comp Status Research Complete</p> </td> <td style="width: 35%; vertical-align: top;"> <p style="text-align: center;">Marin</p> <p>Type 2 Star Retail Storefront Year Built 1921 GLA 3,416 SF Land Acres 0.12 AC Land SF 5,027 SF Zoning C-2</p> </td> <td style="width: 30%; text-align: center; vertical-align: middle;">  </td> </tr> </table>			<p>San Anselmo, CA 94960</p> <p>Sale Date Jan 5, 2023 Sale Price \$1,780,000 Price/SF \$521.08 Actual Cap Rate 4.50% Parcels 007-212-28, 007-212-31 Comp ID 6281587 Comp Status Research Complete</p>	<p style="text-align: center;">Marin</p> <p>Type 2 Star Retail Storefront Year Built 1921 GLA 3,416 SF Land Acres 0.12 AC Land SF 5,027 SF Zoning C-2</p>	
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2	417 San Anselmo Ave	SOLD			
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3	550 San Anselmo Ave - Gunning's Hobbies	SOLD			
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[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



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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