



FOR SALE

1615 5th Avenue
San Rafael, CA 94901

Office Building
Owner-User Opportunity



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San Rafael, CA 94903
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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. 6/16/25

INFORMATION/FEATURES

LOCATION:	1615 Fifth Avenue San Rafael, CA 94901
APN:	011-196-01
TOTAL BUILDING SQUARE FEET:*	3,300 +/- sq. ft.
TOTAL SQ. FT OF LAND:	6,788 +/- sq. ft.
ELEVATOR:	No
PARKING:	13 Spaces
YEAR CONSTRUCTION:	1928 +/- (Upgraded 1960's)
TYPE OF CONSTRUCTION:	Wood Frame & Stucco
STORIES:	2
FIRE SPRINKLERS:	No
SOLAR:	No
HEATING AND AIR CONDITIONING:	Yes
FLOOD ZONING DESIGNATION:	X
ZONING:	T4N 40/50

OFFERING SUMMARY

ASKING PRICE
\$1,320,000
BUILDING SQ. FT.
3,300
PRICE PER SQ. FT.
\$400

HIGHLIGHTS

HIGH CEILINGS
ON-SITE PARKING
TWO STORIES
CORNER LOCATION

* Owner's approximate BOMA calculations
Assessor's information shows 3,474 sq. ft.



PROPERTY OVERVIEW

This well-maintained and professionally upgraded two-story office building presents a rare opportunity for business owners, investors, or professional firms seeking a versatile, move-in-ready workspace in a prime location. With thoughtful design focused on both functionality and comfort, the property offers an efficient layout that supports a wide range of professional uses.

Inside, the building features 10 private offices, ideal for executives, teams, or client-facing services. The high ceilings throughout the interior create a sense of openness and volume, while operable windows bring in natural light and fresh air, enhancing the work environment.

A welcoming reception area provides a polished first impression for clients and visitors, and the conference room offers a dedicated space for meetings, presentations, and collaborative work. Two restrooms serve the building.

The property also benefits from on-site parking, a highly desirable feature in downtown locations, offering ease of access for employees and clients alike.

In 2012, the building underwent substantial upgrades, including a kitchen remodel and improvements to interior finishes. These updates not only give the space a modern and professional aesthetic, but also ensure long-term operational efficiency and reduced maintenance needs.

Whether you're expanding your current operations, relocating to a more prominent space, or seeking a smart real estate investment, this attractive office building offers a compelling combination of location, amenities, and design in a desirable setting.

LOCATION OVERVIEW

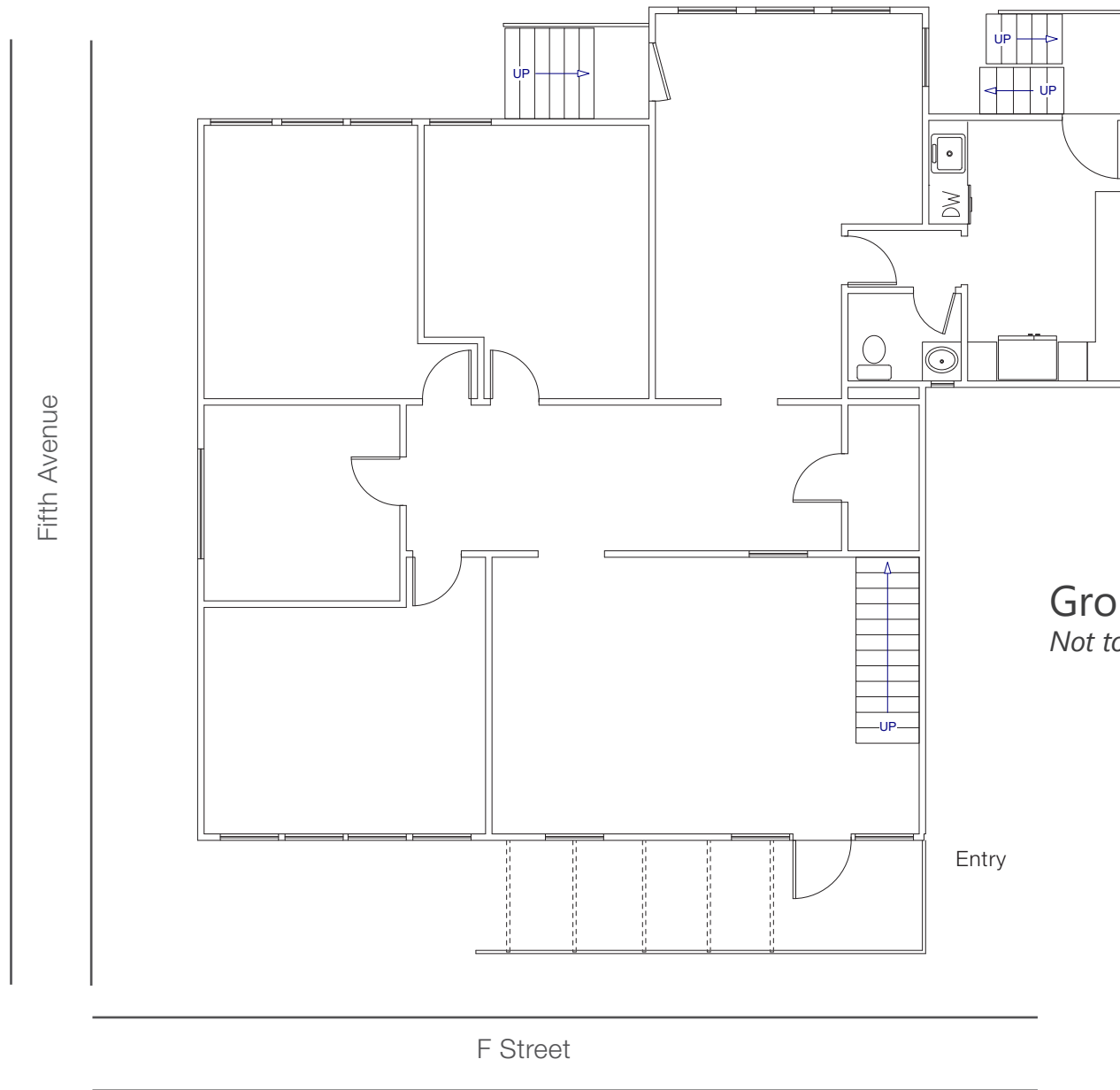
Located at the corner of 5th Avenue and F Street, this office property enjoys excellent visibility and natural light in the highly walkable, amenity-rich West-End area of downtown San Rafael.

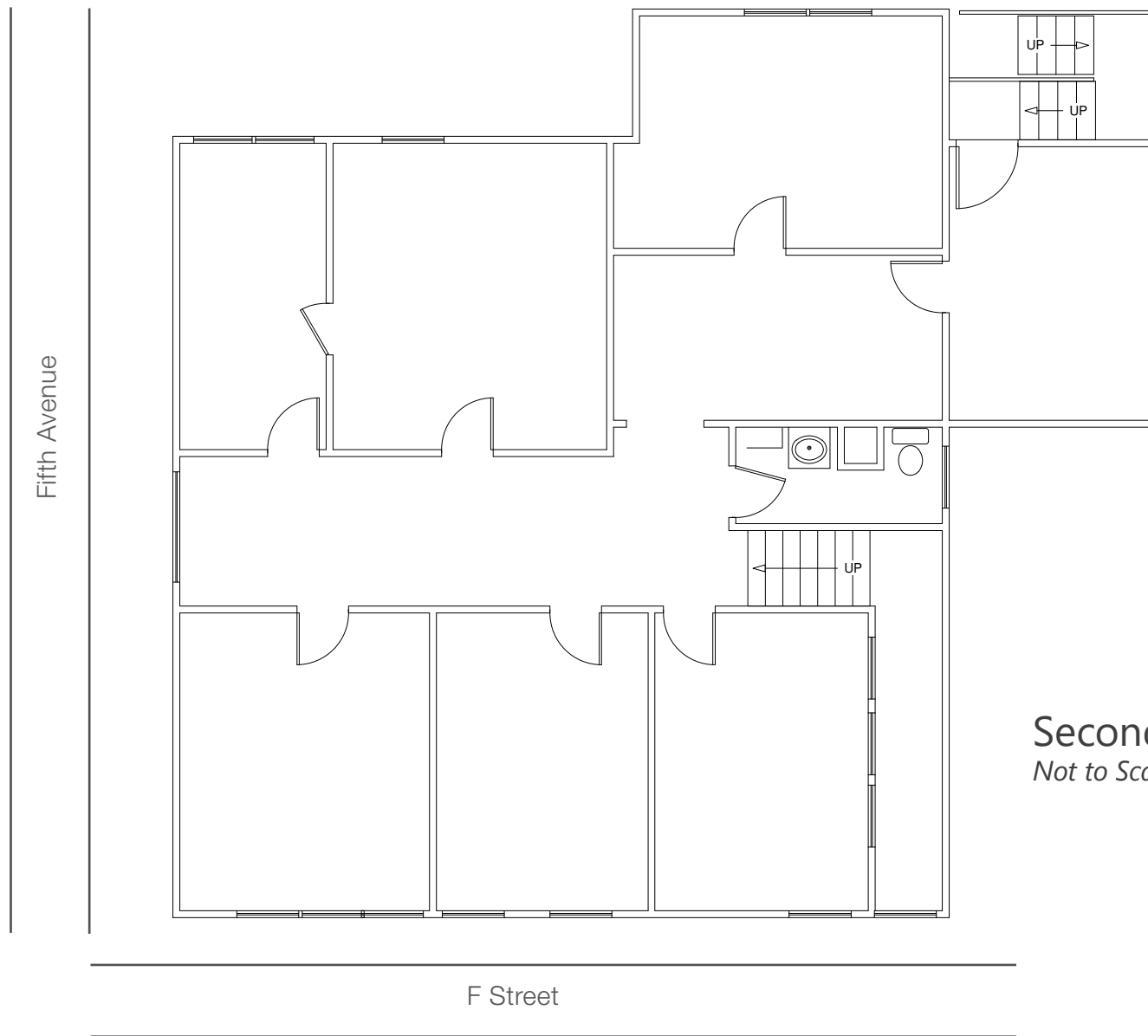
Just steps from restaurants, cafés, and a variety of personal and professional services, the location offers unmatched convenience for both employees and clients. With easy access to public transit and major roadways, this setting enhances the building's appeal for businesses seeking a strong presence in a professional environment.





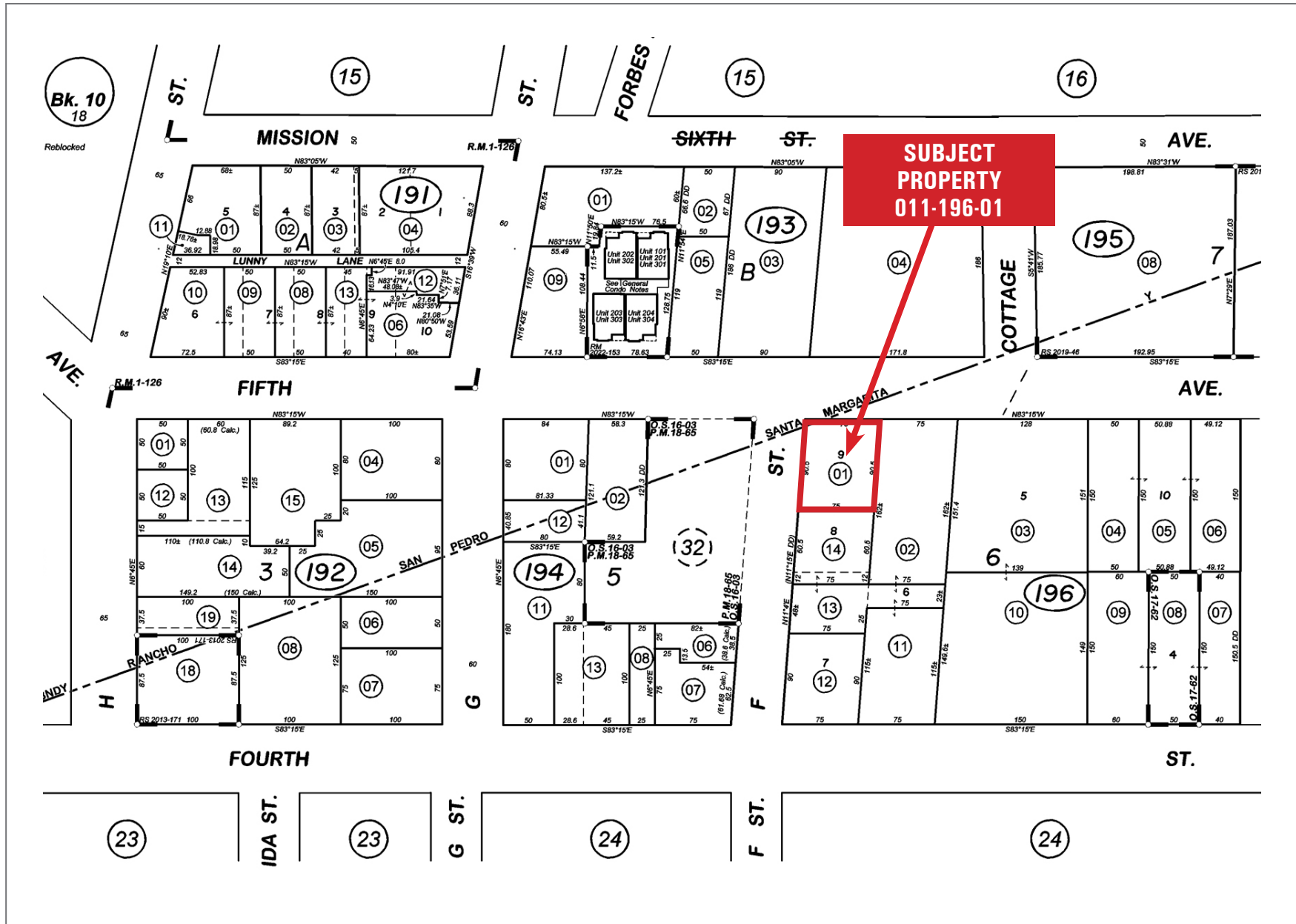
[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

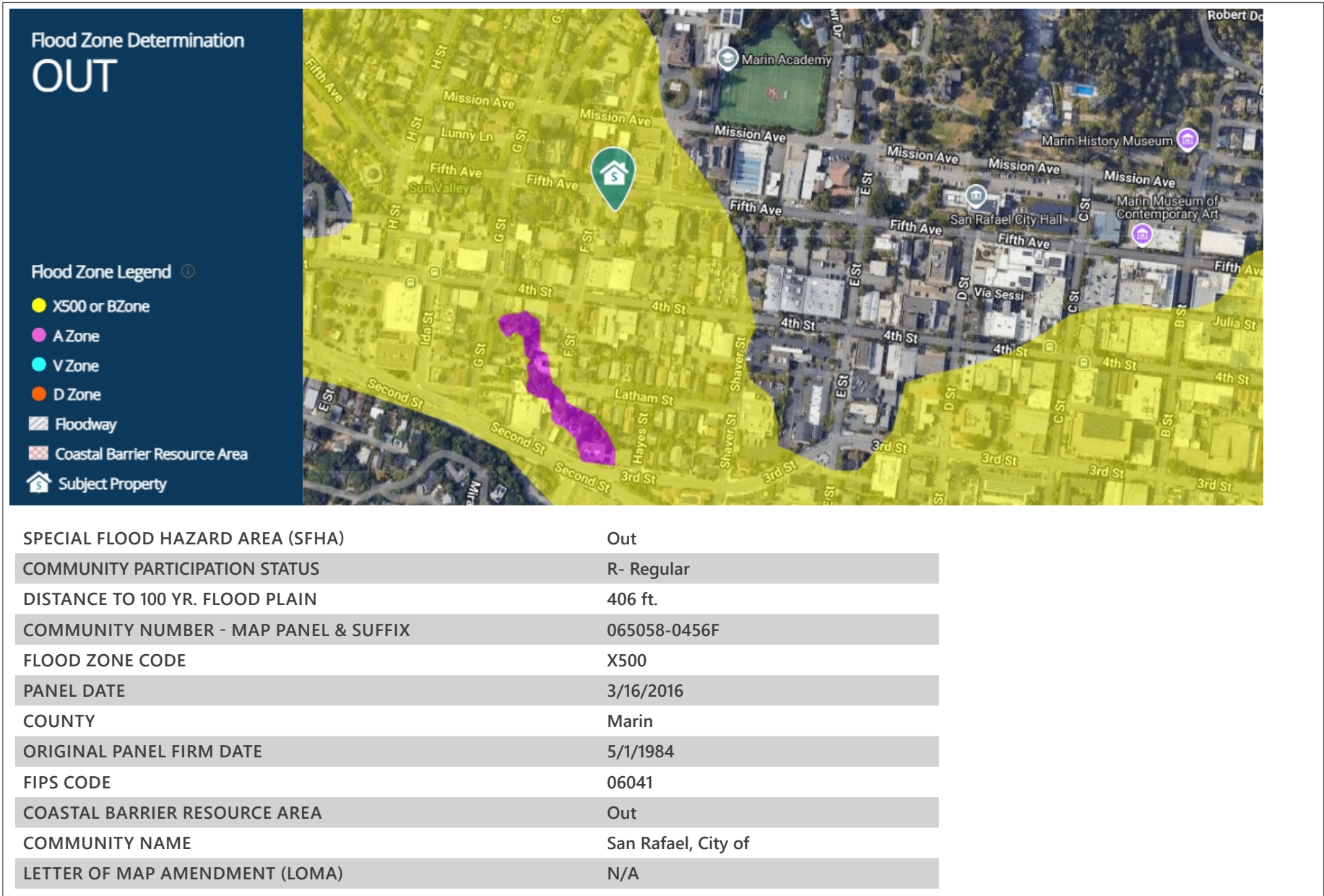




Second Floor Plan
Not to Scale, for Illustration Only

ASSESSOR'S PARCEL MAP





SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:	1615 5 TH Avenue, San Rafael 94901
Sales Price	\$1,320,000
Improvements	0
SBA Fees (Closing Costs-Financed)	\$15,000
Total Project Cost	\$1,335,000

**NOTE: The cost to own
this property is EQUAL
to renting at only
\$2.30 NNN!**

Loan Structure

Bank	50%	\$660,000
SBA 504 Loan	40%	\$543,000
Borrower	10%	\$132,000

Loan Interest Rates / Terms

	Rates	Maturity
Bank	6.25%	25 Years
SBA 504 Loan	6.39%	25 Years

Estimated Loan Payment

	Monthly	Annual
Bank	\$4,354	\$52,246
SBA 504 Loan	\$3,630	\$43,550
Total Loan Payments	\$7,983	\$95,796

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	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
1.	Subject	\$1,320,000	1615 Fifth Avenue	San Rafael	3,300	\$400	Office	1928/1960's
2.	4/5/24	\$1,140,000	1004 Irwin Street	San Rafael	2,918	\$390	Office	1903
3.	2/26/25	\$1,800,000	869 4th Street	San Rafael	4,256	\$423	Office	1930
4.	8/15/24	\$1,180,822	1344-1346 4th Street	San Rafael	3,600	\$328	Office/Retail	1904

1. **Subject Property**
San Rafael, CA 94901

Price: \$1,320,000
 Type: Office
 Square Feet: 3,300
 Price Per Sq. Ft.: \$400



3. **869 Fourth St.**
San Rafael, CA 94901

Price: \$1,800,000
 Type: Retail/Office
 Square Feet: 4,256
 Price Per Sq. Ft.: \$423
 Sale Date: 2/26/25



2. **1004 Irwin St.**
San Rafael, CA 94901

Price: \$1,140,000
 Type: Office
 Square Feet: 2,918
 Price Per Sq. Ft.: \$390
 Sale Date: 4/5/24



4. **1344-46 4th St.**
San Rafael, CA 94901

Price: \$1,180,822
 Type: Retail/Office
 Square Feet: 3,600
 Price Per Sq. Ft.: \$328
 Sale Date: 8/15/24



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
60,988

MEDIAN HOUSEHOLD INCOME
\$106,071

NUMBER OF EMPLOYEES
30,416



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