



FOR SALE

830

Sir Francis Drake Blvd
SAN ANSELMO, CA

Drive Thru
Restaurant Opportunity

830



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

CONTACT:

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DRE LIC # 01814831



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. 7/22/25

PROPERTY OVERVIEW

Exceptional opportunity to acquire a freestanding former Jack-in-the-Box restaurant currently operating as a Chinese takeout in the heart of San Anselmo, California. This well-positioned property features a functional drive-thru, prominent street visibility, and ample parking, making it ideal for continued restaurant use or redevelopment. The existing kitchen is fully equipped for high-volume food service and includes a walk-in refrigerator, grease trap, and a commercial hood system. Sale includes all furniture, fixtures, and equipment (FF&E), providing a turnkey solution for operators seeking a plug-and-play location. Whether continuing with the current concept or introducing a new culinary vision, this site offers excellent potential in a high-demand Marin County market.

PROPERTY INFORMATION/FEATURES

| | |
|-------------------------------|---|
| LOCATION: | 830 Sir Francis Drake Blvd San Anselmo, CA 94960 |
| APN: | 006-061-38 |
| TOTAL BUILDING SQUARE FEET: | 1,237 +/- sq. ft. |
| TOTAL SQ. FT OF LAND: | 20,831 +/- sq. ft. |
| YEAR CONSTRUCTED: | 1968 +/- |
| TYPE OF CONSTRUCTION: | Wood Frame |
| ROOF: | Built-up Bitman+ Shingle |
| STORIES: | 2 |
| PARKING: | 9 Spaces |
| FIRE ALARM: | Yes |
| HEATING AND AIR CONDITIONING: | Yes |
| ZONING: | C-3 General Commercial w/ drive thru cup |
| FLOOD ZONE DESIGNATION: | X500 (Out) |

OFFERING SUMMARY

ASKING PRICE

\$1,500,000

PRICE PER SQ. FT.

\$1,212.61

TOTAL BUILDING SQ. FT.

1,237^{+/-}

HIGHLIGHTS

**FREESTANDING RESTAURANT
DRIVE-THRU
INCLUDES ALL FF&E
WALK-IN REFRIGERATOR
GREASE TRAP
COMMERCIAL HOOD**



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.





EQUIPMENT LIST

Detailed equipment list to follow, please contact agent.

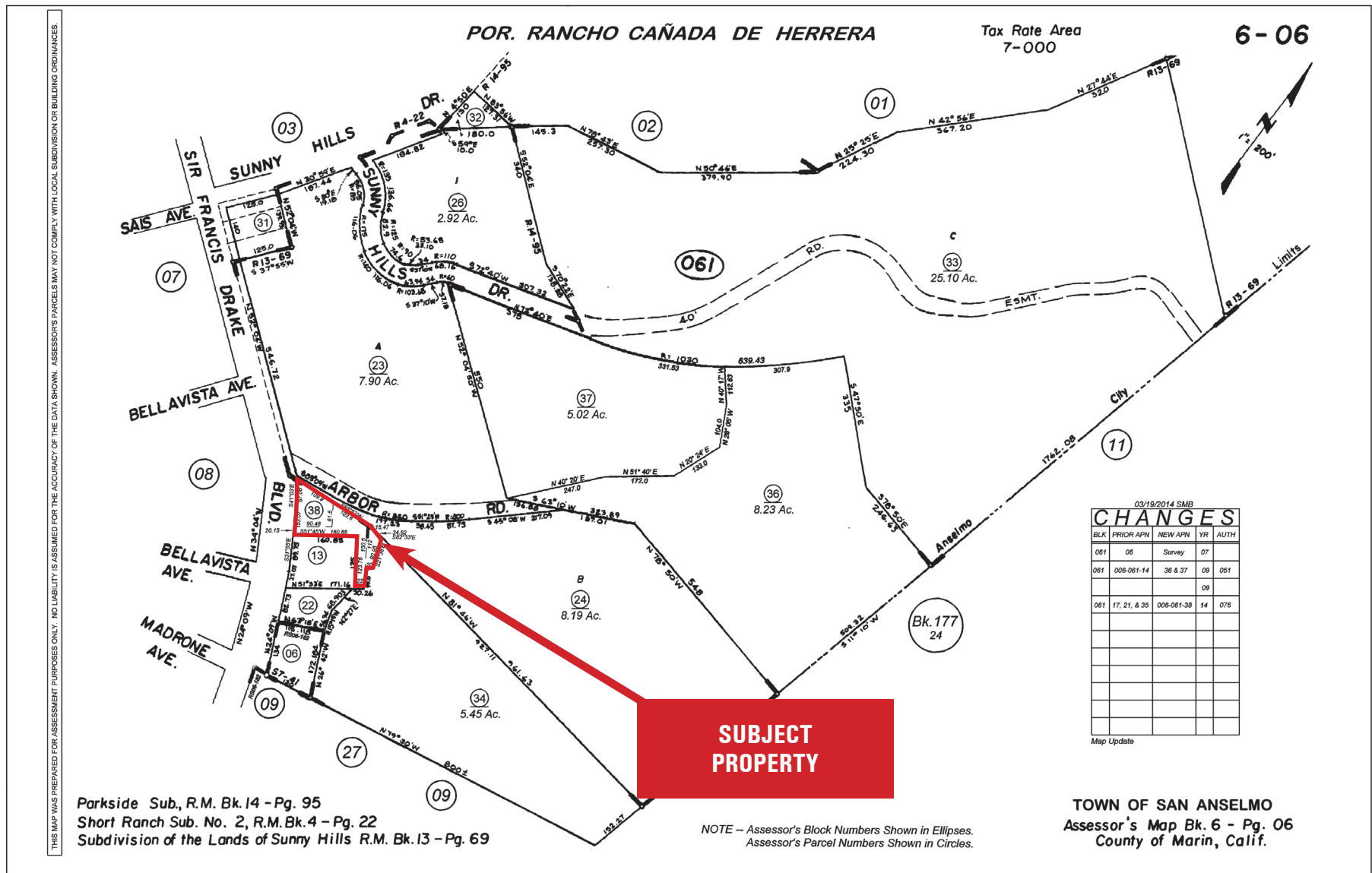


Sample photo

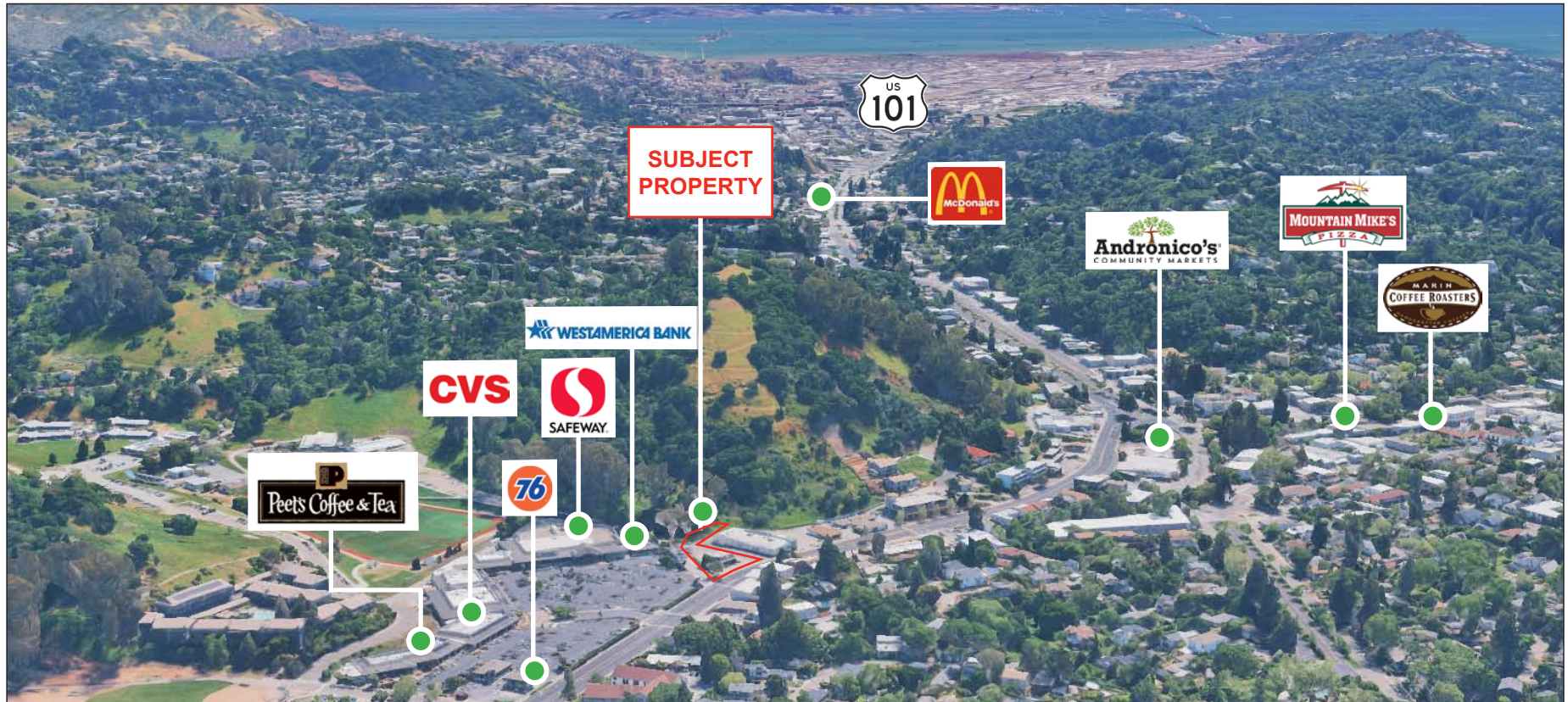


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

ASSESSOR'S PARCEL MAP



Marin County Tax Assessor's Parcel No: 006-061-38

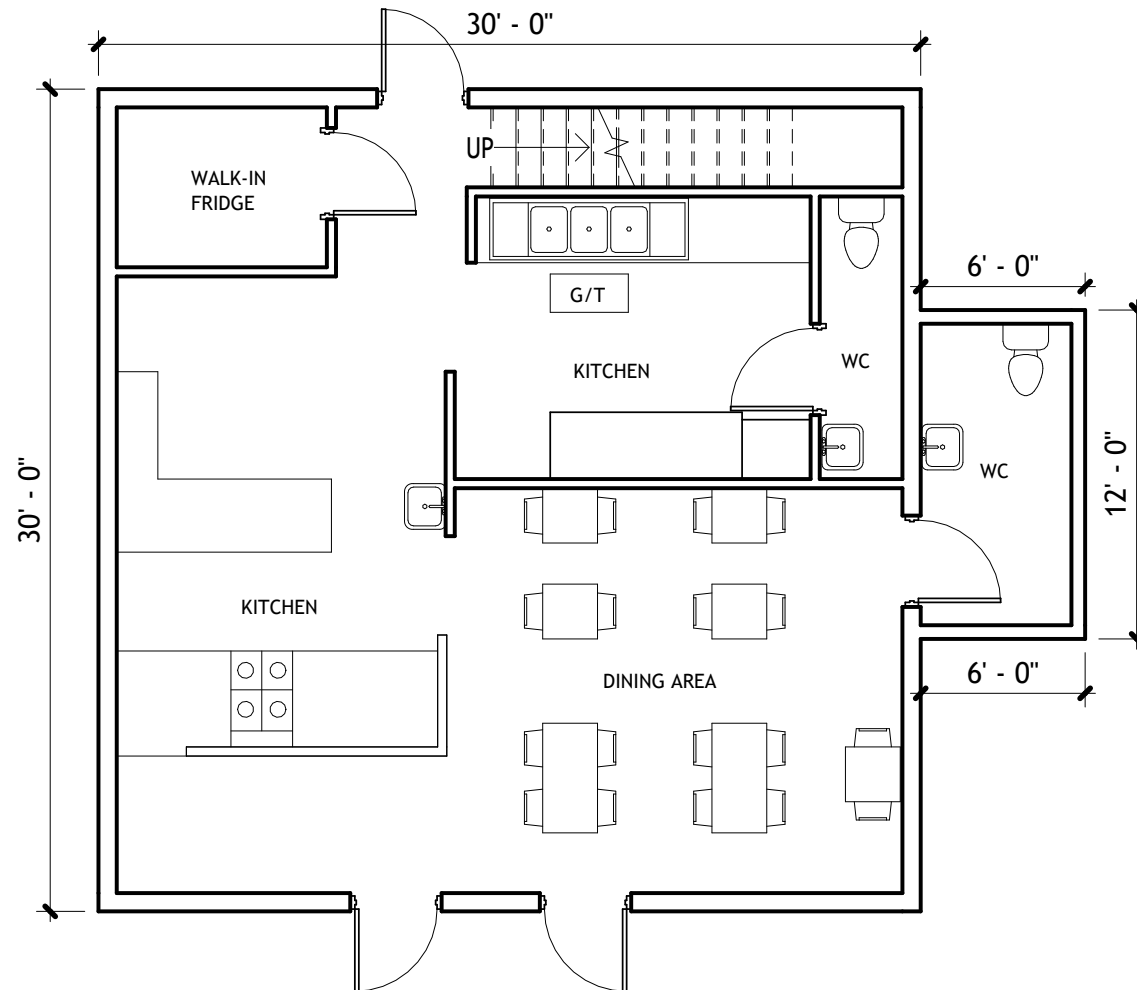


| | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|-----------|---------|---------|
| 2024 Population | 13,070 | 73,712 | 127,110 |
| Median Household Inc. | 146,261 | 115,456 | 116,861 |
| Median Home Value | 1,116,032 | 147,171 | 138,433 |

Daily Traffic Count

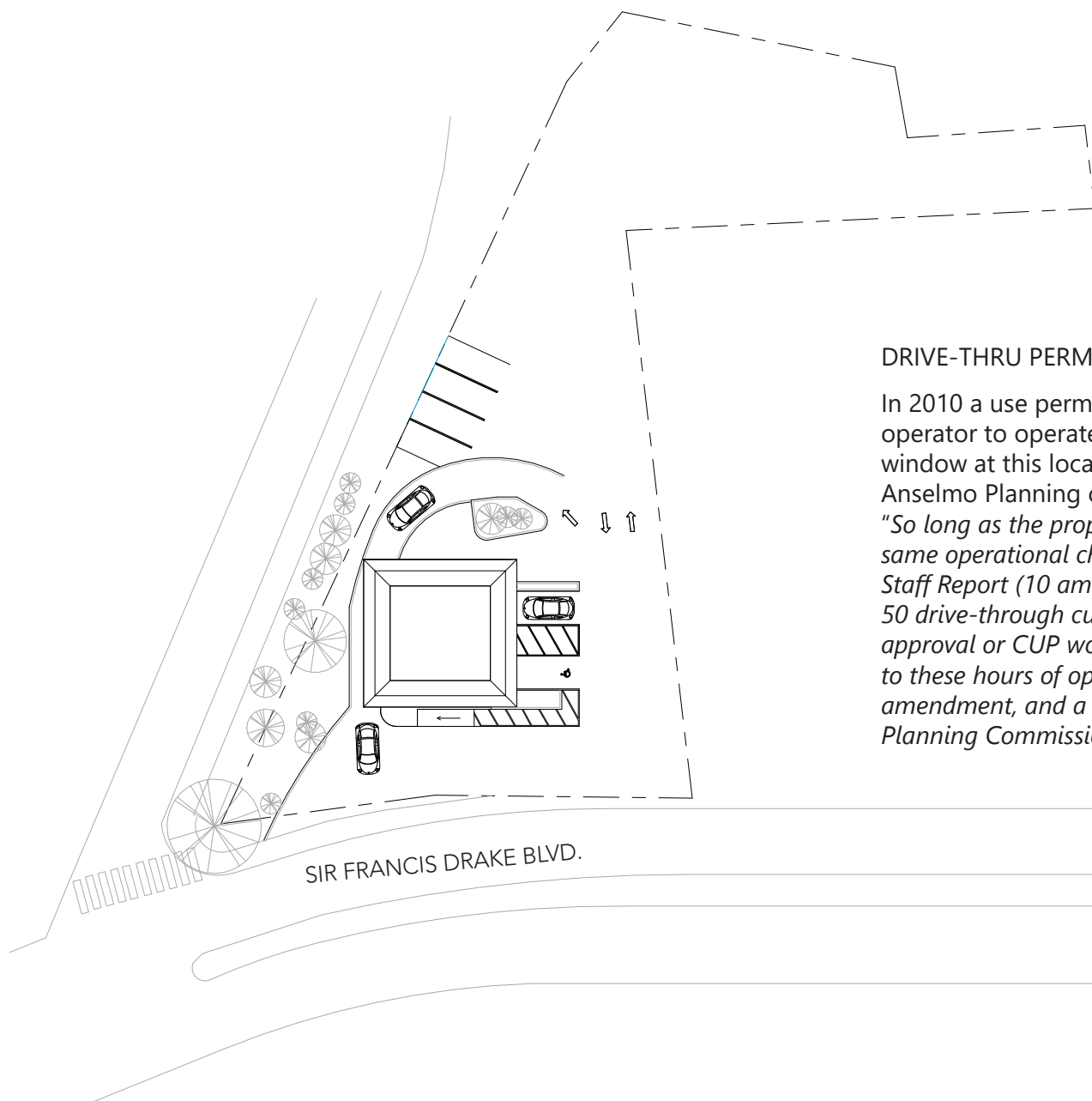
Sir Francis Drake Blvd.:
31,530 Weekday Daily Average Vehicles

FLOOR PLAN



Floor Plan

Not to Scale, for Illustration Only



DRIVE-THRU PERMIT INFO:

In 2010 a use permit was granted to the existing operator to operate a drive through with a pickup window at this location. According to the San Anselmo Planning commission;
"So long as the proposed operator maintains the same operational characteristics approved in the Staff Report (10 am – 9 pm, 7 days a week, estimated 50 drive-through customers per day), then a separate approval or CUP would not be required. Any changes to these hours of operations would require a CUP amendment, and a public hearing with the Planning Commission."

Site Plan

Not to Scale, for Illustration Only



| | |
|---------------------------------------|----------------------|
| SPECIAL FLOOD HAZARD AREA (SFHA) | Out |
| COMMUNITY PARTICIPATION STATUS | R - Regular |
| DISTANCE TO 100 YR. FLOOD PLAIN | 462 Ft. |
| COMMUNITY NUMBER - MAP PANEL & SUFFIX | 060180-0452E |
| FLOOD ZONE CODE | X500 |
| PANEL DATE | March, 17, 2014 |
| COUNTY | Marin |
| ORIGINAL PANEL FIRM DATE | December, 1, 1977 |
| FIPS CODE | 06041 |
| COASTAL BARRIER RESOURCE AREA | Out |
| COMMUNITY NAME | San Anselmo, Town Of |
| LETTER OF MAP AMENDMENT (LOMA) | N/A |

SBA 504 LOAN PAYMENTS ESTIMATE

| | |
|-----------------------------------|--|
| Property Address: | 830 Sir Francis Drake San Anselmo, CA 94965 |
| Building Acquisition Price | 1,500,000 |
| Improvements | 0 |
| SBA Fees (Closing Costs-Financed) | \$17,000 |
| Total Project Cost | \$1,517,000 |

Loan Structure

| | | |
|--------------|-----|-----------|
| Bank | 50% | \$750,000 |
| SBA 504 Loan | 40% | \$617,000 |
| Borrower | 10% | \$150,000 |

Loan Interest Rates / Terms

| | Rates | Maturity |
|--------------|--------------|-----------------|
| Bank | 6.25% | 25 Years |
| SBA 504 Loan | 6.37% | 25 Years |

Estimated Loan Payment

| | Monthly | Annual |
|----------------------------|----------------|------------------|
| Bank | \$4,948 | \$59,371 |
| SBA 504 Loan | \$4117 | \$49,393 |
| Total Loan Payments | \$9,064 | \$108,763 |

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 | FORMER BRAND |
|----|-----------|-------------|---|---------|-----------|-----------------------------------|
| 1. | SUBJECT | \$1,500,000 | 830 Sir Francis Drake Blvd., San Anselmo | 1,237 | \$1,213 | Jack-in-the-Box |
| 2. | 6/2017 | \$3,000,000 | 590 E. Blithedale Avenue, Mill Valley, CA 94941 | 2,500 | \$1,200 | Der Wienerschnitzel Gira Polli |
| 3. | 7/2024 | \$1,400,000 | 200 Duboce Avenue, San Francisco, CA 94103 | 1,764 | \$794 | KFC/Taco Bell |
| 4. | 3/2025 | \$3,600,000 | 840 El Camino Real, San Francisco, CA 94103 | 1,500 | \$2,400 | Arby's |
| 5. | 8/1996 | \$1,590,000 | 430 Miller Avenue, Mill Valley, CA 94941 | 1,237 | \$1,285 | Jack-in-the-Box |

1. Subject Property
San Anselmo, CA 94960

Price: \$ 1,500,000
 Square Feet: 1,237
 Price Per Sq. Ft.: \$ 1,213



4. 840 El Camino Real
San Francisco, CA 94103

Price: \$ 3,600,000
 Square Feet: 1,500
 Price Per Sq. Ft.: \$ 2,400
 Sale Date: 3/25



2. 590 E. Blithedale Avenue
Mill Valley, CA 94941

Price: \$ 3,000,000
 Square Feet: 2,500
 Price Per Sq. Ft.: \$ 1,200
 Sale Date: 6/17



5. 430 Miller Avenue
Mill Valley, CA 94941

Price: \$ 1,590,000
 Square Feet: 1,237
 Price Per Sq. Ft.: \$ 1,285
 Sale Date: 8/96



3. 200 Duboce Avenue
San Francisco, CA 94103

Price: \$ 1,400,000
 Square Feet: 1,764
 Price Per Sq. Ft.: \$ 794
 Sale Date: 7/24



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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