



FOR SALE  
**4328**

Redwood Highway  
Suite 100  
SAN RAFAEL, CA

[Office/Warehouse for  
Investor/Owner-User]



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

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DRE LIC # 01814831



# DISCLOSURE STATEMENT



## 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. 7/14/25

## PROPERTY OVERVIEW

This thoughtfully improved industrial condominium offers a functional blend of front-facing office space and rear warehouse use. Positioned as a desirable corner unit, it benefits from abundant natural light with windows on two sides. Modern climate control systems, including full heating and air conditioning, along with an insulated ceiling, ensure year-round comfort and energy efficiency. Interior features include two restrooms, an ADA-compliant shower, and a convenient wet bar—enhancing both utility and comfort. The expansive warehouse area is equipped with a roll-up door for efficient loading and unloading, and is powered by a robust 220-amp, 3-phase electrical system, ideal for a variety of industrial or production uses.

## PROPERTY INFORMATION/FEATURES

LOCATION:	4328 Redwood Highway, Suite 100 San Rafael, CA 94903
APN:	155-510-50-000
TOTAL BUILDING SQUARE FEET:	2,077 +/- sq. ft.
TOTAL SQ. FT OF LAND:	(Condo)
YEAR CONSTRUCTED:	2004 +/-
TYPE OF CONSTRUCTION:	Concrete Tilt-up
ROOF:	Built-up Bitumen
STORIES:	1
PARKING:	2 assigned
FIRE SPRINKLERS:	Yes
HEATING AND AIR CONDITIONING:	Yes
ZONING:	<a href="#">LI/O</a>
FLOOD ZONE DESIGNATION:	X

## OFFERING SUMMARY

ASKING PRICE  
**\$999,000**

PRICE PER SQ. FT.  
**\$480.98**

TOTAL BUILDING SQ. FT.  
**2,077 +/-**

## HIGHLIGHTS

**CORNER PROFESSIONAL UNIT**  
**WINDOWS ON TWO SIDES**  
**TWO BATHROOMS**  
**TWO PRIVATE OFFICES**  
**ROLL UP DOOR**





## SAN RAFAEL HISTORY

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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.





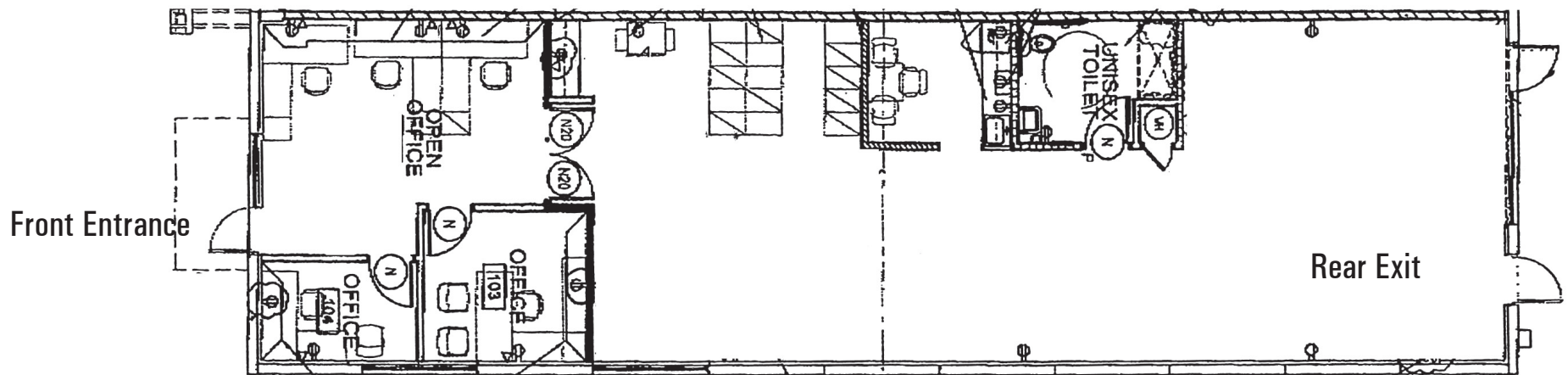
## THE VINEYARD

Vineyard Business Center is a 50-unit Office/Industrial Condominium project developed in 2004-2005. The project contains a mixture of 9 office-only condominiums and 41 office/warehouse condominiums. The office only condominiums are in the buildings which front Redwood Highway. No auto repair, machine shops, or other heavy industrial or noxious uses are permitted in the project. This property is conveniently located in Central Marin, near the Northgate Mall and Marin County Civic Center, with easy access to both to Highway 101 and Interstate 580. The dues for 2025 are \$540/month, and include fire/hazard insurance for the building shell. The Association also bills for water using a sub-meter. Each unit pays for trash separately.









Floor Plan Not to Scale  
For Illustration Only





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

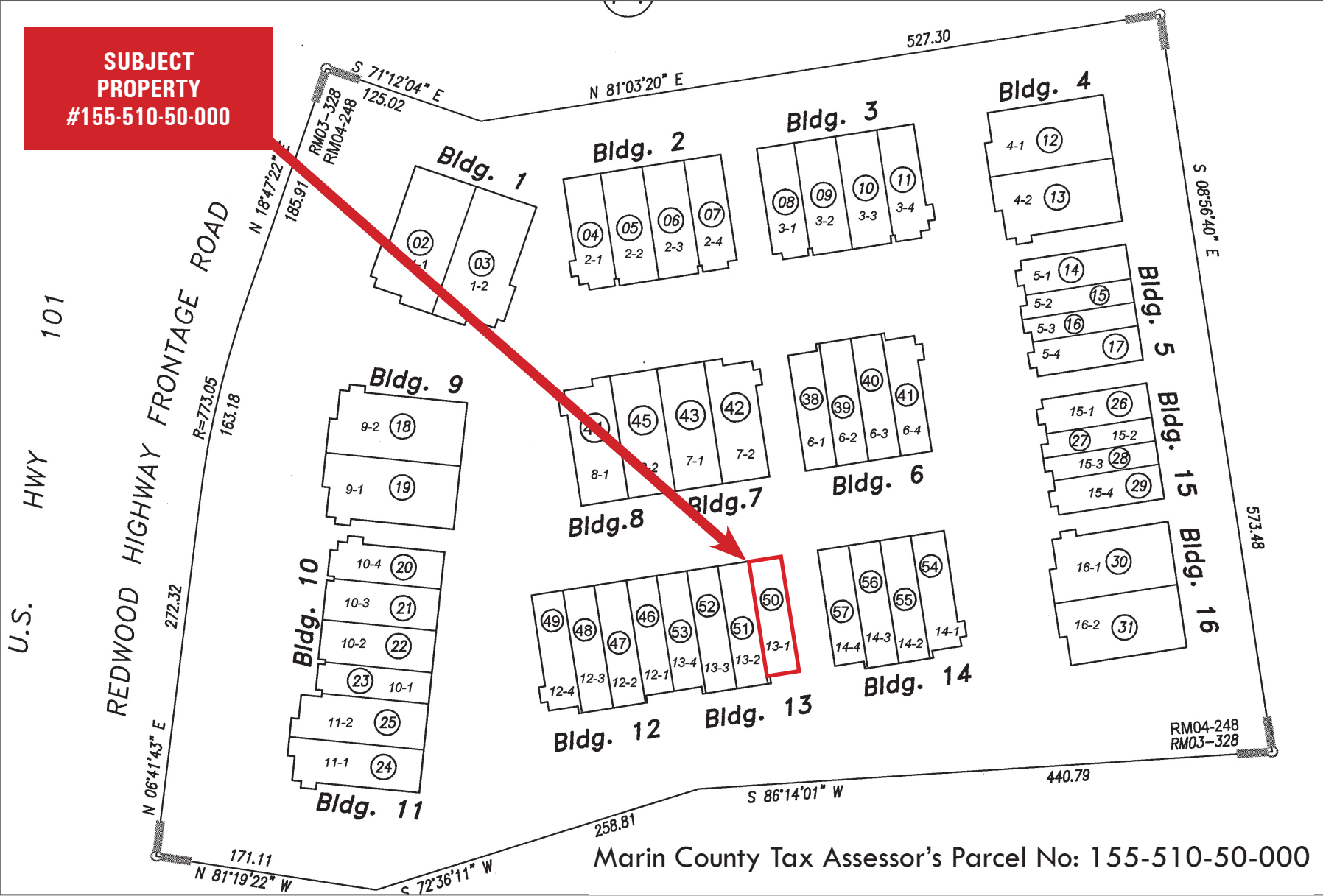




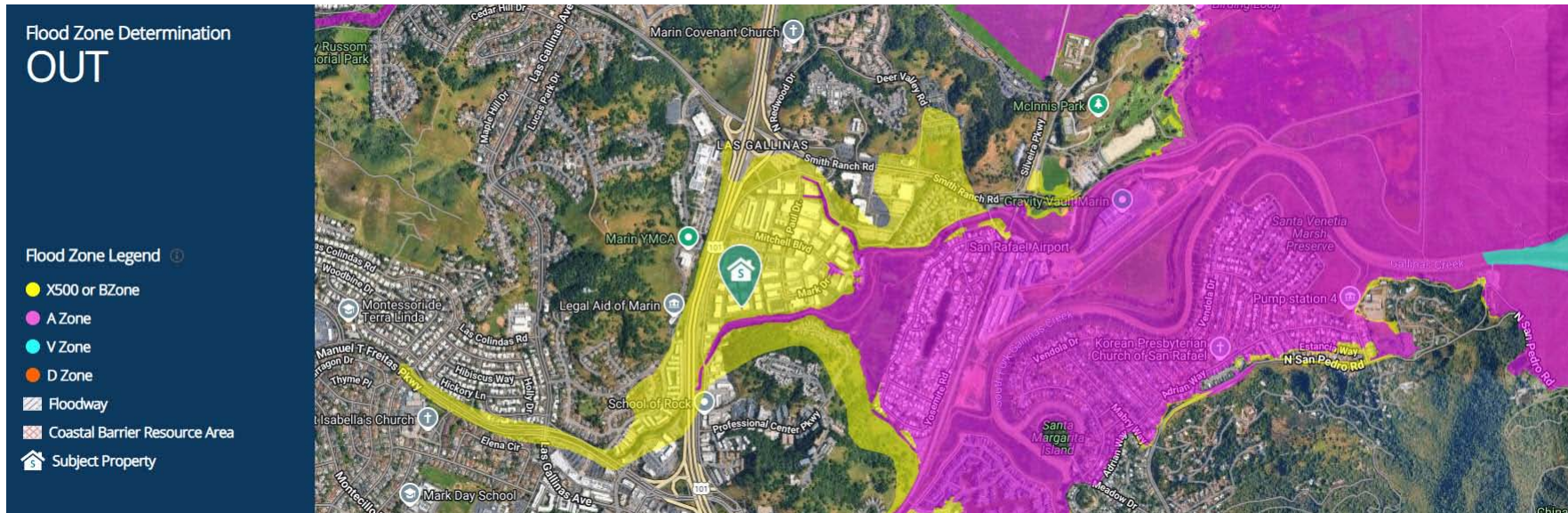
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ASSESSOR'S PARCEL MAP







SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	152 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	065058-0293E
FLOOD ZONE CODE	X500
PANEL DATE	3/16/2016
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	5/1/1984
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	In
COMMUNITY NAME	San Rafael, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A



## SBA 504 LOAN PAYMENTS ESTIMATE

<b>Property Address:</b>	<b>4328 Redwood Hwy, #100 San Rafael, CA 94903</b>
Building Acquisition Price	999,000
Improvements	0
SBA Fees (Closing Costs-Financed)	\$13,000
Total Project Cost	\$1,012,000

### Loan Structure

Bank	50%	\$499,500
SBA 504 Loan	40%	\$412,600
Borrower	10%	\$99,900

### Loan Interest Rates / Terms

	<b>Rates</b>	<b>Maturity</b>
Bank	6.25%	25 Years
SBA 504 Loan	6.37%	25 Years

### Estimated Loan Payment

	<b>Monthly</b>	<b>Annual</b>
Bank	\$3,296	\$39,541
SBA 504 Loan	\$2,753	\$33,030
<b>Total Loan Payments</b>	<b>\$6,048</b>	<b>\$72,571</b>

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
1.	SUBJECT	\$999,000	4328 Redwood Hwy #100	2,077	\$480.98
2.	7/2025	\$1,050,000	4314 Redwood Hwy, #200, San Rafael	2,446	\$429.27
3.	6/2025	\$1,794,000	4324 Redwood Hwy #100a, San Rafael	4,026	\$446.60
4.	1/2025	\$735,000	4320 Redwood Hwy #200, San Rafael	1,705	\$431.09
5.	7/2024	\$695,000	4320 Redwood Hwy #400, San Rafael	1,724	\$403.13
6.	3/2024	\$1,690,000	4328 Redwood Hwy #300 & 400, San Rafael	4,022	\$418.95

### 1. *Subject Property* San Rafael, CA 94903

Price: \$ 999,000  
 Square Feet: 2,077  
 Price Per Sq. Ft.: \$ 481



### 4. 4320 Redwood Hwy. #200 San Rafael, CA 94903

Price: \$ 735,000  
 Square Feet: 1,705  
 Price Per Sq. Ft.: \$ 431  
 Sale Date: 1/25



### 2. 4314 Redwood Hwy. #200 San Rafael, CA 94903

Price: \$ 1,050,000  
 Square Feet: 2,446  
 Price Per Sq. Ft.: \$ 429  
 Sale Date: 7/25



### 5. 4320 Redwood Hwy. #400 San Rafael, CA 94903

Price: \$ 695,000  
 Square Feet: 1,724  
 Price Per Sq. Ft.: \$ 403  
 Sale Date: 7/25



### 3. 4324 Redwood Hwy. #100a San Rafael, CA 94903

Price: \$ 1,794,000  
 Square Feet: 4,026  
 Price Per Sq. Ft.: \$ 447  
 Sale Date: 6/25



### 6. 4328 Redwood Hwy. #300 & 400 San Rafael, CA 94903

Price: \$ 1,690,000  
 Square Feet: 4,022  
 Price Per Sq. Ft.: \$ 419  
 Sale Date: 3/24





# SAN RAFAEL, CA

POPULATION  
**60,988**

MEDIAN AGE  
**42.8**

MEDIAN HOUSEHOLD INCOME  
**\$106,071**

NUMBER OF EMPLOYEES  
**30,416**

MEDIAN PROPERTY VALUE  
**\$975,500**



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