FOR SALE

54

MARK DRIVE
SAN RAFAEL, CA

Office/Warehouse for Investor/Owner-User

Higher Level Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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. 10/14/26

HIGHLIGHTS

ABUNDANT PARKING

WINDOWS ON TWO SIDES

FOUR BATHROOMS

2 ROLL UP DOORS

SHOWER & KITCHENETTE

OFFERING SUMMARY

ASKING PRICE

$1,310,540

PRICE PER SQ. FT.

$371.47

TOTAL BUILDING SQ. FT.

3,528+/-

PROPERTY INFORMATION/FEATURES

LOCATION:	54 Mark Drive San Rafael, CA 94903
APN:	155-151-37
TOTAL BUILDING SQUARE FEET:	3,528 +/- sq. ft.
TOTAL SQ. FT OF LAND:	11,969
YEAR CONSTRUCTED:	1969+/-
TYPE OF CONSTRUCTION:	Wood Frame
ROOF:	Built-up Bitumen
STORIES:	1
PARKING RATIO:	16 stalls
FIRE SPRINKLERS:	Yes
HEATING AND AIR CONDITIONING:	Yes
ZONING:	LI/O
FLOOD ZONE DESIGNATION:	X

PROPERTY OVERVIEW

This thoughtfully improved building offers a functional blend of front-facing office space and rear warehouse use. 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, a shower, and a convenient wet bar - enhancing both utility and comfort. The warehouse area is equipped with a roll-up door for efficient loading and unloading, and is powered by a robust power 400 amp/120/208 service.

54 Mark Drive is well located in a quiet, established industrial corridor in San Rafael, offering convenient access to Highway 101 and key transportation routes throughout Marin County and the greater Bay Area.

SAN RAFAEL HISTORY

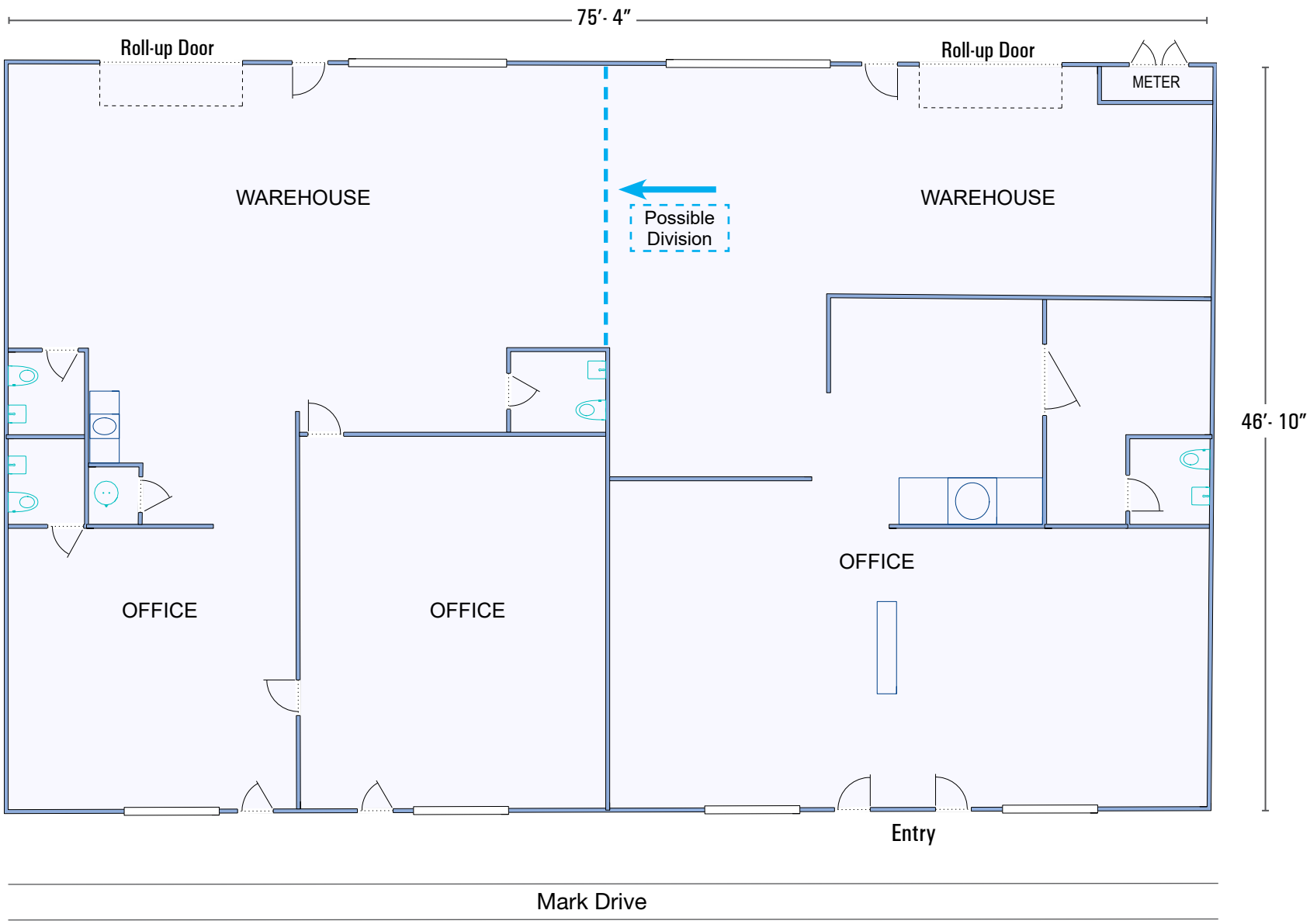
San Rafael is located 17 miles north of San Francisco. Population is 58,948 (+/-) and the median income is $81,673. San Rafael is in the center of Marin County. It boasts a wide variety of big box retail (Home Depot, Best Buy, Target) many major car dealerships, including Volkswagen, Toyota, Honda and 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.

NO PARKING

FLOOR PLAN

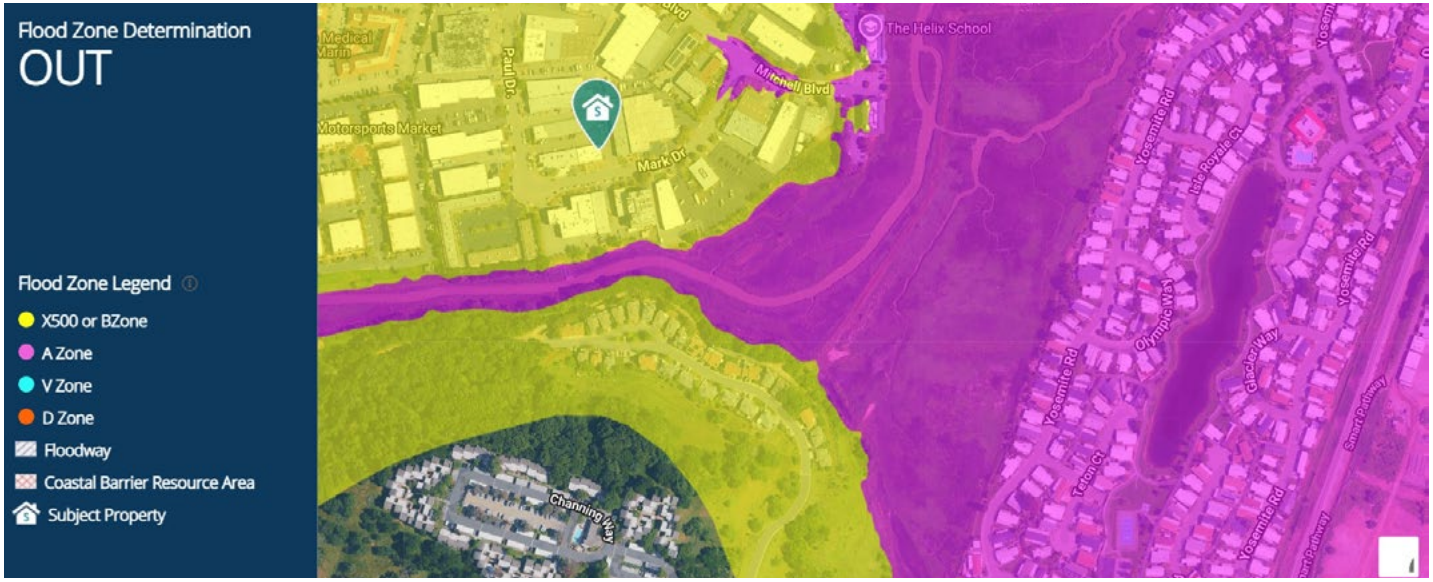


Floor Plan Not to Scale
For Illustration Only

CLICK HERE TO VIEW IN GOOGLE MAPS

Click here to View in Google Maps

ASSESSOR'S PARCEL MAP



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	264 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	Out
COMMUNITY NAME	San Rafael, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:	**54 Mark Drive San Rafael 94903**	
Building Acquisition Price	1,310,540	
Improvements	0	
SBA Fees (Closing Costs-Financed)	$18,000	
Total Project Cost	$1,328,540	

NOTE:
The cost to own this property is EQUAL to renting at only $2.18 NNN!

Loan Structure

Bank	50%	$655,270
SBA 504 Loan	40%	$542,216
Borrower	10%	$131,054

Loan Interest Rates / Terms

	Rates	**Maturity**
Bank	6.25%	25 Years
SBA 504 Loan	5.72%	25 Years

Estimated Loan Payment

	Monthly	**Annual**
Bank	$4,323	$51,872
SBA 504 Loan	$3,402	$40,816
Total Loan Payments	**$7,724**	**$92,687**

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	$1,310,540	54 Mark Drive, San Rafael	3,528	$371.47
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: $ 1,310,540
Square Feet: 3,528
Price Per Sq. Ft.: $ 371

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

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

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

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

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

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.

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