



Keegan & Coppin
COMPANY, INC.

FOR SALE

1515 4TH STREET

SAN RAFAEL'S BEST WEST END SITE



REPRESENTED BY:

MATT STORMS, PARTNER
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EXECUTIVE SUMMARY



1515 4TH STREET
SAN RAFAEL'S BEST
WEST END SITE

FOR SALE

Keegan & Coppin Company, Inc. is pleased to offer for sale this prominent downtown San Rafael site. Well known and recognized as a Westamerica retail bank branch site, the bank determined the site to be surplus real estate and is offering it for sale for the first time in over 45 years.

This offering represents the opportunity to acquire one of the most visible and underutilized sites in Downtown San Rafael making it appealing to developers and owner-users alike.

The seller intends to record at the close of escrow a 5-year deed restriction prohibiting retail banking activities on the site.

- Prominent downtown site
- West End Village zoning
- Owner-user or developer opportunity
- 55 car parking



OFFERING

Purchase price:	\$4,000,000
Lot size:	38,847 SQ FT (APPROX.)
Improvements:	4.418 SQ FT (APPROX.)

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

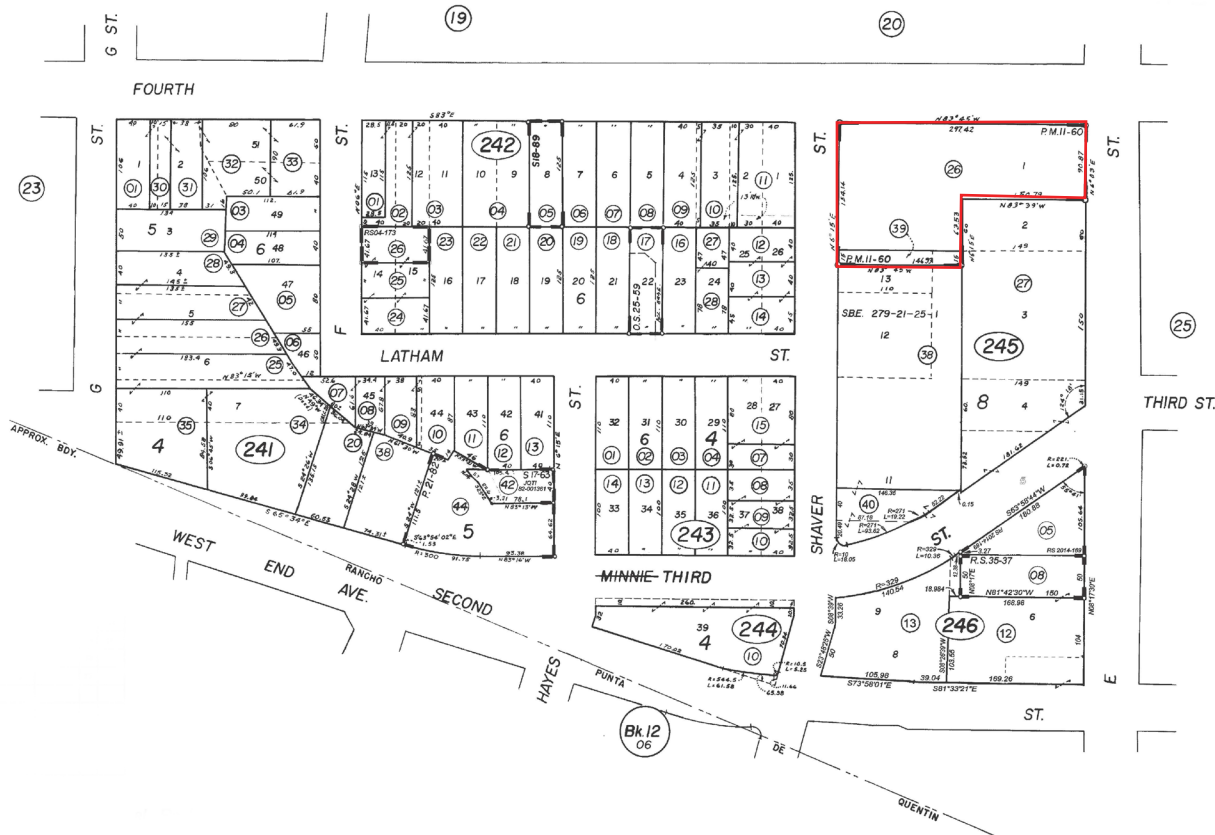


PROPERTY DESCRIPTION



1515 4TH STREET
SAN RAFAEL'S BEST
WEST END SITE

FOR SALE



PROPERTY DESCRIPTION

011-245-39
011-245-26
APNs

38,547 +/- SF
LAND SIZE

4,418 +/- SF
BUILDING SIZE

55 (12.45/1000)
PARKING STALLS

WEV
ZONING

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ZONING & DEVELOPMENT STANDARDS



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The subject property, located at the southwest corner of 4th and E Street in downtown San Rafael, is the gateway site to the West End Village zoning district of San Rafael.

The following zoning and land use summaries are taken directly from the City of San Rafael website. All interested parties should investigate directly with the San Rafael planning department.

Existing Character

The West End is an older commercial village adjacent to several neighborhoods. Small-scale shops, restaurants and small businesses along Fourth Street provide convenience goods and services to the nearby residential areas as well as specialty retail shopping opportunities for the wider San Rafael community.

Allowed Uses

Mixed-use residential development is encouraged.

The West End Village will continue to be a unique and desirable place to shop and live. A variety of goods and services is encouraged, ranging from one-of-a-kind shops, neighborhood-serving offices and services, family and youth-oriented entertainment activities, and restaurants.

Design Intent

Infill development should remain compatible with the area's historic low-scale pattern and character. New buildings will typically range from one to two (2) stories with opportunities for occasional three (3) story mixed use commercial/residential buildings which complement the older buildings in the district.

General Development Standards

Minimum Lot Size:	6,000 sq. ft.
Minimum Lot Area / Dwelling Unit:	1,000 sq. ft.
Floor Area Ratio non-residential:	.75
Max Height:	30-36 ft

Any interested developer should speak directly with the City of San Rafael as it relates to inclusionary housing requirements and possible State Density Bonus opportunities.

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LOCATION DESCRIPTION



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MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States.

Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

SAN RAFAEL

San Rafael is Marin County's central hub and most populous city. It is the seat of the county government, as well as the business and cultural center. The downtown core is a vibrant, pedestrian-friendly area with a dynamic mix of shops and restaurants. The wide variety of lively cultural events throughout the year, such as the Half-Marathon and Triathlon, the Marin County Fair, the Italian Street Painting Festival, the events hosted by the California Film Institute during the Mill Valley Film Festival, the Christmas Lighted Boat Parade and the incredibly diverse cultural activities at the Civic Center auditoriums distinguish San Rafael as the cultural heart of the county.

The concentration of city and county government services provide a keystone for activity in the county, and the easy access to transportation and major thoroughfares have cemented San Rafael's role as the point from which all County business activity radiates. With its strategic location and easy access to Highway 101 and Interstate 580, San Rafael is home to a number of growing and well-established companies; Autodesk, Inc., Fair Isaac and BioMarin, to name a few.

THE NEIGHBORHOOD

The West End neighborhood is, by definition, the west side of downtown San Rafael and serves as gateway to Ross Valley and West Marin as well as serving as a gateway to the core Downtown San Rafael area as one enters from the west. It is one of San Rafael's most charming areas featuring pedestrian friendly neighborhood commercial district surrounded by family friendly residential neighborhoods. It's surprising proximity to transit and Highway 101 allows residents convenient access to transportation while enjoying family focused suburban living.



PROPERTY PHOTOS



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ABOUT US



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FOR SALE



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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