851 Irwin St

SAN RAFAEL



Property Description

851 Irwin Street is a 29,923 square-foot, three-story office building located in the heart of San Rafael. The property offers 59 on-site parking spaces and excellent visibility with frontage along Irwin Street.

Centrally located just off Highway 101 directly across from the San Rafael Transit Center, the building provides unmatched regional connectivity. Recent capital improvements under current ownership include HVAC system upgrades with new boilers and heat pumps, enhanced security systems, and interior renovations that modernized office layouts.

Offering Summary

Sale Price:	$6,139,000
Cap Rate:	9.6%
Market Cap Rate:	13.6%
Price / SF:	$205
NOI:	$588,875
Building Size:	29,923 SF
Occupancy:	94%

Scan / Click for Offering Memorandum

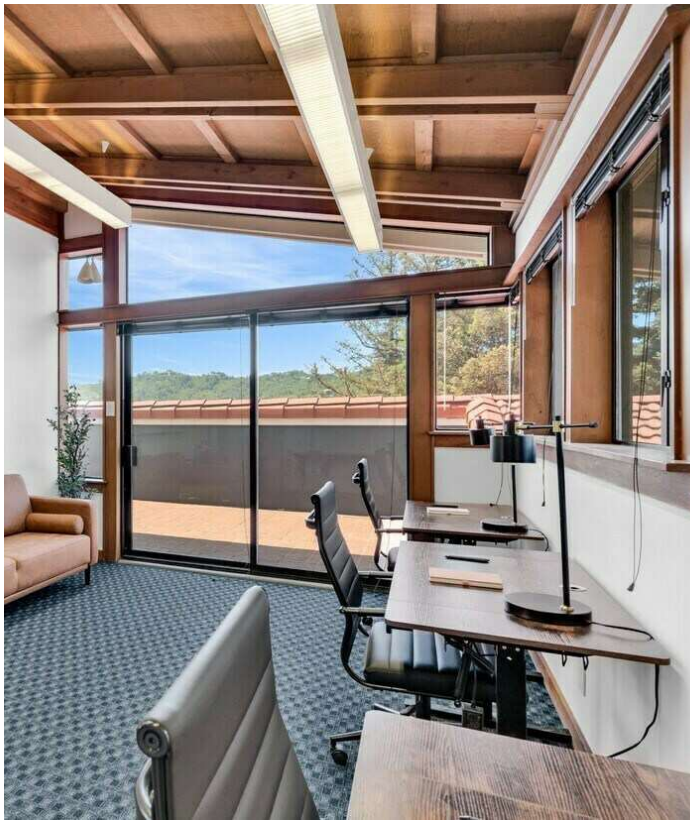
NAI NorCal

James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

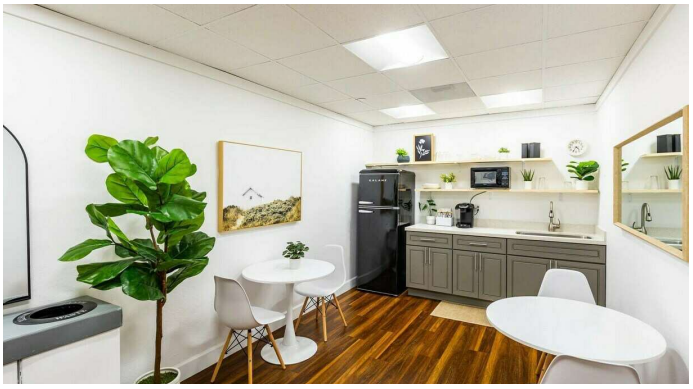
Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

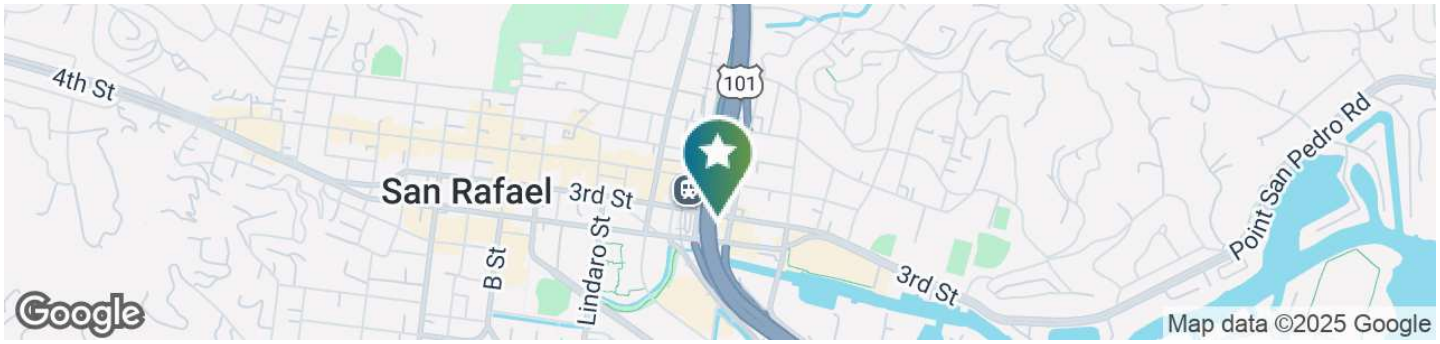
Additional Photos







Location Information



For More Information

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james@nainorcal.com
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