

Prime San Rafael location with immediate
access to Highway 101

**For Sublease:
±20,838 RSF Retail Warehouse**

**869 FRANCISCO BOULEVARD WEST
SAN RAFAEL, CA 94901**

ENGEL & VÖLKERS
COMMERCIAL

PW / PACIFIC WEST
GROUP

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Property Summary

869 FRANCISCO BOULEVARD WEST

SUBLEASE OVERVIEW

Lease Rate:	Negotiable - Contact Broker
Available SF:	20,838 SF
Lot Size:	1.07 Acres
Building Size:	+/- 20,838 SF
Current Tenant:	Ferrari of San Francisco
Occupancy Date:	12/1/2022
Sublease Remaining Term:	Through 11/30/2032 (Approx. 6.5 years), landlord willing to add terms to lease

CONSTRUCTION DESCRIPTION

Year Built:	1960 – Extensively Remodeled in 2000
Zoning Designation:	FBWC
Fire Sprinklers:	Yes
HVAC:	(6) 7 ton roof mounted heat pumps
Heating & Air Conditioning:	Yes
Allowable Uses:	Specialty retail, automotive sales / showroom, building materials, storage, fitness, grocery and bulk retail

Property Highlights

 Total Available Square Feet: 20,838 +/- sq. ft. (the owner is source, agent has not verified square footage)	 Warehouse Ceiling Height: Approx. 18 +/- ft
 Sales Floor Area: 16,508 +/- sq. ft.	 Zoning: FBWC - ("Francisco Boulevard West Commercial")
 Storage Area: 3,800 +/- sq. ft.	 Signage: Monument & Large Facade
 Office Area: 410 +/- sq. ft.	 Parking: 42 Striped Parking Spaces / Dedicated Parking Lot
 Restroom Area: 120 +/- sq. ft.	 Professional exterior with durable siding and trim treatments
 Retail Type: Bulk Retail, possible auto dealership with CUP	 Robust Concrete Flooring to withstand Fork Lifting Activities
 Power: 120/208 V 3 phase 800 amp	 Functional Office Space to Support Administrative Needs
 Warehouse Roll-up Doors: One (2) ~14' w/ ability to add two (2) additional	

Location Overview

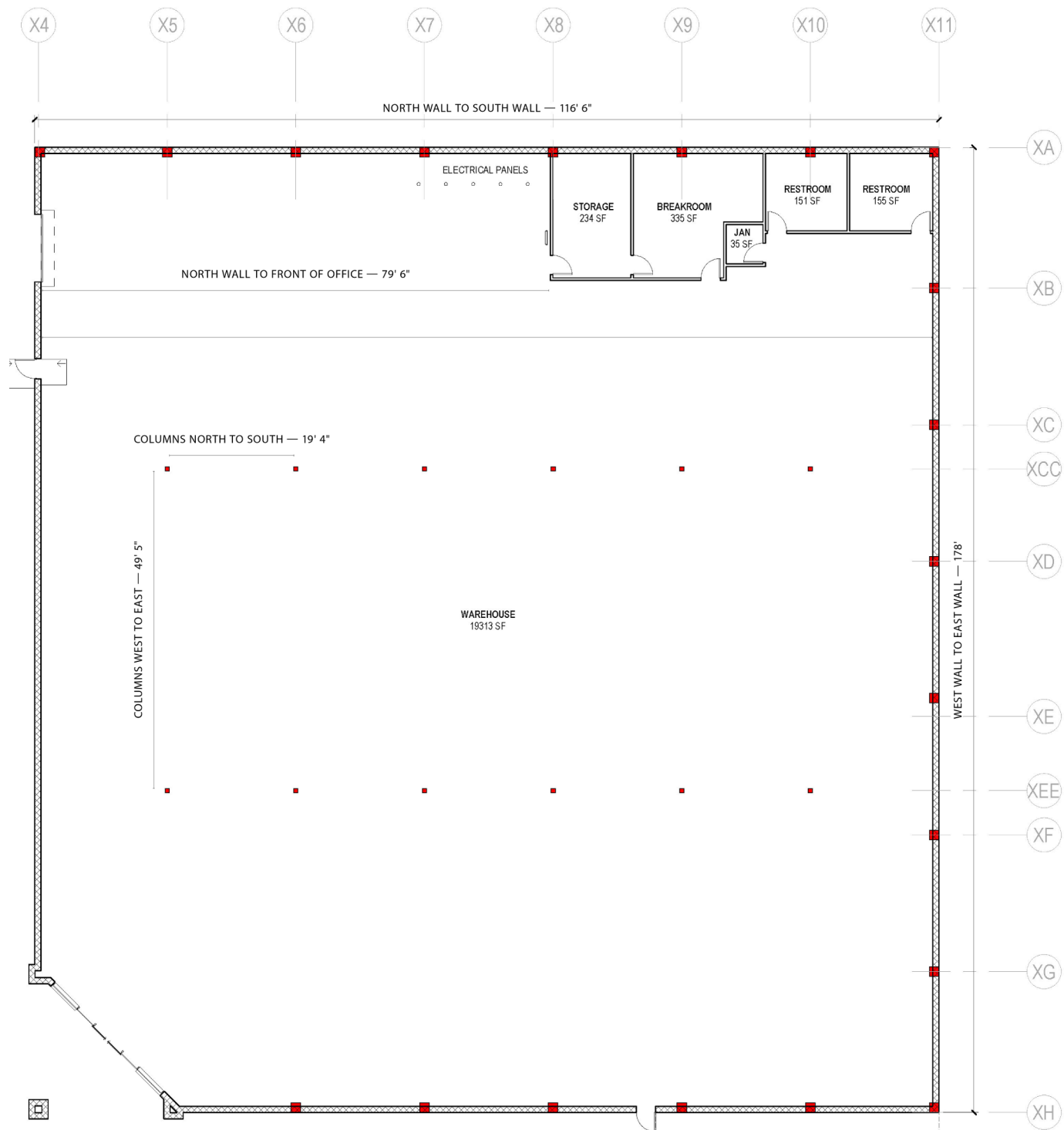
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The subject property is situated along the Francisco Blvd W corridor just south/southwest of Downtown San Rafael, which local brokers commonly group into the “West Francisco Boulevard” industrial/light industrial district just west of Hwy 101 with great visibility both north and southbound. Surrounding users along the corridor are predominantly service industrial, flex, showroom, automotive, and retail-industrial hybrid uses. Nearby points of interest include the Marin Center, McInnis Park, and the Marin Civic Center Farmers' Market. With its strategic location—a short distance from the residential area of San Rafael—and access to essential amenities, the area provides a dynamic environment for businesses seeking to thrive in the heart of Marin County's industrial and manufacturing sector.



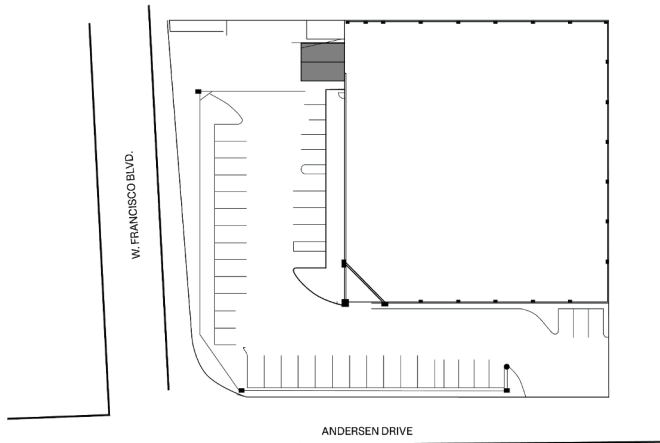
Floor Plan

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Site Plan & Additional Photos

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