

UNIT C FOR LEASE

502 Irwin St | San Rafael, CA 94901

Industrial
Lease Opportunity

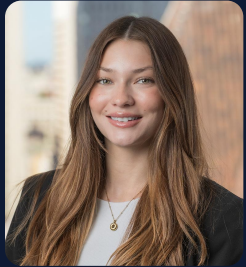
Offering Memorandum

Available Space | $\pm 6,000$ SF



MATTHEWS™

EXCLUSIVELY LISTED BY



Olivia Pierce

Associate

(628) 230-2345

olivia.pierce@matthews.com

License No. 02381475 (CA)



Belal Ahmed

Senior Associate

(925) 718-7522

belal.ahmed@matthews.com

License No. 02135621 (CA)

David Harrington

Broker of Record

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

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INVESTMENT HIGHLIGHTS

\$1.85 PSF
Lease Rate

±6,000 SF
Available Space

Property Highlights

- Three roll-up doors (two 12' doors and one 14' door)
- Fully fenced industrial property
- Industrial Gross lease (tenant responsible for utilities)
- Industrial (I) zoning allowing a wide range of industrial uses
- High visibility on Irwin Street with approximately 40,000 vehicles per day
- Convenient access to Highway 101 and Interstate 580

Space Details

- 1 restroom
- Clear Height: ±15' clear height, ±18' building height
- Loading: Three roll-up doors | Two 12' doors | One 14' door
- Power: 200A | 120/240V | Single-phase
- Parking: Ample on-site parking
- Yard: Fully fenced property



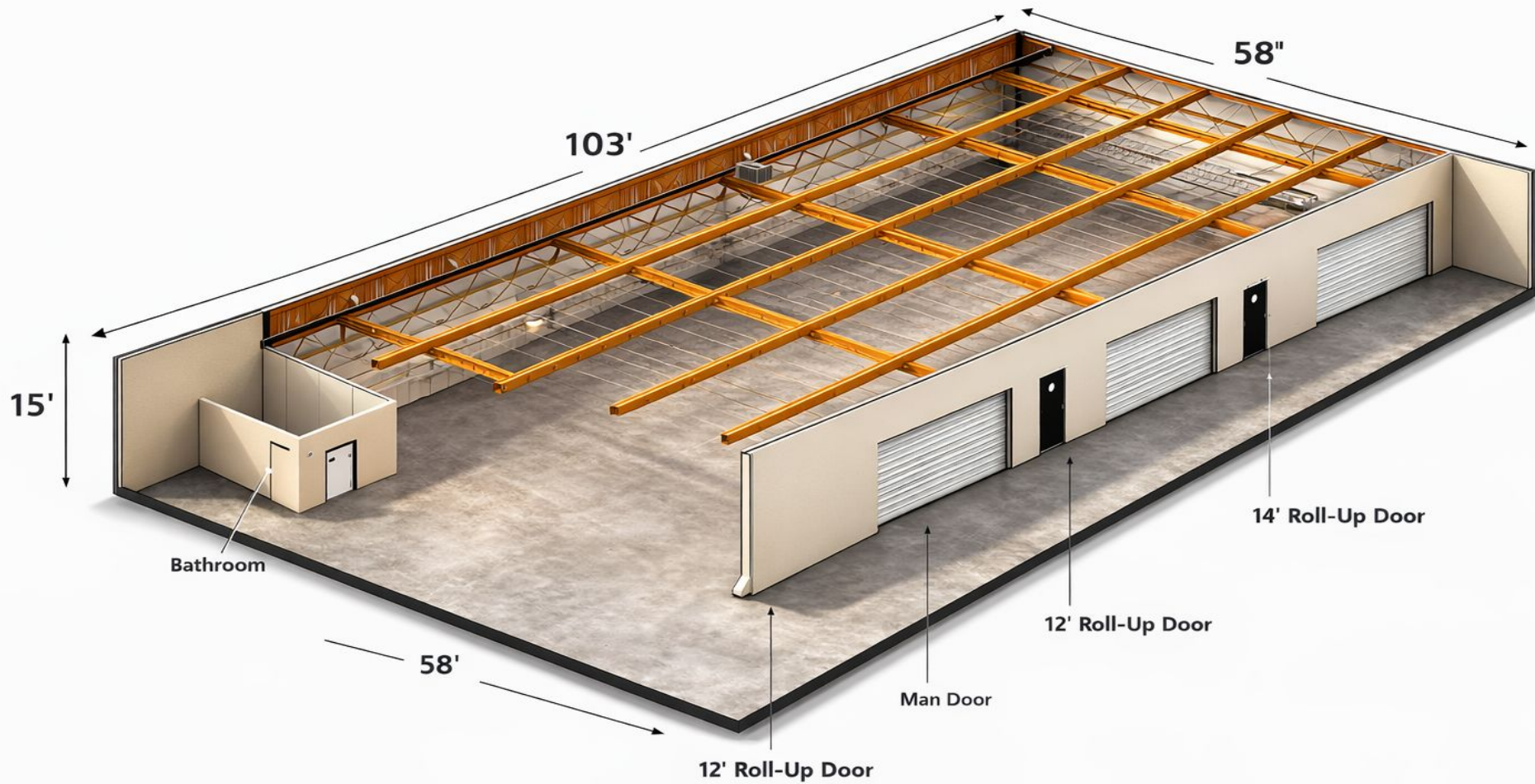
ZONING OVERVIEW

Industrial (I) Zoning – City of San Rafael

- The Industrial (I) zoning district is intended to accommodate a broad range of light and heavy industrial uses while preserving land for employment-generating industrial businesses. The district supports activities such as manufacturing, processing, distribution, storage, and contractor-related services.
 - Permitted uses include, but are not limited to:
 - Warehousing and distribution
 - Manufacturing and processing
 - Contractor shops and building trades
 - Automotive service and repair
 - Equipment sales, service, and repair
 - Commercial laundry services
 - Self-storage / mini-storage facilities
 - Public service facilities (e.g., fire stations, police stations, post offices)
 - Ancillary office or support retail that serves industrial operations
- This zoning designation is intended to preserve industrial land by limiting encroachment from unrelated commercial or office uses while allowing limited supporting services for businesses and employees within the district.



FLOOR PLAN



6,000 SF WAREHOUSE
15' Clear Height

Floor plan is for illustrative purposes only and may not be to scale. All dimensions and configurations are approximate and should be independently verified.



Downtown San Rafael



San Rafael Train Station

FedEx
Ship Center

Montecito Plaza
TRADER JOE'S
MEDICAL CENTER OF MARIN
ups
usbank

Pickle Weed Park Apartments
±32 Units

SPROUTS FARMERS MARKET
STAPLES

BEST BUY

TOYOTA MARIN **CADILLAC MARIN** **LEXUS OF MARIN**

San Rafael Bay

Valley **AND C**
Auto Body

Fairview Apartments
Complex

Sommerhill Townhomes
±39 Units

Subject Property

Audi Marin **Volkswagen Marin**

GOTELLI
PLUMBING

NAPA

JACKSON'S
100% EMPLOYEE OWNED

O'Reilly
AUTO PARTS

INTERSTATE 580

MARIN HEALTH & HUMAN SERVICES
Health, Well-being & Safety

TARGET

San Rafael Self Storage

UNITED STATES POSTAL SERVICE

THE HOME DEPOT

Marin RECYCLING CENTER
CONSERVATION — OUR EARTH. OUR MISSION. OUR JOB.

Google Earth

101

± 197,000 VPD

101

± 56,000 VPD

INTERIOR PHOTOS



FINANCIAL SUMMARY

\$1.85 PSF
Lease Rate

\$11,100
Monthly Rent

\$133,200
Annual Rent

±6,000 SF
Available Space

Property Details

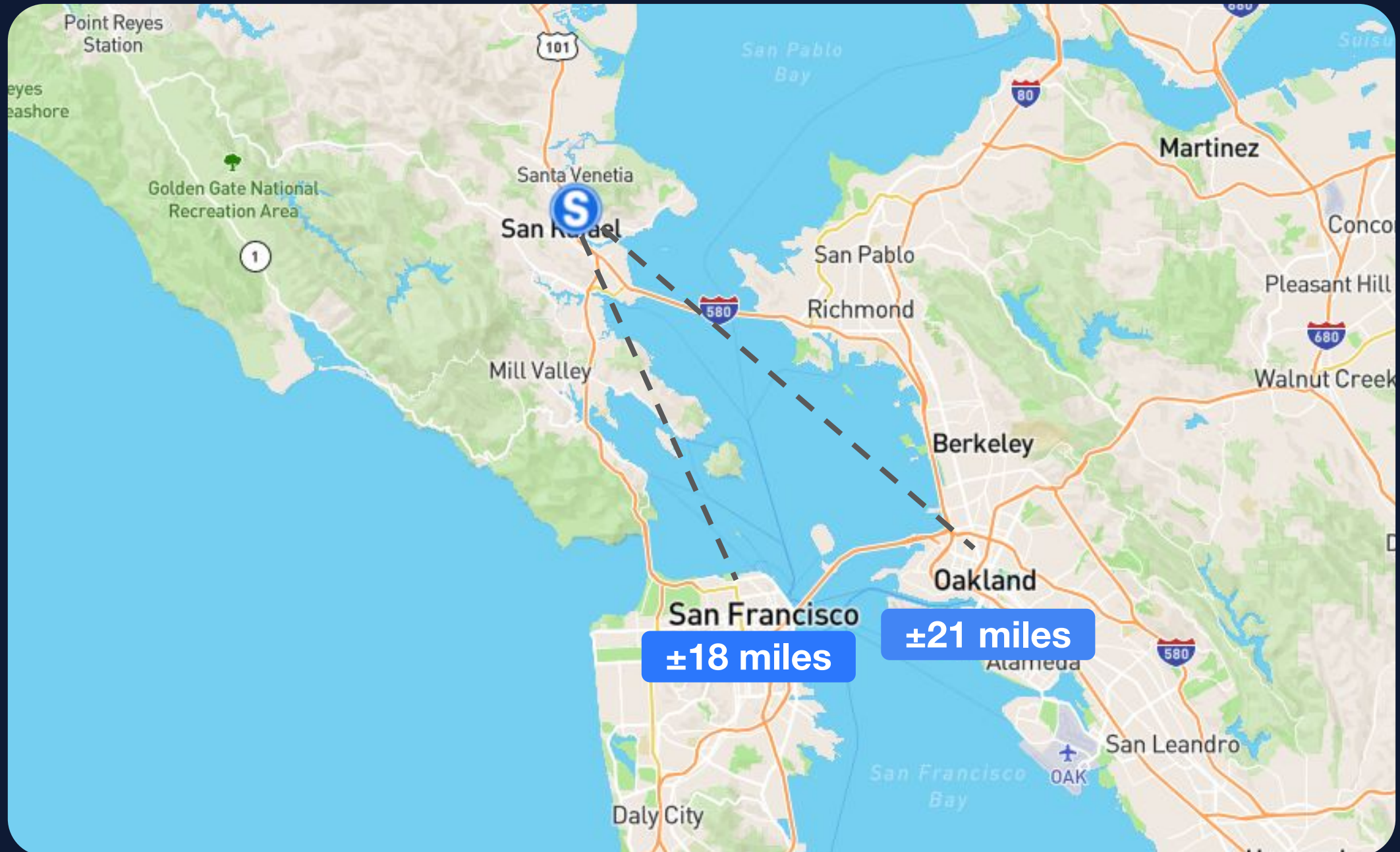
Rent	\$1.85 PSF industrial gross
Year Built	1950
Building Area	±6,000 SF available
Clear Height	15' clear, 18' ceiling
Power	200A 120/240V single-phase power
Door	3 roll up doors (2 are 12' and one is 14')
Zoning	Industrial



MARKET OVERVIEW

UNIT C

502 Irwin St, San Rafael, CA 94901



SAN RAFAEL, CA

Market Demographics

60,600
Total Population

\$109,300
Median HH Income

30,716
Employed Population

53%
Homeownership Rate

Local Market Overview

San Rafael serves as the economic and commercial center of Marin County, offering a diverse local market supported by professional services, healthcare, retail, and light industrial activity. Its central location in the North Bay and convenient access to major transportation corridors make the city an attractive hub for businesses serving both Marin County and the greater Bay Area. The community blends a historic downtown, established residential neighborhoods, and a range of commercial districts that support a stable and active local economy.

Industrial activity in San Rafael primarily consists of light industrial, distribution, and service-oriented facilities located in areas such as the Canal and North San Rafael districts. These spaces support construction services, small manufacturing operations, logistics providers, and automotive-related businesses that serve the broader Marin County region. While large-scale industrial development is limited due to geography and zoning, existing industrial properties remain important for supporting local supply chains and essential services within the community.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	21,183	84,427	151,811
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,031	32,337	60,065
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$177,540	\$228,105	\$252,557

SAN FRANCISCO, CA MSA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion

Local Market Overview

San Francisco's industrial market benefits from several structural advantages that support long-term demand and value. One of the most significant strengths is the region's high barriers to entry. Limited developable land, strict zoning regulations, and dense urban development restrict the amount of new industrial construction, which helps maintain tight supply and supports strong rental rates. Additionally, the Bay Area's diverse and innovation-driven economy—anchored by technology, biotechnology, artificial intelligence, and advanced manufacturing—creates consistent demand for industrial, flex, and research and development spaces.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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