Keegan&Coppin
COMPANY, INC.

FOR SALE

129 JORDAN STREET
SAN RAFAEL, CA

Freestanding Light Industrial Building

REPRESENTED BY:

JOHN MOHUN, AGENT
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LIGHT INDUSTRIAL BUILDING
FOR SALE

129 JORDAN STREET
SAN RAFAEL, CA

FREESTANDING LIGHT INDUSTRIAL BUILDING

PROPERTY INFORMATION

HIGHLIGHTS

- Rare Freestanding Owner-User Industrial Opportunity
- 2,986+/- SF Industrial Warehouse
- Rare Reserved Front Lot with Potential Yard Space
- Functional Warehouse with Flexible Floor Plan
- Private On-Site Parking
- Excellent Central San Rafael Location
- Easy Access to Hwy 101
- Ideal for Contractors, Service Businesses & Light Industrial Users
- Limited Marin County Industrial Inventory

DESCRIPTION

Keegan & Coppin Company is pleased to present 129 Jordan Street, a rare owner-user industrial opportunity in the heart of San Rafael's industrial district. The ±2,986 square foot warehouse offers a functional layout ideal for contractors, service businesses, light manufacturing, distribution, and a variety of other industrial users. The current tenant, Equator Coffee, occupies the space through the end of January, paying $5,216.73/month.

A standout feature of the property is its rare reserved front lot, which may be utilized as valuable yard space for vehicle parking, equipment, or material storage (buyer to verify). This type of outdoor space is increasingly difficult to find in Marin County and provides exceptional operational flexibility.

With excellent Highway 101 and Interstate 580 access, a highly desirable central Marin location, and limited industrial inventory available for purchase, 129 Jordan Street presents an outstanding opportunity for businesses looking to transition from leasing to ownership while building long-term equity.

SALE TERMS

APNs

013-072-08

Sale Price

$1,120,000

Parking

9 dedicated

Size

2,986+/- sq ft

Clear Height

16'

Zoning

LMU

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DESCRIPTION OF AREA

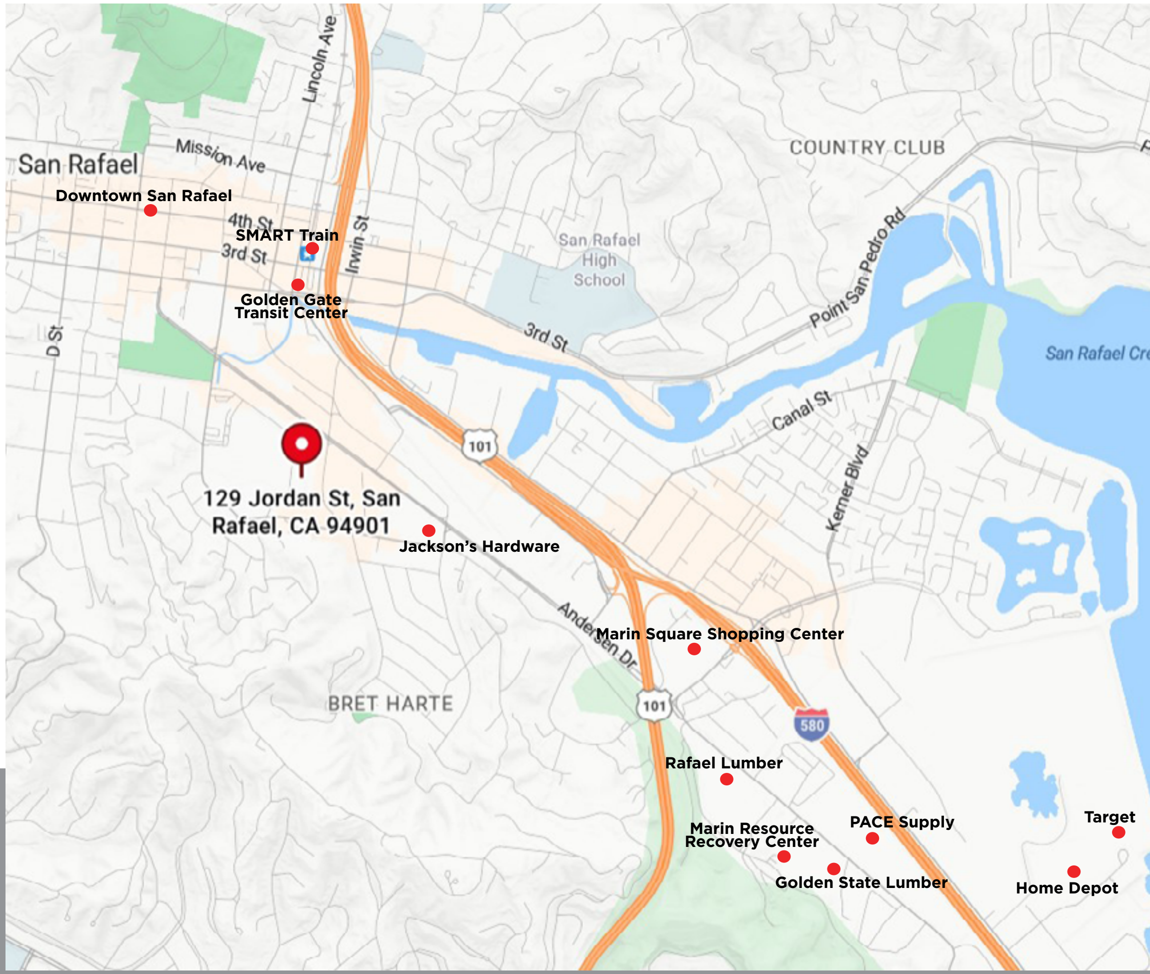
Best Central San Rafael location along the Jordan street corridor with immediate access to both Highway 101 and Interstate 580. Within close proximity to a variety of amenities including the newly renovated Marin Square Shopping Center, PACE Supply, the Marin Airporter, numerous hardware stores and lumber yards, and a variety of other shops and restaurants.

NEARBY AMENITIES

- Marin Square Shopping Center
- Home Depot
- Target
- Marin Resource Recovery Center
- Rafael Lumber
- Golden State Lumber
- PACE Supply
- Jackson's Hardware

TRANSPORTATION ACCESS

- Hwy 101 (.7 miles)
- Interstate 580 (1.1 miles)
- Marin Airporter (1.6 miles)
- SMART Train (.9 miles)
- Golden Gate/Marin Transit (1.0 miles)



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PERSPECTIVE FINANCING SCENARIO

129 JORDAN STREET
SAN RAFAEL, CA

FREESTANDING LIGHT
INDUSTRIAL BUILDING

SBA 504 Loan Proposal

129 Jordan Street, San Rafael, CA

Purchase price	$1,120,000
Improvements	$0
Interim loan fees	$0
SBA 504 loan fees	$16,000
Total Project Costs	**$1,136,000**

Loan Structure

Bank	50%	$560,000
SBA 504 2nd Mortgage	40%	$464,000
Cash Down payment	10%	$112,000
Total Project with Fees	**100.00%**	**$1,136,000**

90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
1st Mortgage	$ 560,000	6.50%	10 Yrs	25 Yrs	$ 3,781	$ 45,374
SBA 504 2nd Mortgage*	$ 464,000	6.17%	25 Yrs	25 Yrs	$ 3,038	$ 36,456
Total Financing	**$ 1,024,000**				**$ 6,819**	**$ 81,829**

Notes

- Bank rate, terms and fees are estimated and will vary depending on bank loan approval terms.
- SBA 504 fees of 2.65% plus legal fee of $3,500-$5,500 are financed into the SBA 504 loan.
- SBA 25 year 504 rate as of July 2026 is 6.17%. Actual SBA 504 rate is determined at time of SBA 504 debenture sale. The SBA 504 loan typically funds approximately 60 days after the close of escrow or completion of construction, whichever is later.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs are typically paid out of pocket by the loan applicant.

Bay Area Development Company

For more information please contact:

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