

# RINGSEIS DESIGNS

NO PARKING  
2AM-6  
ANYT  
30 MIN  
PARKING  
9AM-6PM  
EXCEPT HOLIDAYS

PICTURE FRAMING  
ART GALLERY

PICTURE FRAMING  
ART GALLERY

OPEN

PRICE REDUCTION: ±1,825 SQUARE FOOT BUILDING FOR SALE

# 1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA

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Lic #01393059



# 1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA

## PROPERTY HIGHLIGHTS

1824 Sir Francis Drake Blvd offers the opportunity to purchase a  $\pm 1,825$  SF freestanding commercial building with an incredible downtown Fairfax location. The building features  $\pm 22'$  of frontage along Sir Francis Drake Blvd, which has healthy, consistent daily pedestrian & car traffic (33,000 ADT). The front of the building has a retail/showroom area, and the rear has a large work area, small office, kitchenette, and restroom. The back of the building also opens to a gated, raised, outdoor patio.

- High-visibility and excellent signage opportunities
- Great owner user opportunity with 10% down
- Zoning: CC (zoning also allows future 2nd floor residential development)
- Price: \$1,150,000
- Located on  $\pm 0.06$  AC
- Outdoor patio in back of property
- Directly adjacent to large free public parking lot
- Built in 1940
- APN: 001-22-640





# 1824 SIR FRANCIS DRAKE BLVD

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**1824** SIR FRANCIS DRAKE  
BOULEVARD

FAIRFAX, CA



# 1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA

## AMENITIES MAP

**1824 SIR FRANCIS DRAKE  
BOULEVARD**

FAIRFAX, CA

### FOOD/BEVERAGE



1. The Coffee Roastery
2. Fairfax Scoop
3. Sorella Caffè
4. Salt-N-Pepper Sandwich & Grill
5. M & G Burgers & Beverages
6. Amélie Café and Wine Bar
7. Java Hut
8. Mauro's Pasta
9. Bah Mi Ba
10. Wu Wei Tea Temple

### RETAIL



11. Fairfax Lumber and Hardware
12. Emma's Shop
13. Conifer
14. Rino Service Station
15. California Cowboy

### GROCERY/DRUG STORE



16. Fairfax Market
17. Good Earth Natural Foods
18. 7-Eleven

### ENTERTAINMENT



19. Marin Museum of Bicycling
20. Fairfax Theater

### LEGEND



Bus Stop



# 1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA





## SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)  
 Property Address: [1824 Sir Francis Drake Blvd, Fairfax](#)  
 Date Prepared: [4/4/2025](#)

### Project Details

Purchase Price	\$1,150,000	Property Address	1824 Sir Francis Drake Blvd, Fairfax
Improvements		Building Size (s.f.)	1,825
		Price Per Sq. Ft.	\$630.14
<b>Total Project Cost</b>	<b>\$1,150,000</b>		

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$575,000	6.25%	25	25	\$3,793
SBA (2nd)*	40%	\$475,000	6.24%	25	25	\$3,130
Down Payment	10%	\$115,000				
* Includes financed SBA fee of \$15,000						
<b>Total Monthly Payment</b>						\$6,924
<b>Total Payment PSF</b>						\$3.79

### Monthly Ownership Costs

Mortgage Payments	\$	6,924
Insurance & Property Tax	\$	1,246
<b>Total Monthly Cash Outlay:</b>	<b>\$</b>	<b>8,169</b>
Average Principal Paydown Benefit:	\$	(1,501)

### Out of Pocket Costs

Down Payment	\$115,000
Estimated Bank Fees	\$4,313
Appraisal & Environmental Reports	\$5,400

<b>Total Effective Monthly Costs:</b>	<b>\$</b>	<b>6,668</b>	<b>Total Out of Pocket Costs</b>	<b>\$124,713</b>
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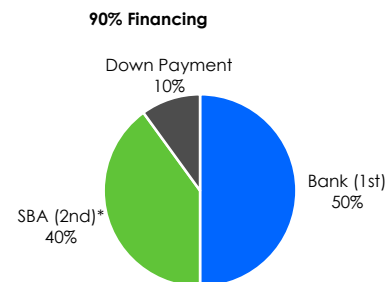
### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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