

3060

KERNER BLVD
SAN RAFAEL, CALIFORNIA

3060 KERNER BLVD

LEASED MULTI-TENANT
WELL MAINTAINED INDUSTRIAL INVESTMENT

Brian Foster
Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462



Executive Summary

Leased Multi-Tenant Investment

Cushman & Wakefield is pleased to exclusively present for sale 3060 Kerner Blvd, San Rafael, California.

This is the first time 3060 Kerner Boulevard has been on the market in 50 years.

100% leased multi-tenant, single story industrial building with ample off-street parking.

Building construction is concrete tilt-up with grade level roll up doors with office/retail along Kerner Boulevard.

The property has been well maintained with a pride of ownership for decades.

The property is minutes from US 101 & Interstate 580.



25,963 SF
Building Size



\$7,970,000
Price



6%
Cap Rate



PROPERTY OVERVIEW

BUILDING INFORMATION

Address	3060 Kerner Blvd, San Rafael, CA
Price	\$7,970,000
Year Built	1971
Seismic Retrofit	2002
Building Size	± 25,963 SF
Lot Size	1.44 Acres
Sprinklered	Fully Fire Sprinklered
Number of Stories	1
Parking	62 Spaces
Current Use	Light Industrial & Office
APN	009-121-19
Zoning	LI/O - Light Industrial/Office
Construction	Concrete Tilt-Up
% Leased	100%
Number of Tenants	10



INVESTMENT HIGHLIGHTS



OPPORTUNITY

- Rare small-bay industrial leased investment for sale in Marin County.
- Multi-tenant configuration with long history of low or no vacancy.
- Suite sizes vary from 944 SF up to 3,645 SF, which fit the demands of small tenants and the limited supply of the San Rafael industrial market.
- Building is sprinklered.



FINANCIALS

The tenants at 3060 Kerner Blvd are on staggered leases. The modified net lease structure provides for a base year for property taxes and insurance pass throughs. Tenants pay a common area maintenance fee in addition to base year pass through expenses.



LIMITED SUPPLY

San Rafael's limited supply of small-bay light industrial provides stability and consistent revenue with low ongoing tenant improvement costs to re-lease space when it becomes available.



BUILDING LOCATION

Ideally situated on Kerner Blvd, the property is exceptionally well positioned to serve local businesses—providing strong demand. Easy access to the East Bay over the Richmond/San Rafael bridge, Larkspur Landing and Southern Marin and minutes to downtown San Rafael.



WELL MAINTAINED BUILDING

- Pride of ownership for over 50 years. The property has been well maintained.
- In 2021 the roof was re-coated with a silicon top coat.
- Parking lot was resealed for \$18,650 in 2025.

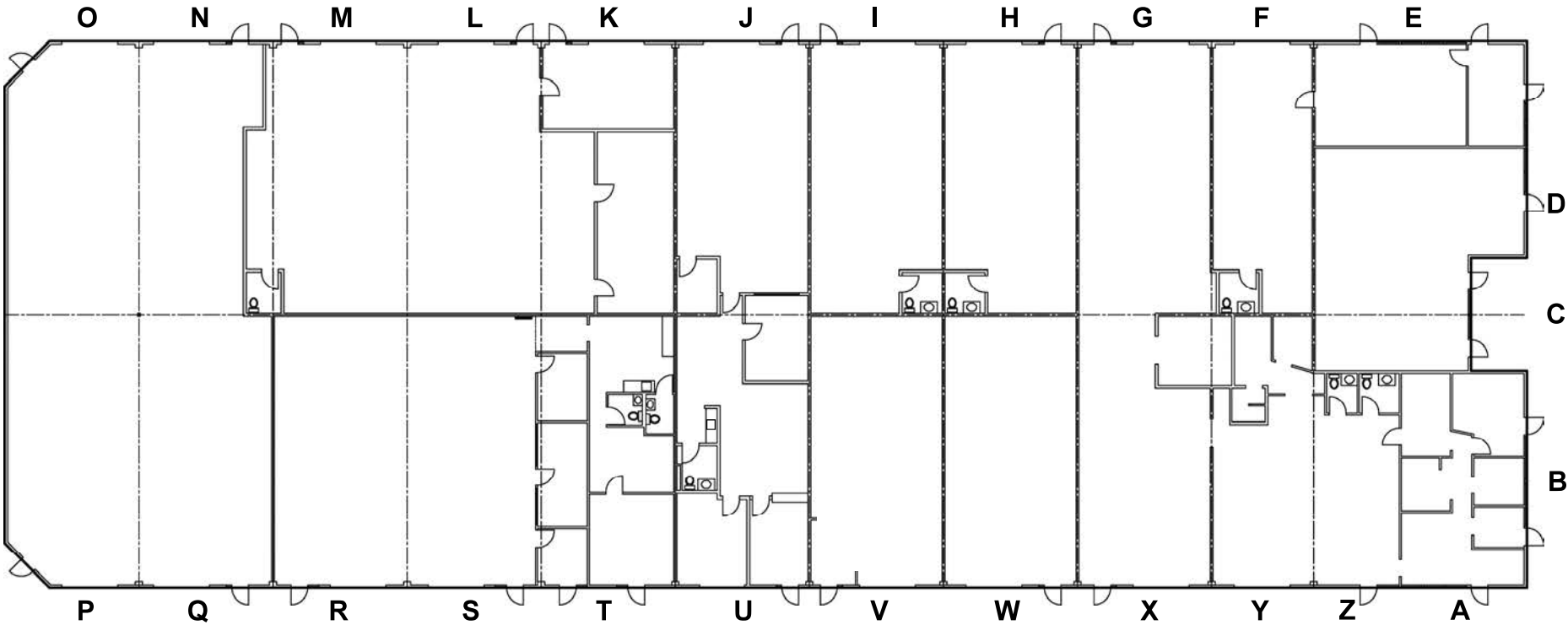
3060 KERNER BLVD

PARCEL MAP



009-121-19

Floor Plan



KERNER BLVD

INVESTMENT HIGHLIGHTS

RENT ROLL

Suite	Type	Tenant	Size	Rent PSF	Monthly Rent	Annual Rent	Lease Expiration
Suite A, B	Office	Bonner & Bonner	944	\$1.69	\$1,600	\$19,200	MTM
Suite C, D	Restaurant	Los Palillos	1,318	\$2.67	\$3,525	\$42,300	9/30/2027
Suite E, F	Office/Warehouse	Sperling	1,599	\$1.80	\$2,884	\$34,608	4/30/2028
Suite G	Warehouse	Sperling	1,152	\$1.75	\$2,016	\$24,192	5/31/2026
Suite H, W	Warehouse	Segura	2,305	\$1.80	\$4,150	\$49,800	5/31/2027
Suite I	Office/Warehouse	Mariani Electric	1,152	\$1.50	\$1,725	\$20,700	9/30/2027
Suite K, L, M	Office/Warehouse	Sperling	3,645	\$1.75	\$6,380	\$76,560	2/28/2026
Suite N, O, P, Q	Office/Warehouse	Jitendra Darling	4,379	\$1.80	\$7,880	\$94,560	2/28/2026
Suite R, S, T	Office/Warehouse	Mediterranean Colors	3,457	\$1.80	\$6,225	\$74,700	9/30/2028
Suite U, J	Office/Warehouse	UPC, Inc.	2,305	\$1.77	\$4,085	\$49,020	12/31/2027
Suite V	Warehouse	Segura	1,050	\$1.75	\$1,838	\$22,056	7/31/2027
Suite X	Warehouse	Marin Ace	1,152	\$1.90	\$2,190	\$26,280	9/30/2027
Suite Y, Z	Office/Warehouse	ITG Communications	1,403	\$1.96	\$2,750	\$33,000	10/31/2025
TOTAL			25,861	\$1.84	\$47,248.00	\$566,976.00	

2024 EXPENSES

Repairs & Maintenance	\$19,225.52
Property Insurance	\$16,706.26
Security & Fire Protection	\$1,490.74
Common Area Repairs & Maintenance	\$5,216.43
Water	\$5,604.25
Repairs & Maintenance	\$5,447.50
Property Management	\$22,500.00
Property Taxes	\$44,101.13
Total Operating Expenses	\$120,291.83

INCOME

Gross Rent	\$566,976.00
Reimbursement of OPEX	\$31,537.00
Adjusted Gross Income	\$598,513.00
NOI	\$478,220.90





SAN RAFAEL

INDUSTRIAL SUBMARKET OVERVIEW

Located in one of the Bay Area's most desirable enclaves, this San Rafael commercial property offers a rare opportunity to invest in the strength and stability of Southern Marin's commercial real estate market. With demand holding firm and average rents exceeding \$1.92 NNN per square foot, this asset is well-positioned to benefit from ongoing interest in premium suburban light industrial and office spaces. Marin's exceptional quality of life, affluent demographics, and proximity to San Francisco make it a magnet for high-value tenants seeking both convenience and prestige. In a market where well-located properties are in limited supply, this offering stands out as a compelling investment in one of Marin's most desirable communities.

6.4%

NORTH BAY
INDUSTRIAL
VACANCY RATE

3.2%

SAN RAFAEL
INDUSTRIAL
VACANCY RATE

\$1.92 NNN

SAN RAFAEL AVG
ASKING RATE PSF
PER MONTH



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