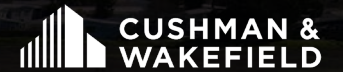


WAREHOUSE FOR SALE

7-11 MARK DRIVE

SAN RAFAEL, CALIFORNIA



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Executive Summary

Cushman & Wakefield is pleased to exclusively present 7-11 Mark Drive, a freestanding concrete tilt up warehouse building in San Rafael's Northgate Industrial Park, offered for sale to both owner/users and investors.

Known as "Mark Drive Studios," this $\pm 7,330$ SF single story building has been thoughtfully improved over time, featuring 25 individual studio suites, a gallery space, shared amenities, and a private garden patio a rare combination of character and functionality in Marin County's supply constrained industrial market.

The property can be delivered vacant by October, providing an owner/user with occupancy of the entire building, or stabilized as an income producing investment with existing tenancy in place. With a net income of approximately \$138,159 and a gross income of \$191,176, the asset offers a compelling return profile at the current asking price of \$2,400,000.

Located 22 miles from San Francisco with direct access to US-101 and HWY 37, 7-11 Mark Drive offers the accessibility of a well positioned Marin industrial asset with the character and versatility of a creative studio campus.



\$2,400,000
ASKING PRICE



\$138,159
NET INCOME



$\pm 7,330$ SF



**OWNER-USER
OR INVESTOR**



Property Overview

ADDRESS	7-11 Mark Drive, San Rafael, CA 94903
YEAR BUILT RENOVATED	1969 2005
APN#	155-161-24
NET RENTABLE AREA (RSF)	±7,330 SF
LOT SIZE	±16,023 SF (0.37 ACRES)
NUMBER OF STORIES	1
PARKING	Abundant On-Site
ZONING	LI/O - Light Industrial/Office
GRADE LEVEL DOORS	4
CONSTRUCTION TYPE	Concrete Tilt Up
HVAC	Throughout
SKYLIGHTS	14
FIRE SPRINKLERS	Throughout
CLEAR HEIGHT	13'

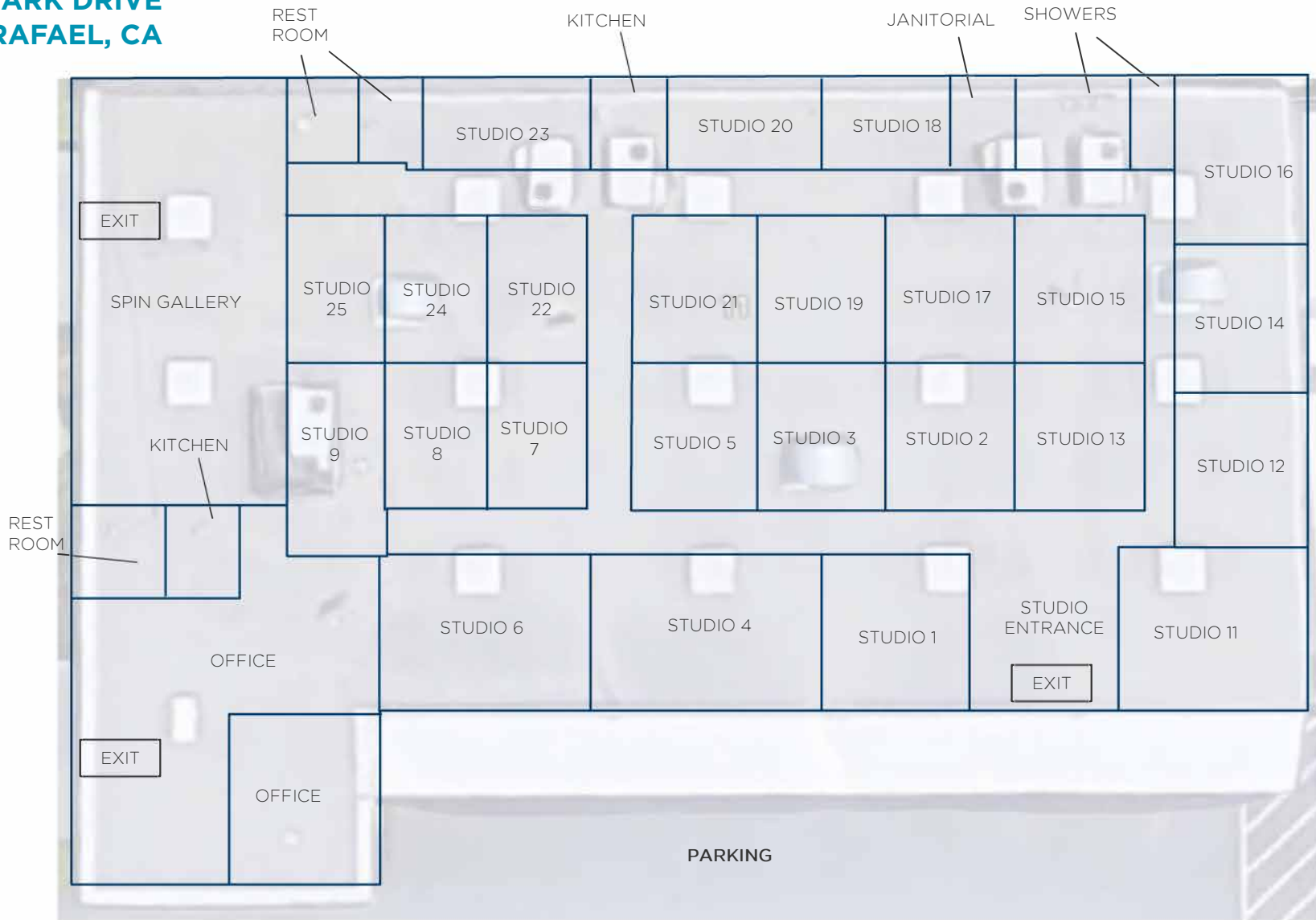


Property Photos



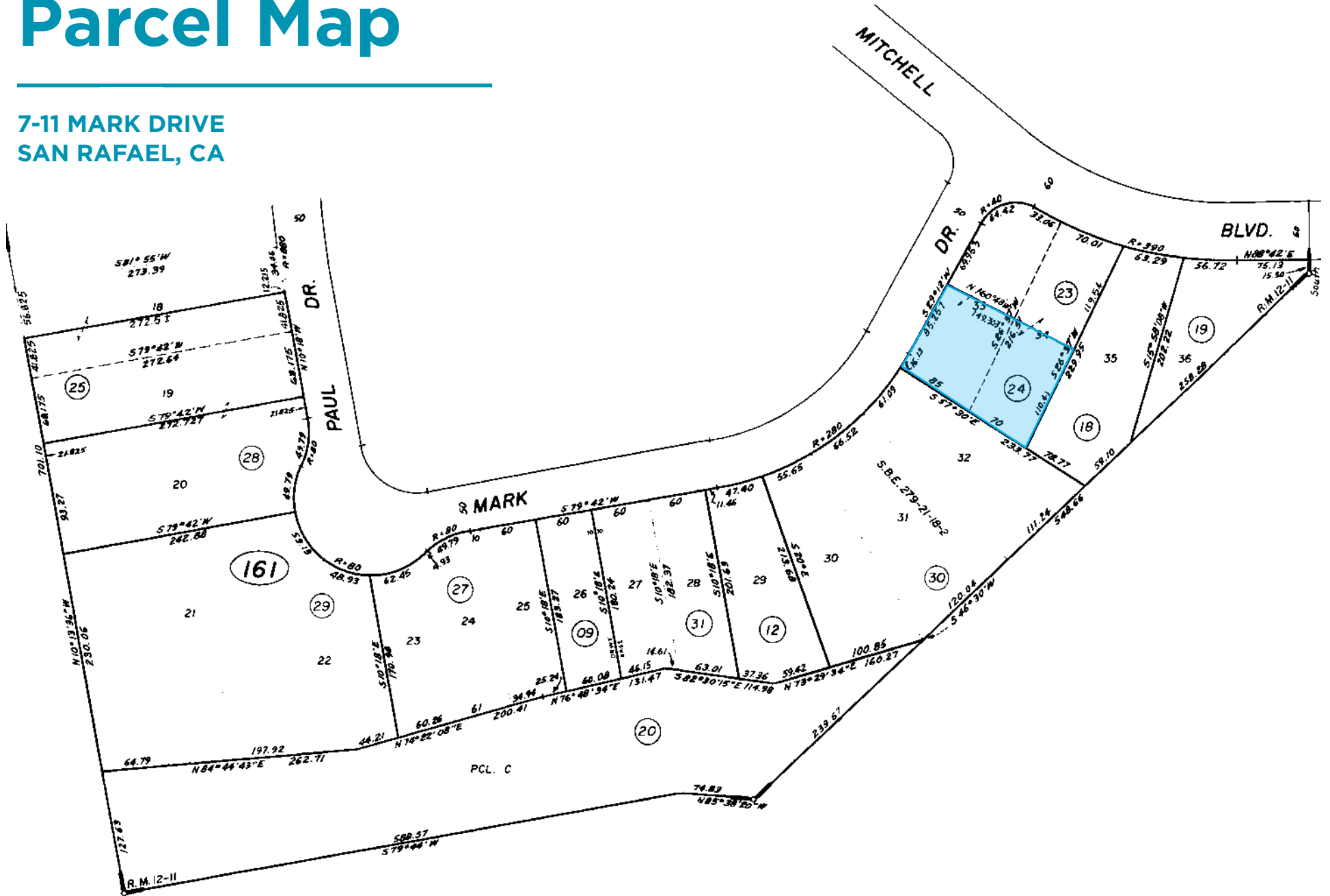
Floor Plan

7-11 MARK DRIVE
SAN RAFAEL, CA



Parcel Map

7-11 MARK DRIVE
SAN RAFAEL, CA



APN # 155-161-24

Debt Service



SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [7-11 Mark Dr, San Rafael](#)
 Date Prepared: [4/14/2026](#)

Project Details

Purchase Price	\$2,400,000	Property Address	7-11 Mark Dr, San Rafael
Improvements		Building Size (s.f.)	7,330
		Price Per Sq. Ft.	\$327.42
Total Project Cost	\$2,400,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$1,200,000	6.25%	25	25	\$7,916	
SBA (2nd)*	40%	\$990,000	5.95%	25	25	\$6,348	
Down Payment	10%	\$240,000					
* Includes financed SBA fee of \$30,000							
						Total Monthly Payment	\$14,264
						Total Payment PSF	\$1.95

Monthly Ownership Costs

Mortgage Payments	\$	14,264
Insurance & Property Tax	\$	2,700
Total Monthly Cash Outlay:	\$	16,964
Average 5YR Principal Paydown Benefit:	\$	(3,622)
Total Effective Monthly Costs:	\$	13,343

Out of Pocket Costs

Down Payment	\$240,000
Estimated Bank Fees	\$12,000
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$257,400

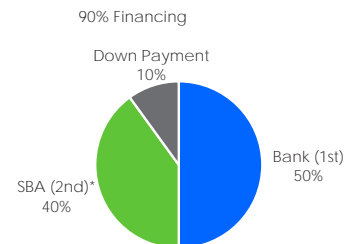
Assumptions

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 2.65% 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 1% of bank loan amount.
- Insurance & Property Tax estimated at 1.35% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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Confidential Offering Memorandum Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 7-11 Mark Drive, San Rafael, CA (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Alexander Development Group (“Seller), or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Seller. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Seller guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Seller guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Seller. Seller expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Seller shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. Seller has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Seller. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Seller and all parties approved by Seller and may be used only by parties approved by Seller. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.