

1824

SIR FRANCIS DRAKE
FAIRFAX, CALIFORNIA

RINGSEIS DESIGNS

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

PICTURE FRAMING
ART GALLERY

PICTURE FRAMING
ART GALLERY

OPEN

BOUTIQUE COMMERCIAL BUILDING

FOR SALE - OFFERING MEMORANDUM

ASKING PRICE: \$1,050,000

 CUSHMAN &
WAKEFIELD

TABLE OF CONTENTS:

- 1 Executive Summary
- 2 Property Overview
- 3 Location Overview

CONTACT:

Brian Foster

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #: 01393059



Executive Summary

Rare Downtown Fairfax Commercial Ownership Opportunity

Cushman & Wakefield is pleased to present the opportunity to acquire a rare freestanding commercial property in the heart of Downtown Fairfax, California. Located at 1824 Sir Francis Drake Blvd, the approximately $\pm 1,825$ SF property offers a distinctive opportunity to own a highly visible commercial building in the center of one of Marin County's most established and vibrant small-town downtowns.

The property features approximately ± 22 feet of frontage along Sir Francis Drake Blvd, providing excellent visibility and signage opportunities. The building is presently configured with a retail showroom, large work area, private office, and outdoor patio area, offering a flexible layout suitable for a variety of commercial uses.

Located directly among Fairfax's restaurants, coffee shops, USPS and other business services, the property benefits from a walkable downtown setting with public transportation immediately in front of the building. The Central Commercial (CC) zoning allows for a variety of potential uses, subject to confirmation with the Town of Fairfax.

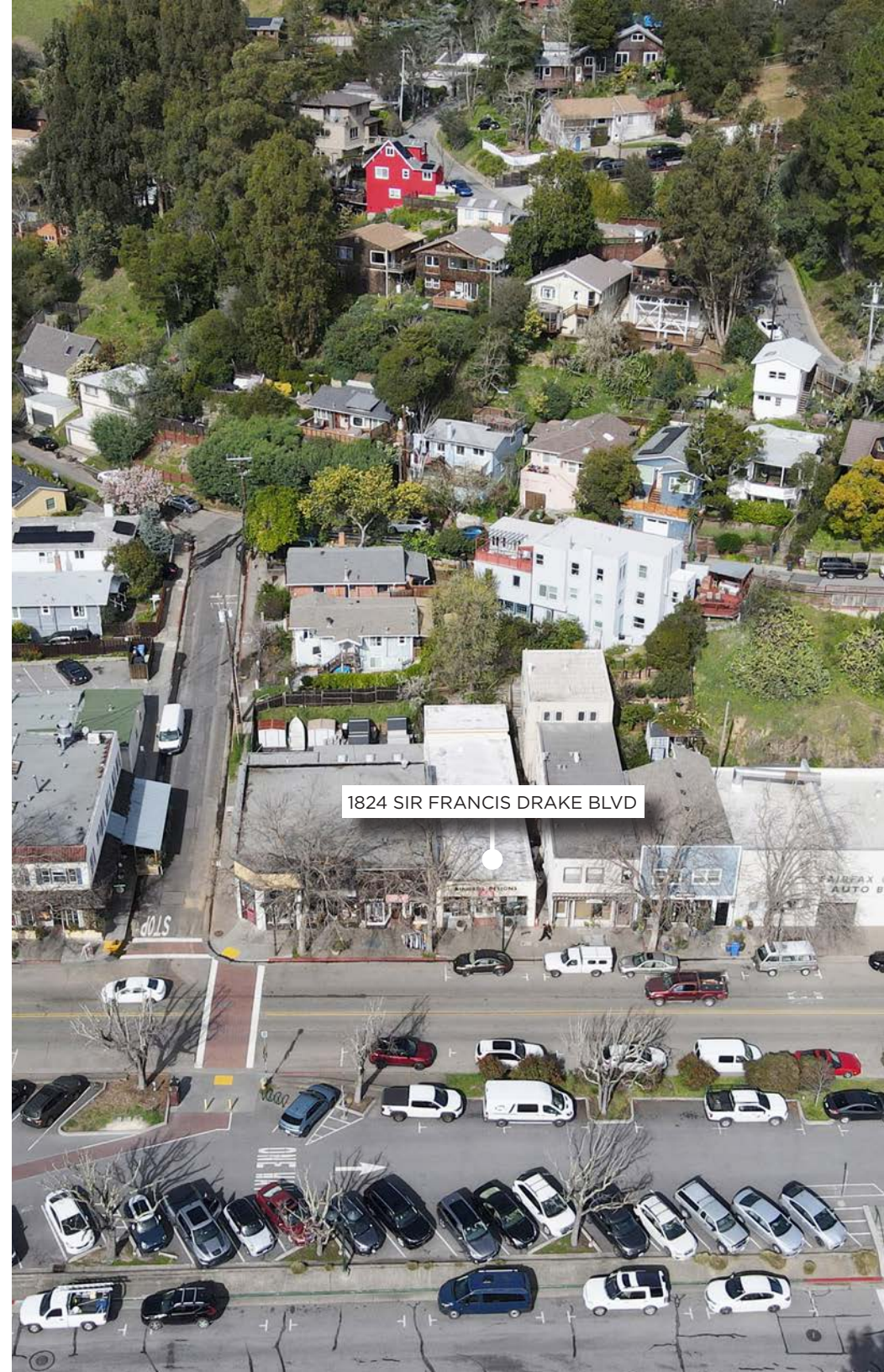
The opportunity to own a freestanding commercial building in Downtown Fairfax is uncommon. The property offers flexibility for an owner-user seeking a distinctive location for its business, as well as potential appeal to an investor looking for a well-located commercial property.



\$1,050,000
Asking Price



SBA FINANCING
with 10% Down



PROPERTY OVERVIEW

BUILDING INFORMATION

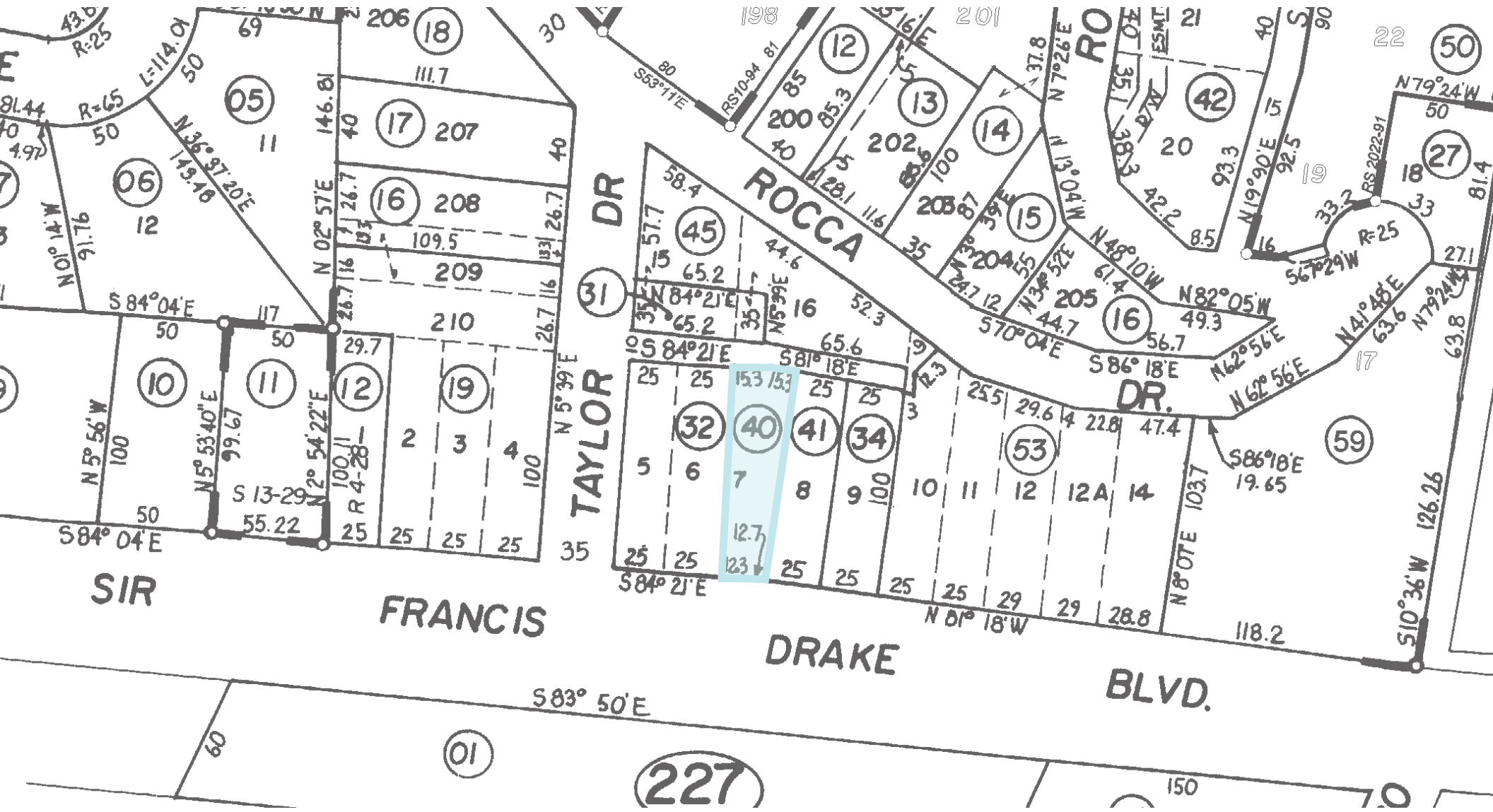
Address	1824 Sir Francis Drake Blvd, Fairfax, CA
Year Built	1940
Square Footage	± 1,825 SF
Lot Size	0.06 AC
Stories	1
Parking	Directly adjacent to large free public lot
APN	001-22-640
Zoning	CC - Allows for residential development
Frontage	22'
Visibility	33,000 average daily traffic
Price	\$1,050,000



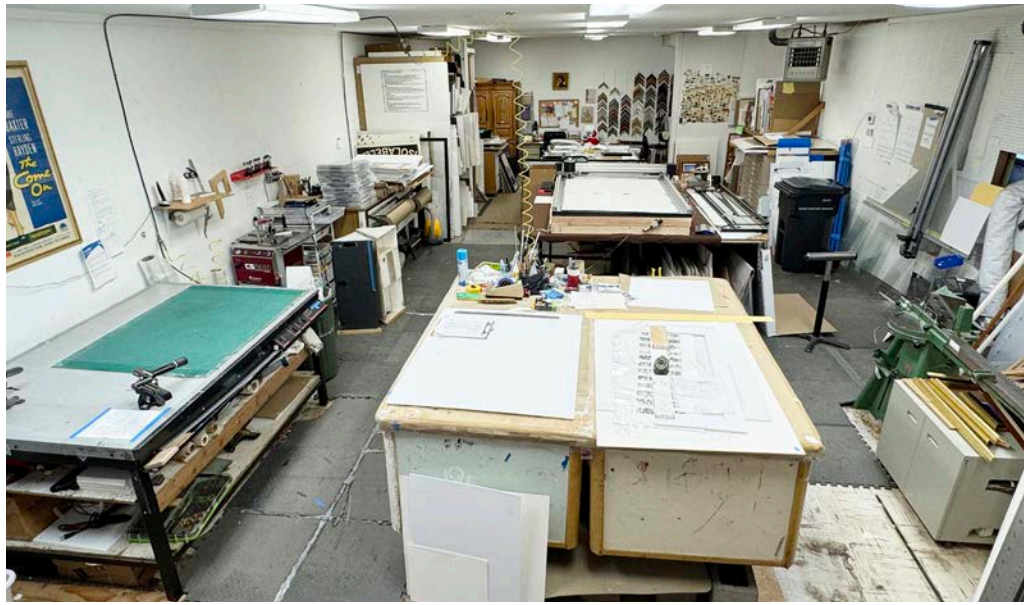
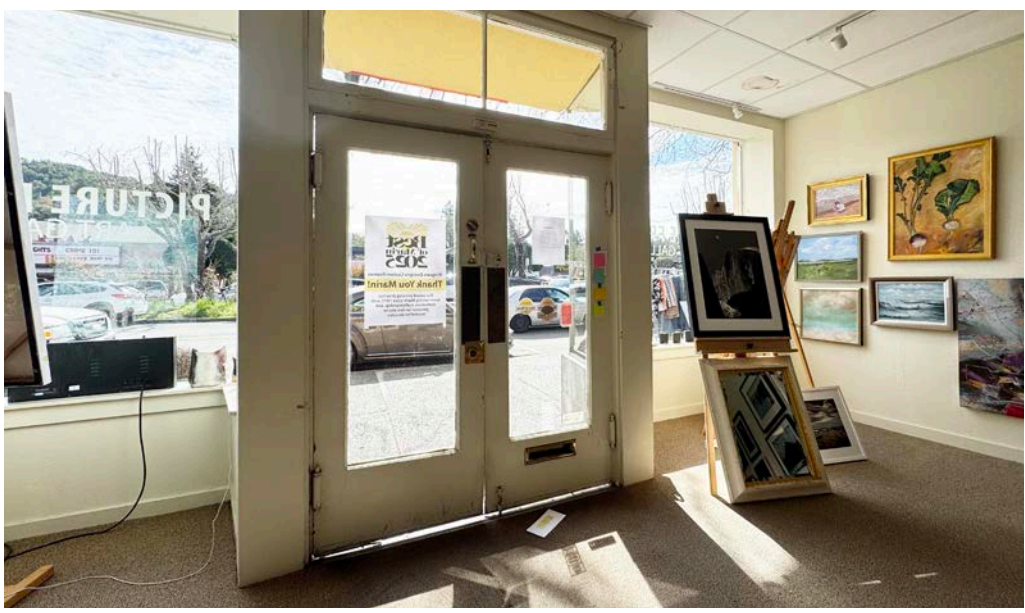
FLOOR PLAN*



*Floor plan is not to scale. For layout reference only.



PROPERTY PHOTOS





FAIRFAX

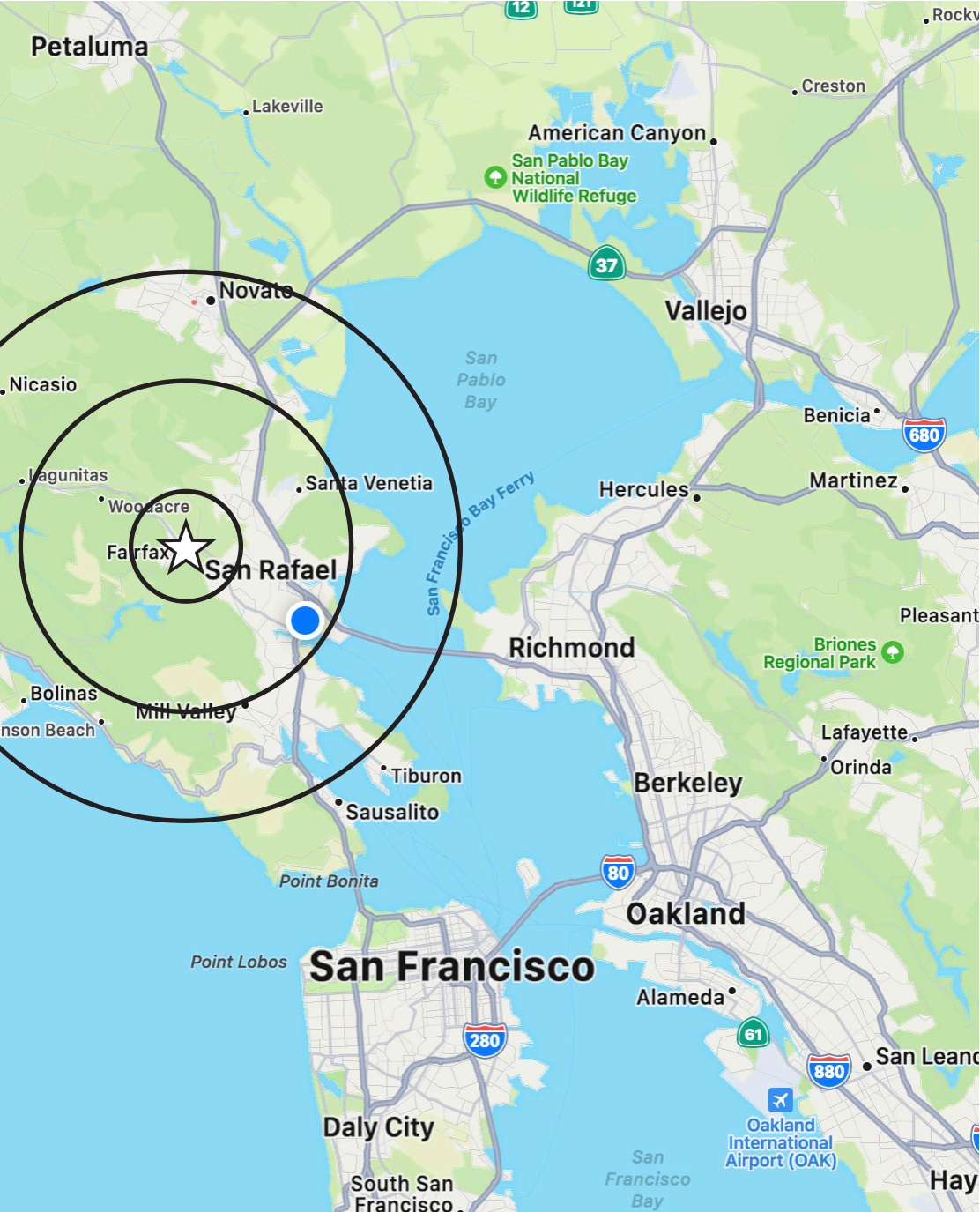
SUBMARKET OVERVIEW

A vibrant, small town nestled in the scenic valleys of western Marin County. Just over three square miles, Fairfax sits 3.25 miles west-northwest of San Rafael and is bordered by San Anselmo and the protected Mount Tamalpais watershed, offering a unique blend of natural beauty and community charm. With a population of approximately 7,600 residents, Fairfax provides the atmosphere of a close-knit community while supporting. Its downtown corridor—anchored by the iconic Parkade—features locally owned shops, restaurants, cafés, and cultural venues that attract both residents and visitors.

Known for its walkable streets, quality of life, and proximity to outdoor recreation, Fairfax offers an appealing environment for retail, service businesses, and boutique commercial enterprises. Its blend of community character, affluence, and location makes Fairfax a compelling opportunity for commercial real estate investment.

Learn more about Fairfax: townoffairfaxca.gov

FAIRFAX DEMOGRAPHICS



1 Mile 3 Miles 5 Miles



MEDIAN HOUSEHOLD INCOME

\$156,367	\$148,434	\$135,748
-----------	-----------	-----------



MEDIAN HOME VALUE

\$1,415,264	\$1,466,744	\$1,424,054
-------------	-------------	-------------



MEDIAN AGE

49.1	48.8	45.8
------	------	------



2025 POPULATION

12,524	46,989	111,871
--------	--------	---------



DAYTIME EMPLOYMENT

5,322	17,484	57,212
-------	--------	--------

**Brian Foster**

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #: 01393059