2401 KERNER BOULEVARD

SAN RAFAEL, CALIFORNIA

CUSHMAN & WAKEFIELD



SITE FOR SALE OR SHORT TERM LEASE

2 PARCELS ON ±3.7179 ACRES | ZONED LI/O

PRIME LOCATION WITH US-101 & I-580 FREEWAY ACCESS

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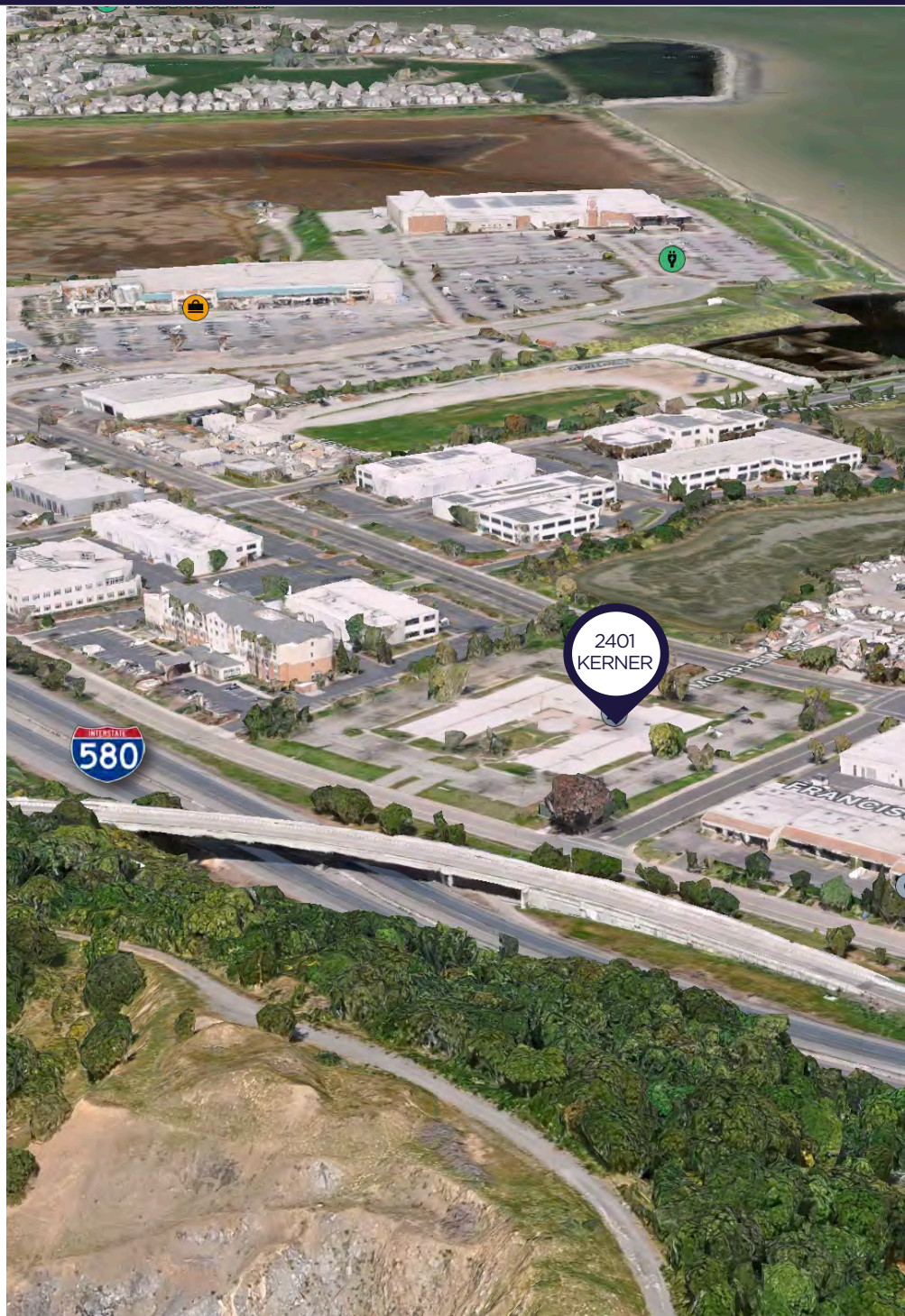
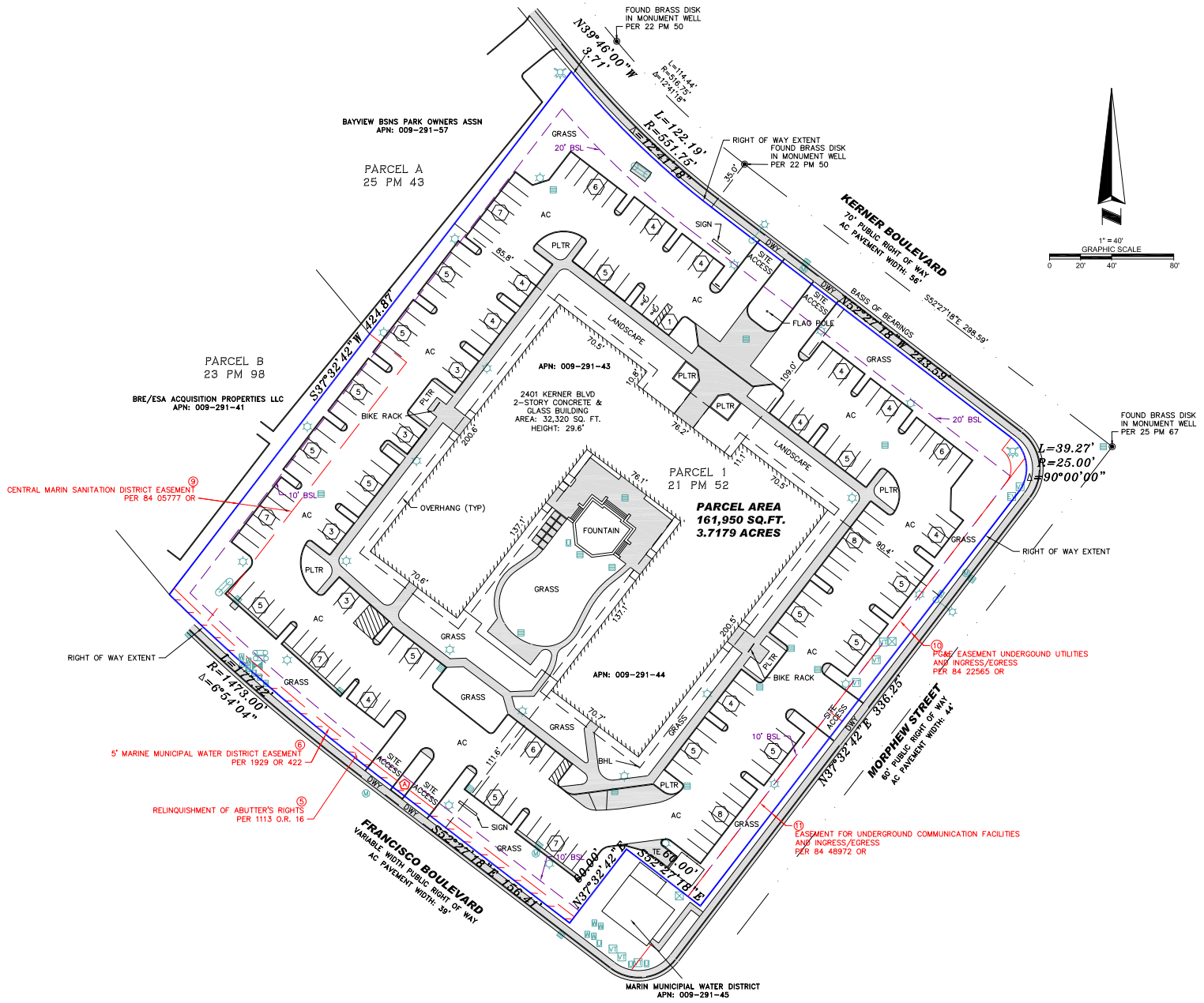
EXECUTIVE SUMMARY

2401 KERNER BLVD (the property) offering made up of two contiguous parcels (APNs 009-291-43 & 009-291-44) at the corner of Kerner Boulevard and Morphew Street in San Rafael. The site is now cleared of its former building, giving a buyer or tenant a rare, flexible opportunity in a supply-constrained Marin County market. Available for sale or short term lease and zoned LI/O, the property offers direct access to US-101 and I-580 and sits close to major retailers, dining and everyday services. Interested parties should confirm permitted uses with the City of San Rafael. Contact the Cushman & Wakefield team for pricing and lease terms.

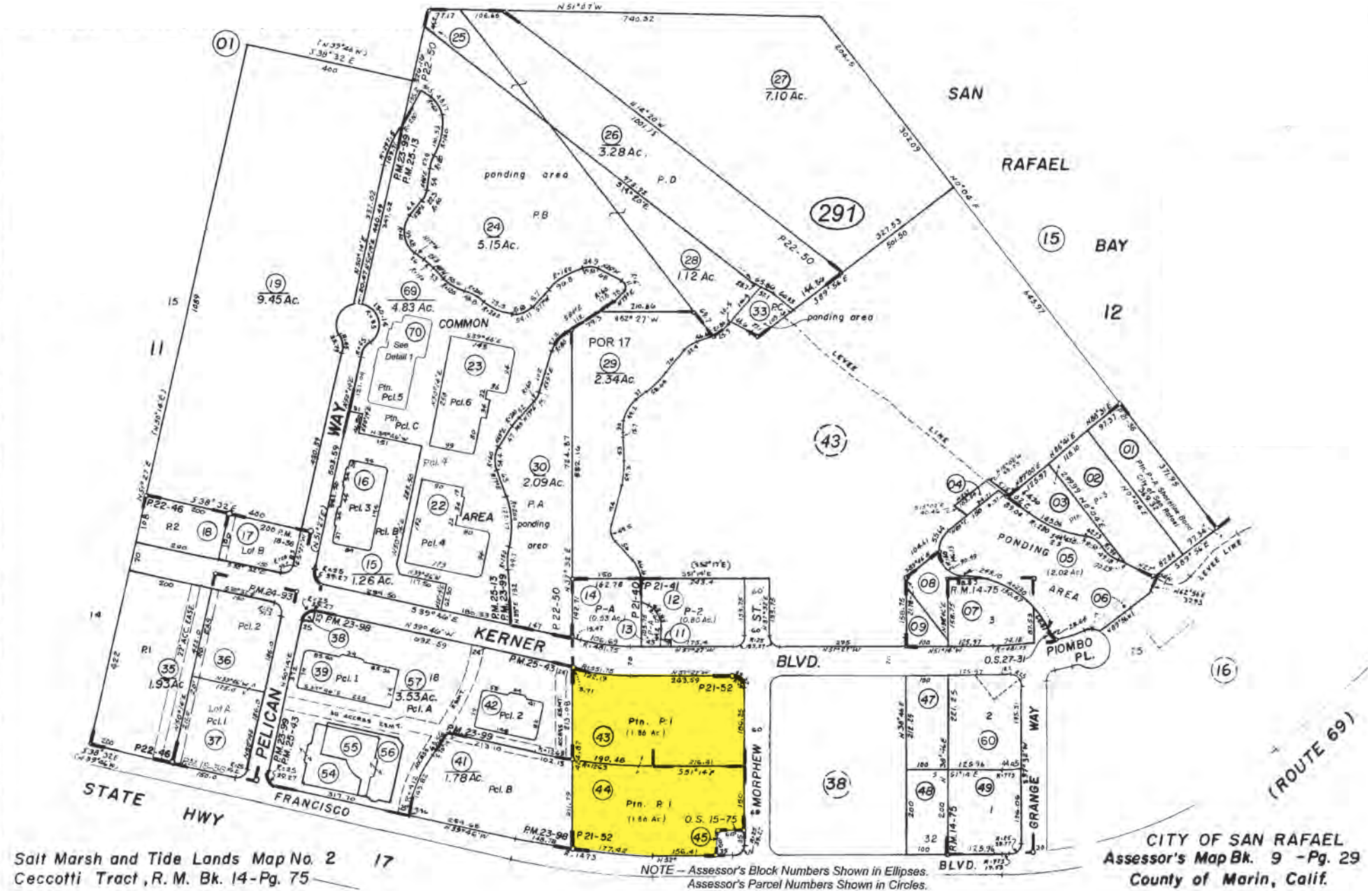
PROPERTY INFORMATION	
Address	2401 Kerner Blvd, San Rafael
Offering	For Sale or Short Term Lease
Sale Price	Contact Broker
Short Term Lease Rate	Contact Broker
APNs	009-291-43 & 009-291-44
Total Parcel Size	±3.7179 Acres (±161,950 SF)
Parking	Ample onsite surface parking
Location	Highly visible with direct freeway access
Zoning	LI/O



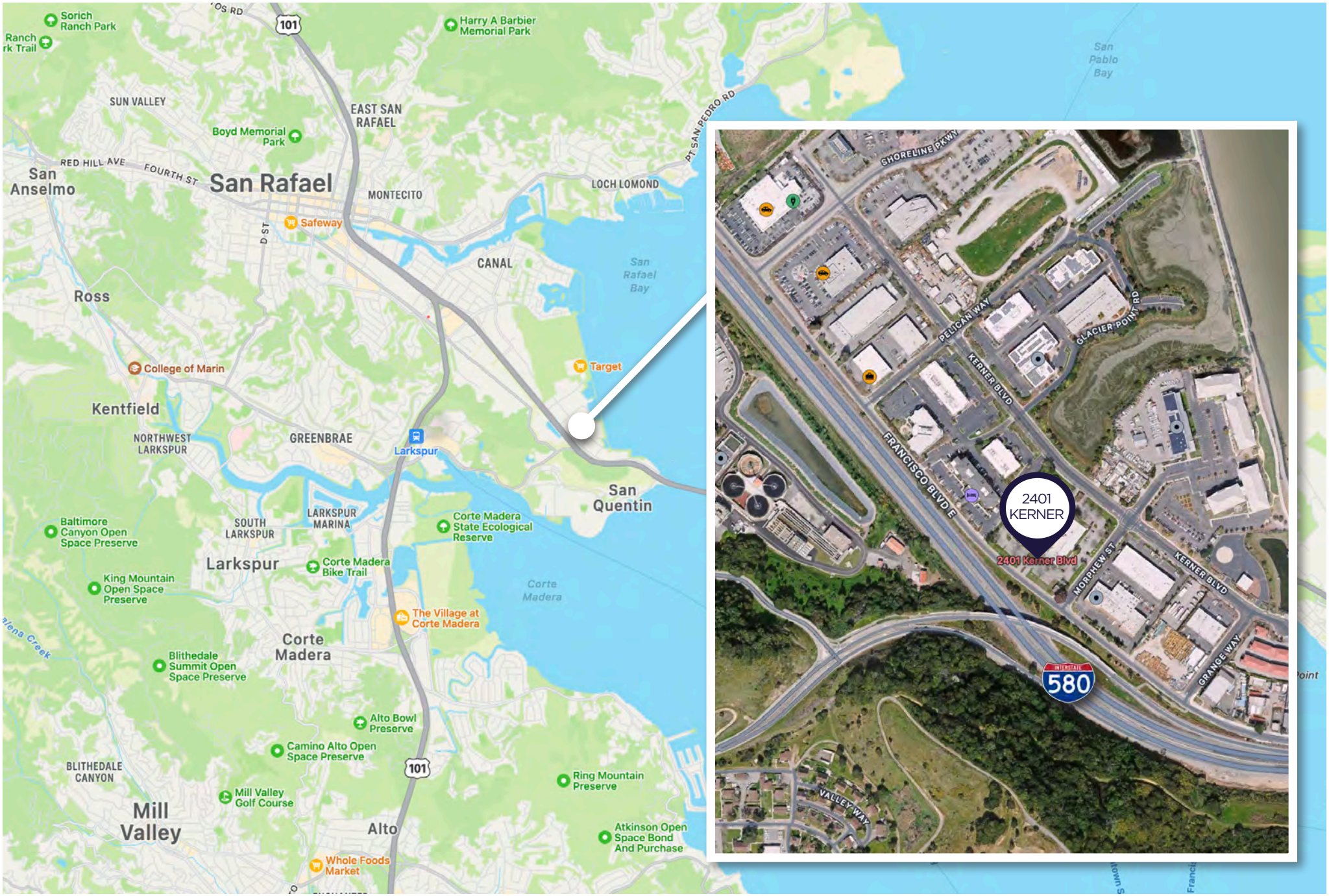
SITE PLAN


FOUND BRASS DISK IN MONUMENT WELL PER 22 PM 50
N39°46'00"W 3.71'
L=114.44'
R=516.75'
Δ=12°41'18"
L=122.19'
R=551.75'
Δ=12°41'18"
BAYVIEW BSNS PARK OWNERS ASSN
APN: 009-291-57
PARCEL A
25 PM 43
RIGHT OF WAY EXTENT
FOUND BRASS DISK IN MONUMENT WELL PER 22 PM 50
35.0'
KERNER BOULEVARD
70' PUBLIC RIGHT OF WAY
AC PAVEMENT WIDTH: 56'
S52°27'18"E 298.39'
BASS OF BEARINGS
N52°27'18"W 244.39'
1" = 40'
GRAPHIC SCALE
0 20' 40' 80'
PARCEL B
23 PM 98
BRE/ESA ACQUISITION PROPERTIES LLC
APN: 009-291-41
S37°32'42"W 424.87'
APN: 009-291-43
2401 KERNER BLVD
2-STORY CONCRETE & GLASS BUILDING
AREA: 32,320 SQ. FT.
HEIGHT: 29.6'
PARCEL 1
21 PM 52
PARCEL AREA
161,950 SQ.FT.
3.7179 ACRES
APN: 009-291-44
FOUND BRASS DISK IN MONUMENT WELL PER 25 PM 67
L=39.27'
R=25.00'
Δ=90°00'00"
RIGHT OF WAY EXTENT
CENTRAL MARIN SANITATION DISTRICT EASEMENT PER 84 05777 OR
RIGHT OF WAY EXTENT
L=172.32'
R=1473.00'
Δ=6°42'04"
5' MARINE MUNICIPAL WATER DISTRICT EASEMENT PER 1929 OR 422
RELINQUISHMENT OF ABUTTER'S RIGHTS PER 1113 O.R. 16
FRANCISCO BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
AC PAVEMENT WIDTH: 39'
S52°27'18"E 136.41'
PG&E EASEMENT UNDERGOUND UTILITIES AND INGRESS/EGRESS PER 84 22565 OR
MORPHEW STREET
60' PUBLIC RIGHT OF WAY
AC PAVEMENT WIDTH: 44'
N37°32'42"E 336.25'
EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INGRESS/EGRESS PER 84 48972 OR
N37°32'42"E 60.00'
S52°27'18"E 60.00'
MARIN MUNICIPAL WATER DISTRICT
APN: 009-291-45
OVERHANG (TYP)
FOUNTAIN
GRASS
LANDSCAPE
PLTR
AC
BIKE RACK
SIGN
FLAG POLE
SITE ACCESS
DWY
20' BSL
10' BSL
BHL

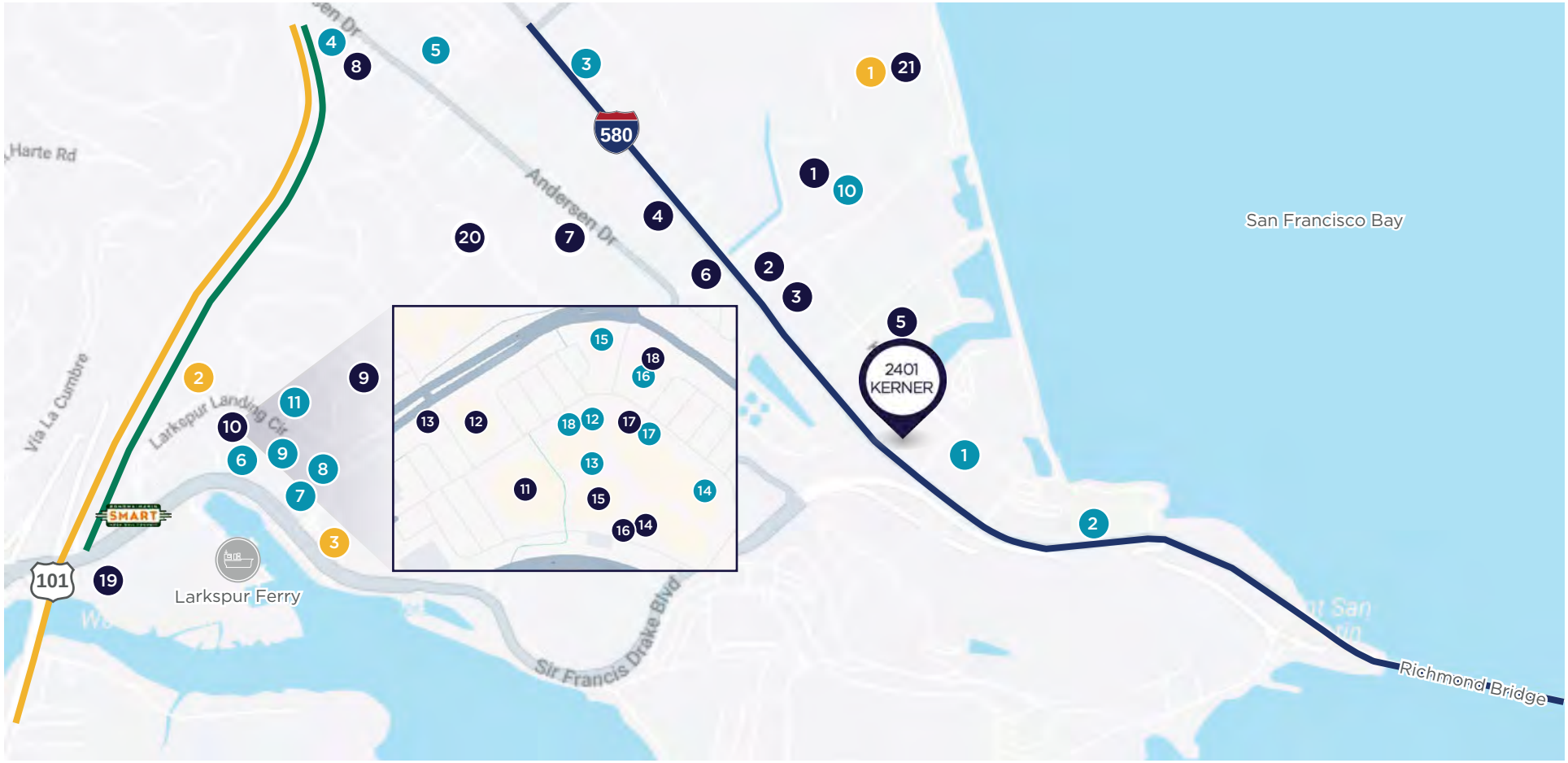
PARCEL MAP


SAN
RAFAEL
BAY
KERNER
BLVD.
STATE
HWY
FRANCISCO
PELICAN
WAY
MORPHEW
ST.
GRANGE
WAY
PIOMBO
PL.
(ROUTE 69)
COMMON
AREA
PONDING
AREA
ponding area
LEVEE
LINE
POR 17
Salt Marsh and Tide Lands Map No. 2
Ceccotti Tract, R. M. Bk. 14-Pg. 75
NOTE – Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
CITY OF SAN RAFAEL
Assessor's Map Bk. 9 -Pg. 29
County of Marin, Calif.

SAN RAFAEL & REGIONAL MAP



AMENITIES
MAP



FOOD/BEVERAGE

1 Jessie & Laurent
2 San Korean Cafe
3 Viking Submarine Sandwiches
4 El Pollo Loco
5 Michael's Sourdough Sandwiches
6 Rustic Bakery
7 Hog Island Larkspur
8 Buvette du Marais
9 Farmshop
10 Kelly's Deli
11 Bistro
12 Starbucks
13 Souvla
14 Pressed Juicery
15 Shake Shack
16 SunLife Organics
17 Johnny Doughnuts
18 Sushi Ko

RETAIL/FITNESS

1 The Home Depot
2 BMW of San Rafael
3 Honda Marin
4 PACE Supply
5 Lingrove
6 Rack N Road Car Racks & Hitch Superstore
7 Golden State
8 Rafael Lumber & Building Supply
9 Elegus Corporation
10 Marin County Mart
11 Birkenstock
12 The RealReal
13 Veronica Beard
14 Copperfield's Books
15 Country Mart Trading Post
16 Love Story Yoga
17 Mighty Pilates
18 SoulCycle
19 The New Wheel Electric Bike
20 A & S Landscape Material
21 Target

GROCERY/DRUG STORE

1 CVS Pharmacy
2 Marin Ortho
3 Jay Salzman

LEGEND

101 U.S. 101
580 Interstate 580
SMART Smart Train

2401 Kerner Blvd, San Rafael



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