

## 706 Third Street

San Rafael, CA

Corner location:  
mixed-use development  
opportunity



### Contact

**Gary W. Barboro**  
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LIC #01125826

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### Features

Price: Offers

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Lot size: ±13,550 SF

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APN: 011-275-13

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Zoning: HO (Hetherton Office)

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Number of units proposed: 28 residential + 1 commercial

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Construction design: 3 levels of wood frame above a concrete podium

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Marin County has severe barriers to entry and attractive demographics

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## 706 Third Street, San Rafael

### Zoning

#### Existing Character

The Hetherton office district is at the eastern edge of downtown adjacent to Highway 101. The district has a wide variety of uses from the Whistlestop Senior Center and the Transportation Center to small and medium size offices and stores. An unused railroad right-of-way planned as a future transitway bisects the district, and there are a number of underutilized lots.

#### Allowed Use

The Hetherton office district is expected to become a major office area because of its proximity to the Transportation Center, Fourth Street retail and services, and the visibility from the access to Highway 101. New large-scale office development is encouraged in order to strengthen downtown's standing as a business and financial center. On the ground floor, office, business-support retail, general retail for parcels that front on Fourth Street, personal service uses and restaurants are encouraged. Parking structures are allowed, and should have commercial uses and restaurants on the ground floor. Limits on shops protect Fourth Street retail businesses. Residential and live/work is permitted on the upper floors on Fourth Street, and on the ground floor and above elsewhere.

#### Design Intent

The Hetherton office district is intended to become an elegant entryway into downtown. Development will be large-scale with on-site parking, and should include landmark design elements supportive of the district's gateway role. Buildings will typically range from three (3) to five (5) stories with upper stories stepped back. Plazas, public art and ground floor retail are encouraged along Fourth Street between Hetherton and Fourth Street.

#### Height Limit

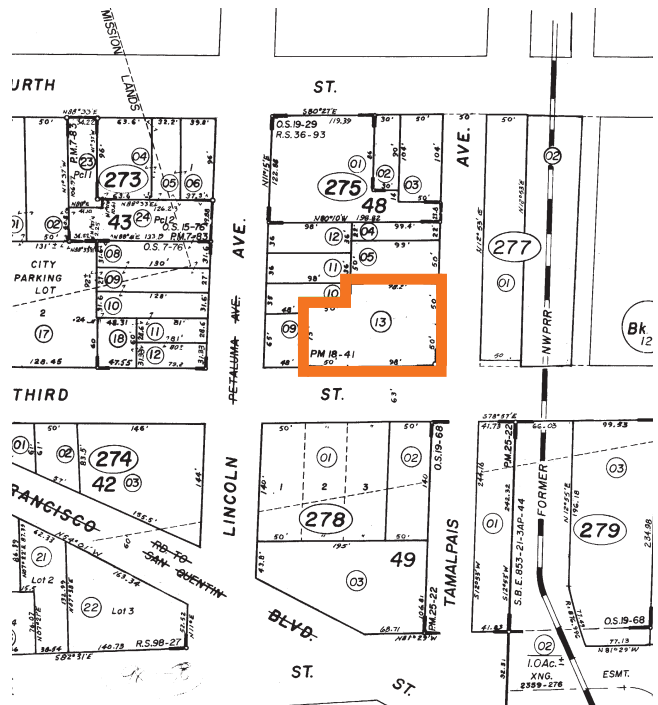
66 feet

#### Parking

On-site parking required. Office requires 1 per 300 square feet, one bedroom residential requires 1 space, two bedroom residential requires 1.5 spaces.

#### Permitted Use

Office permitted but not required, residential permitted but not required, mixed use permitted but not required.



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### North & South Elevation



NORTH ELEVATION



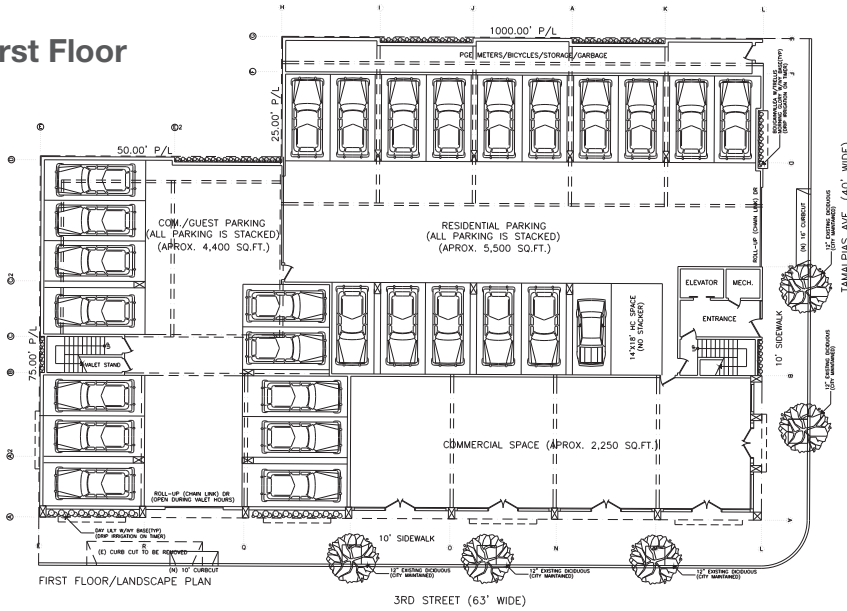
SOUTH ELEVATION NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

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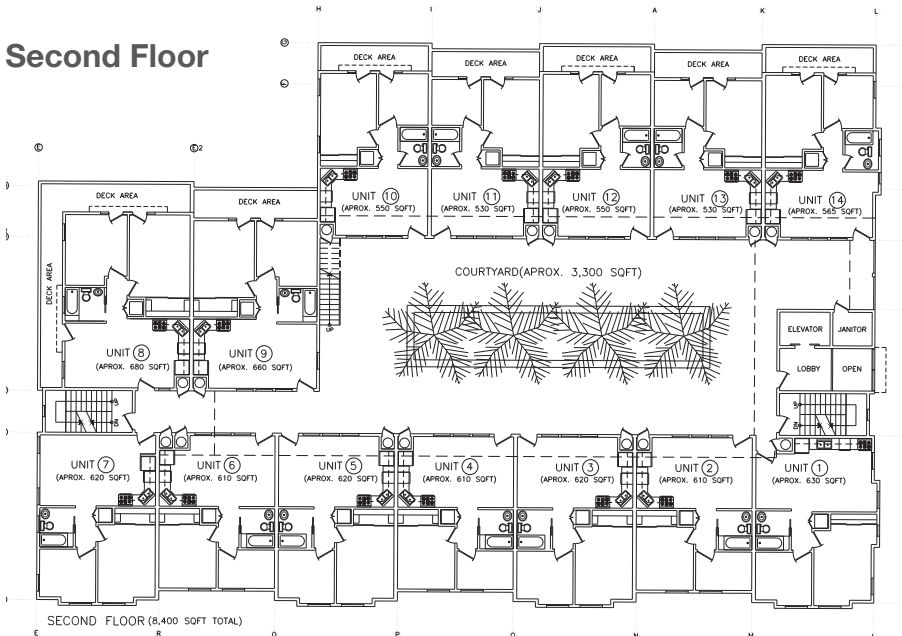
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## 706 Third Street, San Rafael

### First Floor



### Second Floor



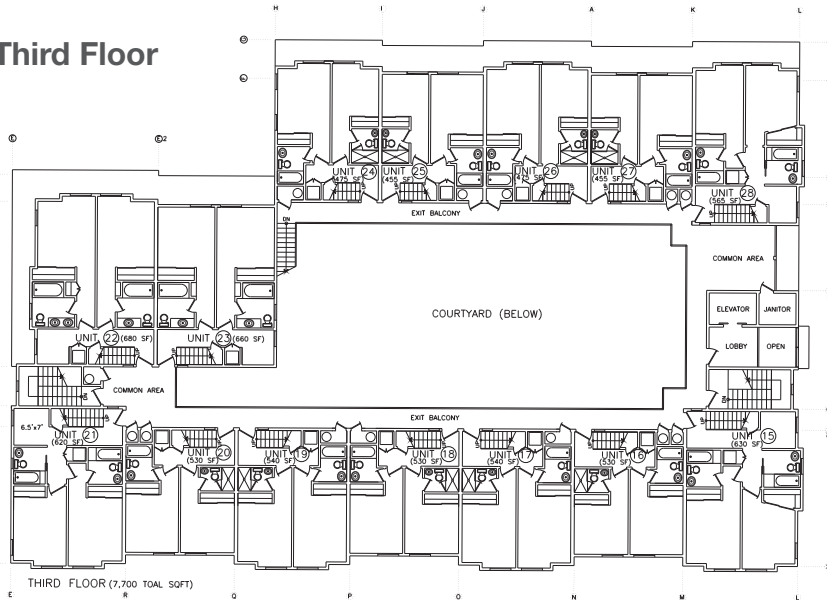
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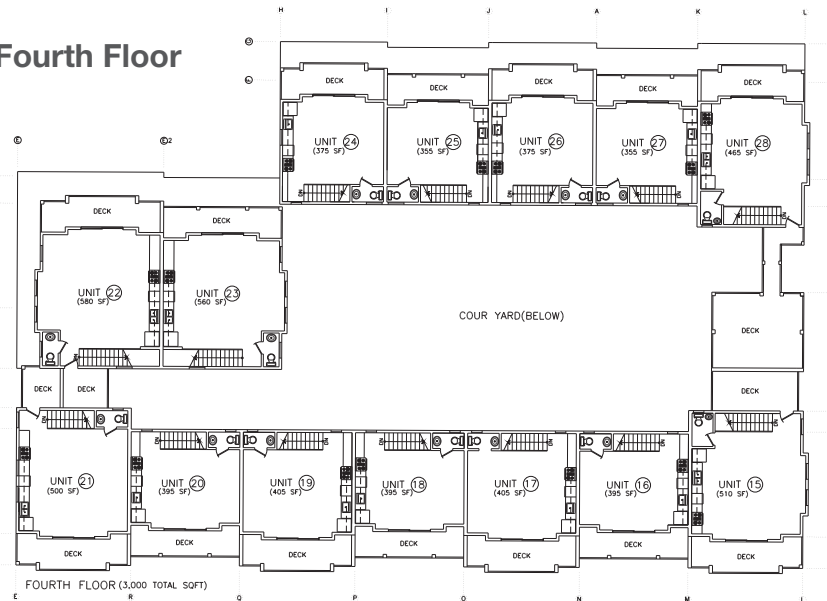


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### Third Floor



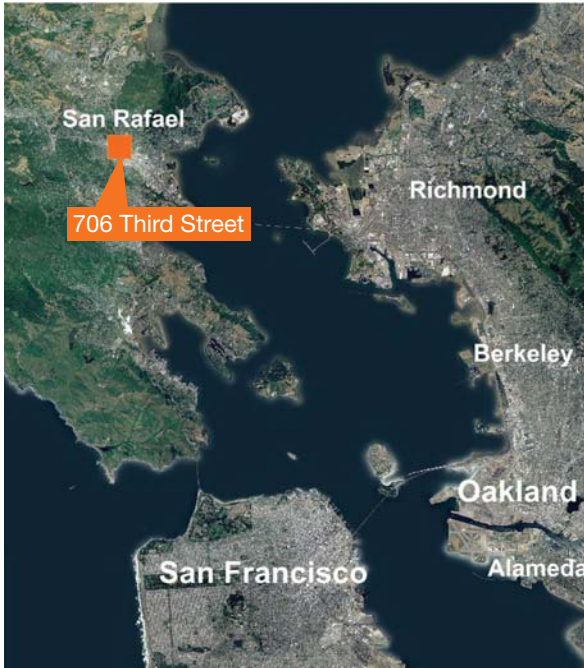
### Fourth Floor



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DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
2010 Estimated Population	16,769	81,999	136,460
2010 Estimated Avg Household Income	\$88,687	\$128,597	\$135,342
2000 Median Home Value	\$501,364	\$619,371	\$610,575

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