

AVAILABLE FOR LEASE OR SALE

5 SHAVER ST, SAN RAFAEL, CA

- **Property Type: Mixed-Use**
- **Total Square Footage: 2,400 SF**
- **1st Floor Commercial Unit: 1,200 SF (FORMER SALON)**
- **2nd Floor Residential Unit: 1,200 SF**
- **2 Bedrooms | 2 Bathrooms**

SALE PRICE: \$1.395M
LEASE RATE: \$2.50 PSF

**GREAT OWNER USER
OPPORTUNITY!**



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1129 Industrial Ave, #205, Petaluma, CA 94952



PROPERTY HIGHLIGHTS

- 2,400 SF MIXED USE PROPERTY WITH A 1,200 SF COMERCIAL SPACE ON THE BOTTOM FLOOR W/ 1,200 SF (2) BEDROOM (2) BATHROOM RESIDENTIAL UNIT ABOVE
- LOCATED IN A HIGH TRAFFIC DOWNTOWN SAN RAFAEL LOCATION
- POSITIONED ON BUSY THOROUGHFARE BETWEEN 1ST AND 2ND STREET
- FANTASTIC VISIBILITY
- 2nd STREET: 19,081 VPD
- 2 BD + 2BA APARTMENT LOCATED ABOVE THE SALON
- GREAT OWNER-USER OPPORTUNITY
- 1st FLOOR LEASE RATE: \$2.50
- SALE PRICE: \$1.395M

1st FLOOR SALON INCLUDES:

- LOBBY AREA
- MAIN SALON AREA (6-8 CHAIRS)
- 6 HAIR DRYING STATIONS
- DEDICATED ROOM W/ (2) SINKS FOR HAIR WASHING
- PRIVATE ROOM FOR WAXING AND FACIALS
- AMPLE STORAGE

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DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES	15 MI. DRIVE
Daytime Population				
2023 Daytime Population	61,397	97,996	155,414	481,354
Daytime Workers	36,756	58,717	85,601	229,192
Daytime Residents	24,641	39,279	69,813	252,162
Place of Work				
2023 Businesses	4,278	6,327	9,591	24,023
2023 Employees	37,018	54,714	77,952	198,452
Population				
2023 Population - Current Year Estimate	51,940	85,551	147,511	519,666
2028 Population - Five Year Projection	51,886	85,340	147,029	518,326
2020 Population - Census	52,358	86,075	148,517	521,963
2010 Population - Census	48,987	82,508	142,239	486,529
2020-2023 Annual Population Growth Rate	-0.25%	-0.19%	-0.21%	-0.14%
2023-2028 Annual Population Growth Rate	-0.02%	-0.05%	-0.07%	-0.05%
Education				
Some College - No Degree	14.1%	14.1%	13.2%	14.0%
Associate's Degree	6.3%	6.4%	6.3%	6.7%
Bachelor's Degree	32.1%	33.6%	36.2%	32.2%
Graduate or Professional Degree	23.8%	24.4%	27.5%	23.6%
Some College or Higher Education	76%	79%	83%	77%
Households				
2023 Households - Current Year Estimate	19,976	32,096	57,098	195,973
2028 Households - Five Year Projection	20,019	32,121	57,093	195,629
2010 Households - Census	19,460	31,484	56,497	190,606
2020 Households - Census	19,982	32,152	57,276	196,451
2020-2023 Compound Annual Household Growth Rate	-0.01%	-0.05%	-0.10%	-0.07%
2023-2028 Annual Household Growth Rate	0.04%	0.02%	0.00%	-0.04%
2023 Average Household Size	2.52	2.48	2.47	2.58
Household Income				
2023 Average Household Income	\$173,216	\$182,665	\$196,169	\$171,619
2028 Average Household Income	\$199,328	\$207,888	\$222,491	\$194,942
2023 Median Household Income	\$107,976	\$116,102	\$130,585	\$112,128
2028 Median Household Income	\$127,103	\$136,640	\$153,221	\$129,644
2023 Per Capita Income	\$66,224	\$69,212	\$76,344	\$64,923
2028 Per Capita Income	\$76,389	\$78,940	\$86,809	\$73,783
Housing Value				
2023 Median Value of Owner Occ. Housing Units	\$1,285,441	\$1,323,828	\$1,325,380	\$1,088,609
2023 Average Value of Owner Occ. Housing Units	\$1,354,506	\$1,402,227	\$1,416,181	\$1,227,078
Housing Units				
2017-2021 Housing Units	\$21,250	\$34,295	\$60,618	\$209,139



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