655 & 621A Del Ganado Road

San Rafael, CA

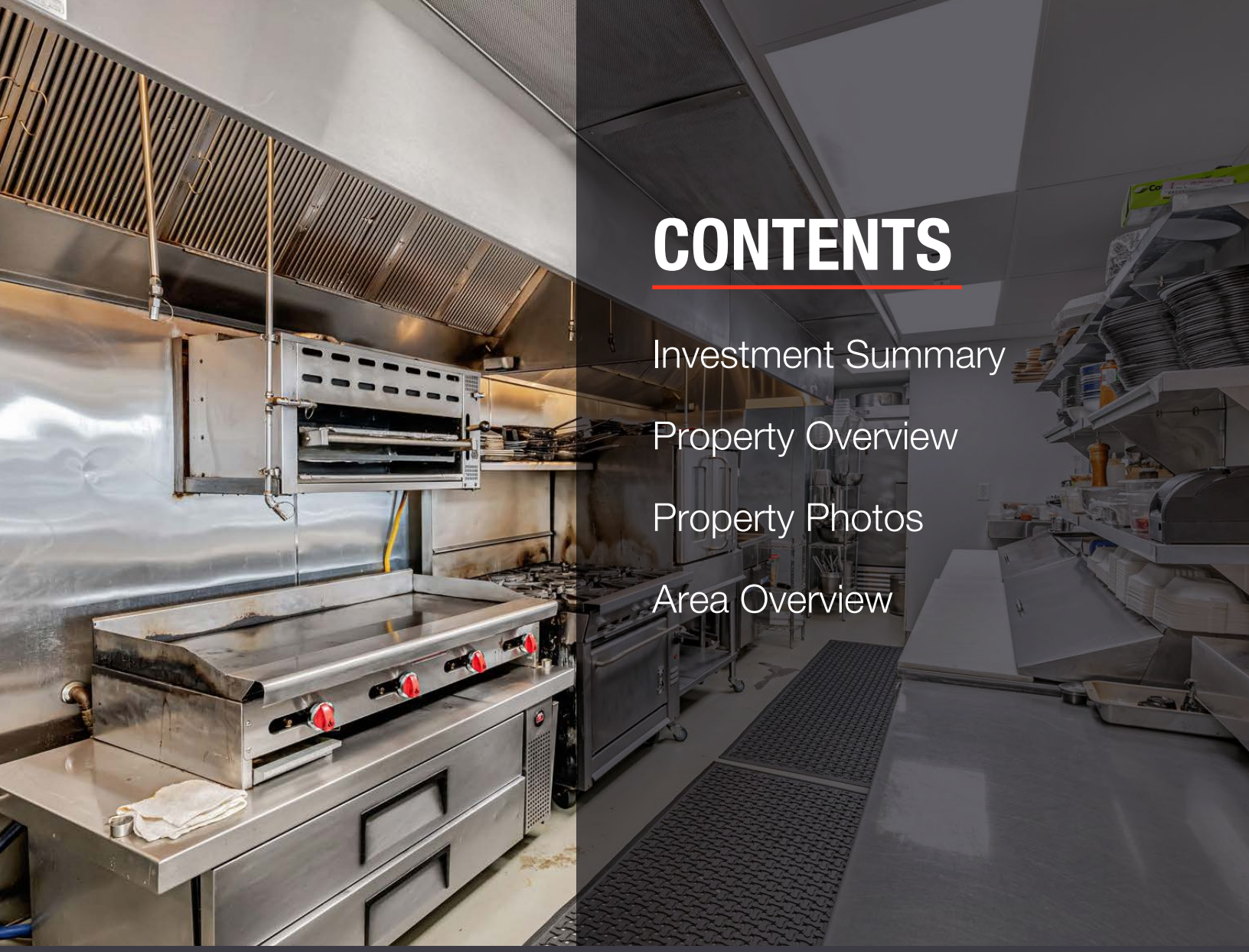
Offered at $2,595,000

TURNKEY RESTAURANT OPPORTUNITY

TWO BUILDINGS | +/- 4,780 SQ. FT. | $1.1M FF&ES INCLUDED

TERRA LINDA NEIGHBORHOOD SHOPPING CENTER

URBANGROUP
REAL ESTATE



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SALES AND INVESTMENT TEAM

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URBANGROUP
REAL ESTATE

INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 655 & 621A Del Ganado Road, San Rafael, CA for purchase.

The property consists of two restaurant buildings totaling approximately 4,780 square feet on a ±14,000 square foot parcel, with 11 dedicated parking stalls and access to a larger shared lot within the retail center (254 total spaces).

655 Del Ganado Road (±4,080 SF) is a fully improved, full-service restaurant space currently operating as Monk's Kettle. The property presents a rare opportunity for an operator to acquire a highly built-out restaurant environment, with furniture, fixtures, and equipment in place to support a seamless transition to a new or reimagined concept.

The space features a large dining room, mezzanine-level seating, and a ±1,000 SF outdoor patio with capacity for up to 200 guests. Interior improvements include a 30-handle bar, four ADA restrooms, dedicated office, dry storage, two walk-in refrigeration units, and a fully equipped kitchen with a 22-foot hood. With over $1.1 million in leasehold improvements and FF&E in place, the asset provides substantial existing infrastructure supporting an efficient transition to a new restaurant concept.

621A Del Ganado Road (±700 SF) is a quick-service kiosk-style restaurant with outdoor seating, currently operating as Lou's Takeaway—lease term through May 2027. The space is well suited for fast-casual, grab-and-go, or complementary food and beverage concepts that can integrate into or enhance the overall site activation.

Located within a strong neighborhood retail center with consistent foot traffic and a community-oriented tenant mix, the property offers a rare combination of infrastructure, scale, and flexibility. For operators, this is an opportunity to step directly into a fully realized hospitality setting and execute a new or evolved concept with immediate operational capability.

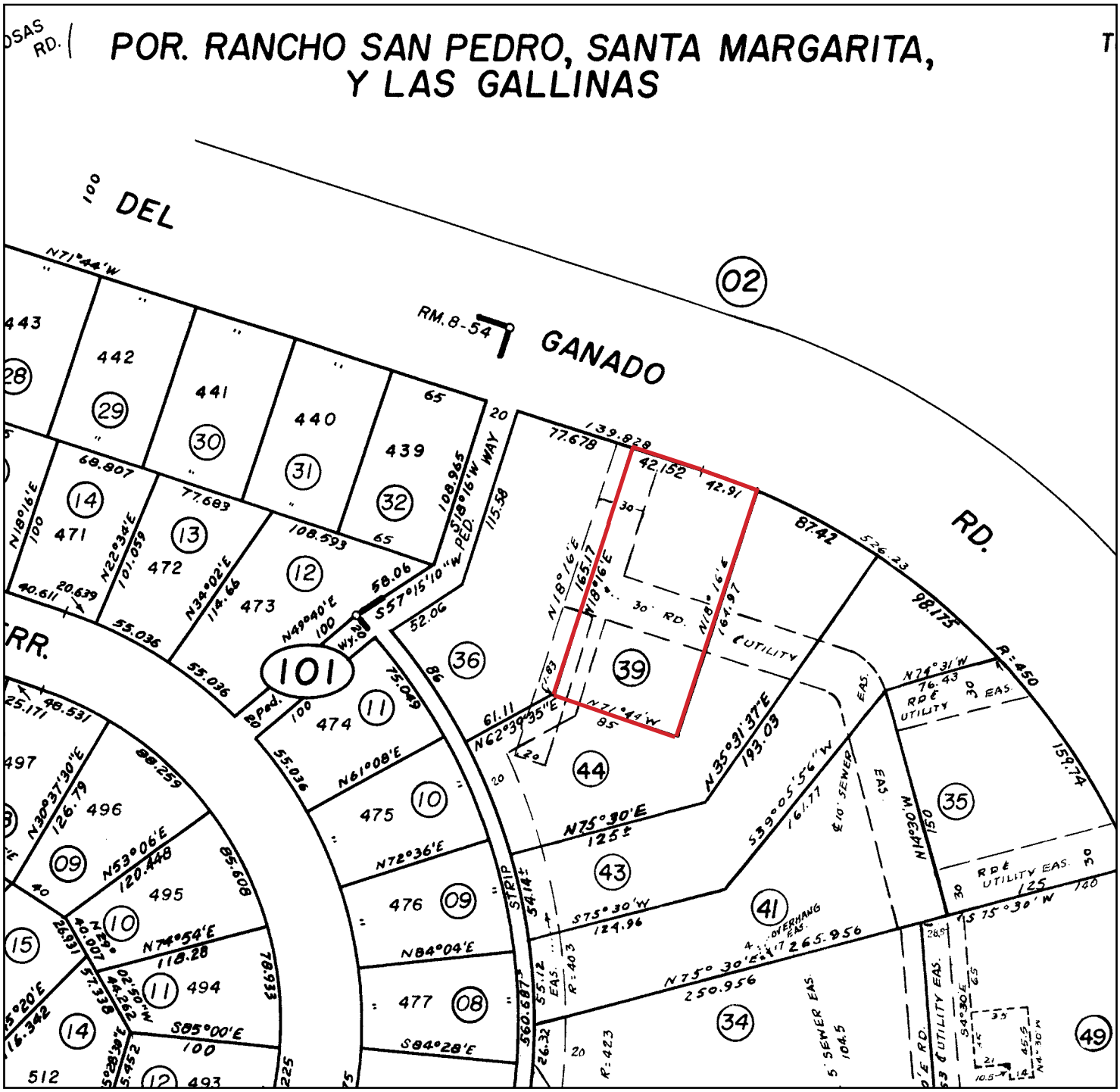
The Perks:

+ Beautifully updated corner restaurant
+ Outparcel kiosk restaurant
+ Neighborhood shopping center
+ Ideal location in community's hub
+ Extensive FF&Es included

PROPERTY OVERVIEW

Address	**655 & 621A Del Ganado Road**
APN	178-101-39
Zoning	NC: Neighborhood Commercial District
Building Size	+/- 4,780 Sq. Ft.
Parcel Size	14,000 SF
Year Built	1958
Foundation	Concrete
Construction	Wood Frame
Roof	Torch Down

PARCEL MAP


POR. RANCHO SAN PEDRO, SANTA MARGARITA, Y LAS GALLINAS
DEL
GANADO
RD.
RM. 8-54
RR.
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473
474
475
476
477
494
495
496
512
493
N75°30'E
125±
N35°31'37"E
193.03
S75°30'W
124.96
N75°30'E
250.956
265.956
N74°31'W
76.43
N14°30'W
150
S75°30'W
125
N71°44'W
N18°16'E
N22°34'E
101.059
N34°02'E
114.66
N49°40'E
N61°08'E
N72°36'E
N84°04'E
S84°28'E
S85°00'E
N74°54'E
118.28
N53°06'E
120.448
N30°37'30"E
126.79
N62°39'35"E
S57°15'10"W
S18°16'W WAY
PED.
STRIP
560.687
554.14±
R:403
R:423
R:450
RD & UTILITY EAS.
UTILITY
10' SEWER EAS.
5' SEWER EAS.
104.5
OVERHANG EAS.
30' RD.
139.828
77.678
42.152
42.91
87.42
526.23
98.175
159.74
165.17
164.97
115.58
108.965
108.593
77.683
68.807
40.611
20.639
55.036
58.06
52.06
61.11
75.049
88.259
85.608
78.933
48.531
25.171
49

PROPERTY PHOTOS

655 Del Ganado Road

HOST YOUR
PRIVATE PARTY
HERE!

THE
MONK'S

MONK'S
KETTLE

LAS
RAPOSAS
LAS
COLINDAS

Sprecher

PROPERTY PHOTOS

621A Del Ganado Road

FURNITURE, FIXTURES & EQUIPMENT

655 Del Ganado

Front of House

- 12 Tables (24”x30”)
- 11 Tables (30”x48”)
- 1 Table (30”x72”)
- High Top Community Table
- 60 Chairs
- 29 Bar Stools
- 1 Host Stand
- 1 Bar Counter
- 1 Back Bar Mantel + Shelves
- 1 Credenza
- 5 TVs
- 1 Bar 3 Compartment Sink
- 1 Bar Hand Sink
- 1 Bar Dump Sink
- 1 Bar Ice Bin
- 1 Bar Glass Rack
- 2 Bar Glass Drain Board
- 1 Soft-Serve Machine
- 2 Hand Sinks
- 2 Toast POS Terminals
- 2 Toast POS Handhelds
- 7 Toast POS Receipt Terminals
- 1 Toast POS Kitchen Printer
- 16 Music Speakers
- All Light Fixtures

Office

- 1 Drop Safe (2 Compartment)
- 3 Desks
- 4 Filing Cabinets

Bathrooms

- 4 Toilets
- 4 Sinks
- 4 Mirrors

Back of House

- 2 Work Tables
- Stainless Wall Shelves
- 1 3 comp Sink
- 1 Prep Sink
- 1 Food Walk-In
- 1 Beer Walk-In
- 1 Mop Sink
- 2 Hand Sinks
- 2 Exhaust Hoods
- 1 Water Heater (100 Gallons)

Outside

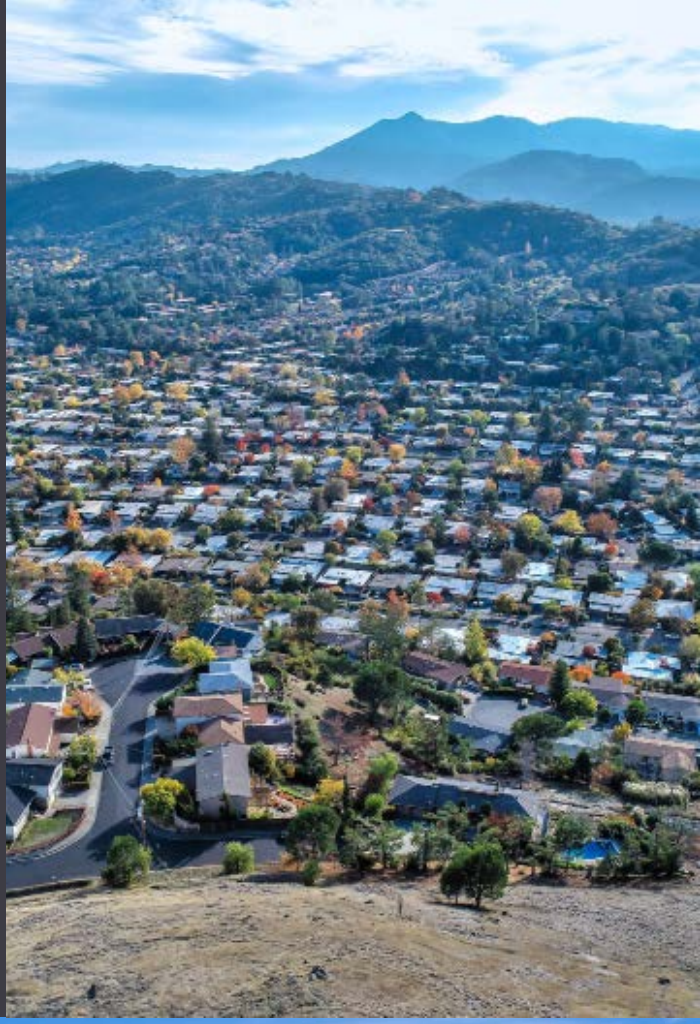
- 5 Outdoor Tables (24”x30”)
- 12 Outdoor Tables (30”x48”)
- 60 Outdoor Chairs
- 7 Propane Heaters
- 9 Adirondack Chairs
- 4 Coffee Tables
- 6 Patio Umbrellas

Miscellaneous

- 3 6-Compartment Lockers
- Metro Shelving
- Plateware
- Glassware
- Silverware
- Dish Racks
- Glass Racks
- Pots & Pans
- Cooking Utensils
- Bus Tubs

Neighborhood Overview: Terra Linda

Terra Linda, located in San Rafael, CA, is a vibrant and family-friendly community offering a blend of suburban charm and modern conveniences. Nestled just north of San Francisco, Terra Linda boasts a prime location with easy access to Highway 101, making it an ideal spot for residents and visitors alike. The area is home to lush parks, excellent schools, and a diverse range of dining and retail options. The community features a variety of local businesses, as well as a number of popular restaurants and cafes. Residents enjoy both the peacefulness of a suburban neighborhood and the convenience of being just a short drive away from the dynamic cultural and business hub of Marin County. This bustling area continues to grow, making it a sought-after location for both locals and newcomers.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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