



STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

For Sale

Lots 59–60 Clayton St
San Rafael, CA 94901

Michael Simler

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415.689.6427



STARBOARDCRE.COM
49 POWELL STREET, SAN FRANCISCO, CA 94102

Building:	Lots 59-60 Clayton St, San Rafael, CA 94901
Type:	residential development
APN's:	012-141-059 and 012-141-060
Sale Price:	\$850,000
Zoning:	R7.5 - H

Welcome to these new residences, a premier development opportunity project by CF Contracting, located at Lots 59 and 60 on Clayton Street. This opportunity offers thoughtfully designed homes, perfectly blending contemporary aesthetics with the charm of Gerstle Park in San Rafael.

HIGHLIGHTS

- Rare opportunity to build new custom homes from the ground-Up in Marin County
- Located in the coveted Gerstle Park neighborhood
- Sale includes two parcels for a total of 15,000 sq ft
- Seller has developed plans for two Single Family Homes and 3 ADU's !
- Seller will consider carrying with 10% down

LOTS 59-60 CLAYTON STREET

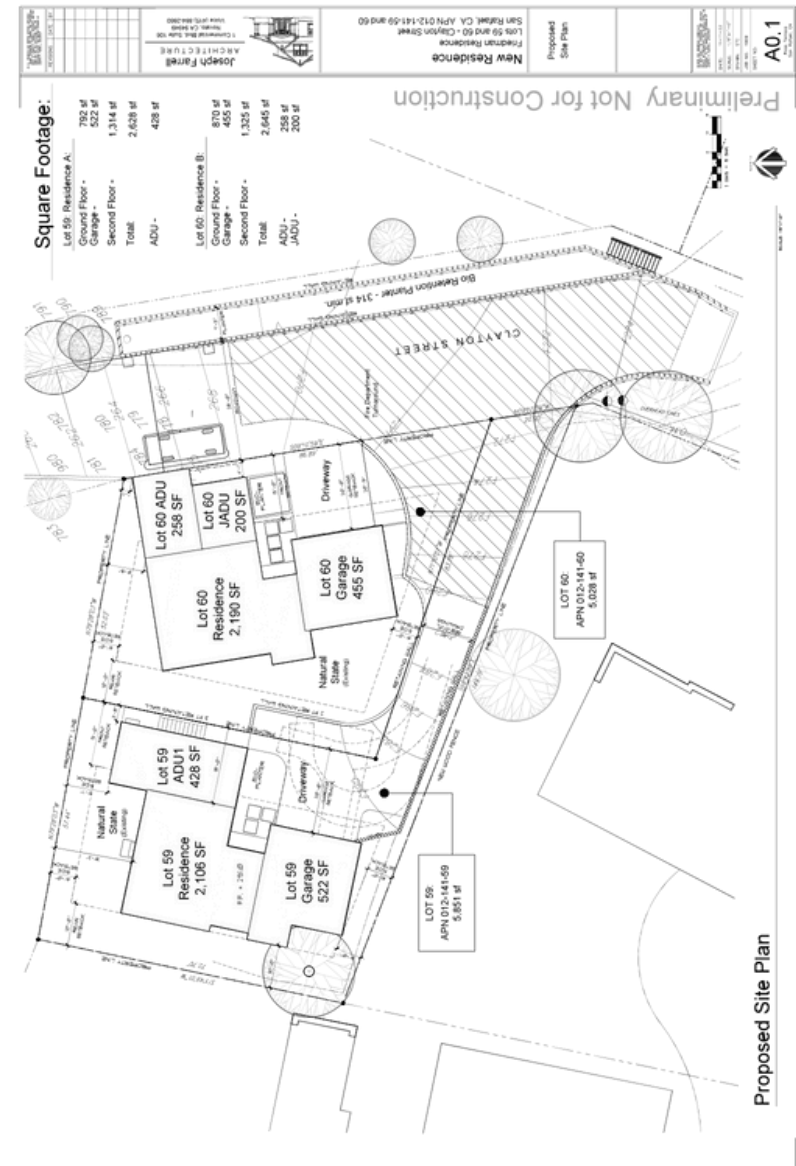
For Sale

LOT 59: RESIDENCE A

Ground Floor: 792 sq ft
Garage: 522 sq ft
Second Floor: 1,314 sq ft
Total: 2,628 sq ft
ADU: 428 sq ft

LOT 60: RESIDENCE B

Ground Floor: 870 sq ft
Garage: 455 sq ft
Second Floor: 1,325 sq ft
Total: 2,645 sq ft
ADU: 258 sq ft
JADU: 200 sq ft



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LOTS 59-60 CLAYTON STREET

For Sale

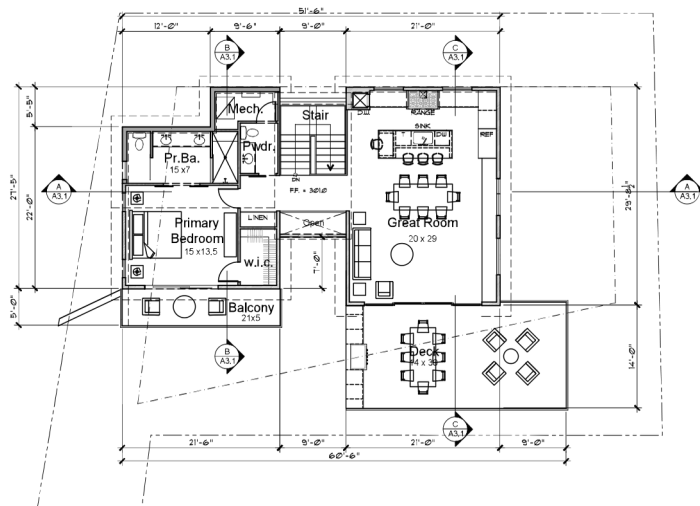
LOT 59 – PROPOSED SECOND FLOOR PLAN

Second Floor Area: 1,314 sq ft

LOT 59 – PROPOSED GROUND FLOOR PLAN

Ground Floor Area: 1,314 sq ft (including 522 sq ft for the garage)

ADU: 428 sq ft



Lot 59 - Proposed Second Floor Plan

1,314 sf

SCALE: 1/8" = 1'-0"



Lot 59 - Proposed Ground Floor Plan

1,314 sf (522 sf Garage)
ADU: 428 sf

Natural State Calculation:
NS= 5,851 sf x (35.7% + 25%)
= 3,610 sf required
DRB rec. = 67%
= 3,610 x 0.67 = 2,419 sf required

Lot 59:	Requirement:	Proposed
Lot Size:	7,500 sf	5,851 sf
Max. FAR:	3,265 sf	3,150 sf
Natural State:	2,419 sf	2,013 sf
Setbacks:		
Front:	15 #	3'-8"
Side:	6 #	6'-0"
Side:	6 #	9'-7"
Rear:	10 #	10'-0"
Garage:	20 #	20'-0"

Preliminary Not for Construction

Joseph Farrell
ARCHITECTURE
1000 California Street, Suite 100
San Rafael, CA 94901-1400

New Residence
Freddie's Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA. JFH/01/14-09 and 60

Proposed
Floor Plans
LOT 59

SCALE: 1/8" = 1'-0"

A.1.1

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LOTS 59-60 CLAYTON STREET

For Sale

LOT 60 – PROPOSED SECOND FLOOR PLAN

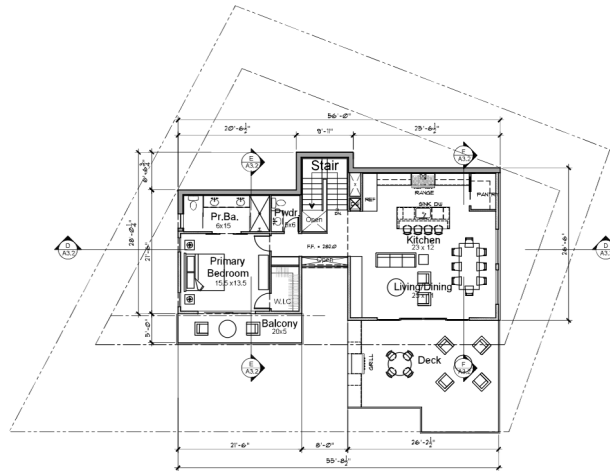
Second Floor Area: 1,325 sq ft

LOT 60 – PROPOSED GROUND FLOOR PLAN

Ground Floor Area: 1,320 sq ft (including 454 sq ft for the garage)

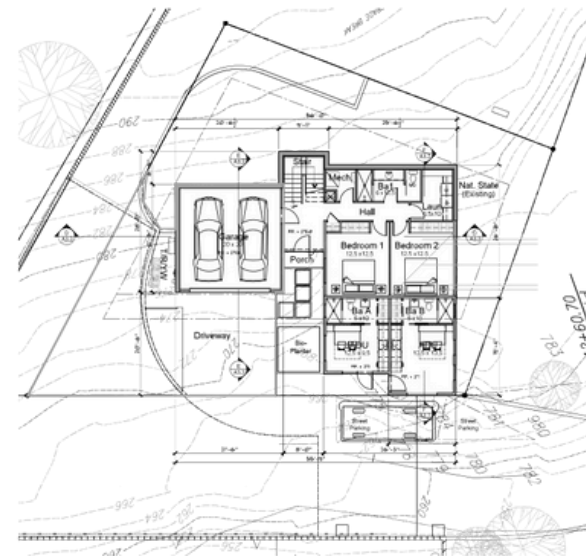
JADU: 200 sq ft

ADU: 258 sq ft



Lot 60 - Proposed Second Floor Plan

1,325 sf



Lot 60 - Proposed Ground Floor Plan

1,320 sf (454 sf Garage)
 JADU: 200 sf
 ADU: 258 sf

Natural State Calculation:
 NS = 5,028 sf x (40.3% + 25%)
 = 3,283 sf required
 DRB rec. = 67%
 = 3,283 x 0.67 = 2,200 sf required

Lot 60:	Required	Proposed
Lot Size:	7,500 sf	5,028 sf
Max. FAR:	3,003 sf	3,103 sf
Natural State:	2,200 sf	1,570 sf
Setbacks:		
Front:	15 ft	0'-0"
Side:	6 ft	6'-0"
Side:	6 ft	1'-11"
Rear:	10 ft	10'-0"
Garage:	20 ft	20'-5"

Preliminary Not for Construction

Joseph Farrell
 ARCHITECTURE
 1 Commercial Walk, Suite 100
 Novato, CA 94945
 415.892.8888

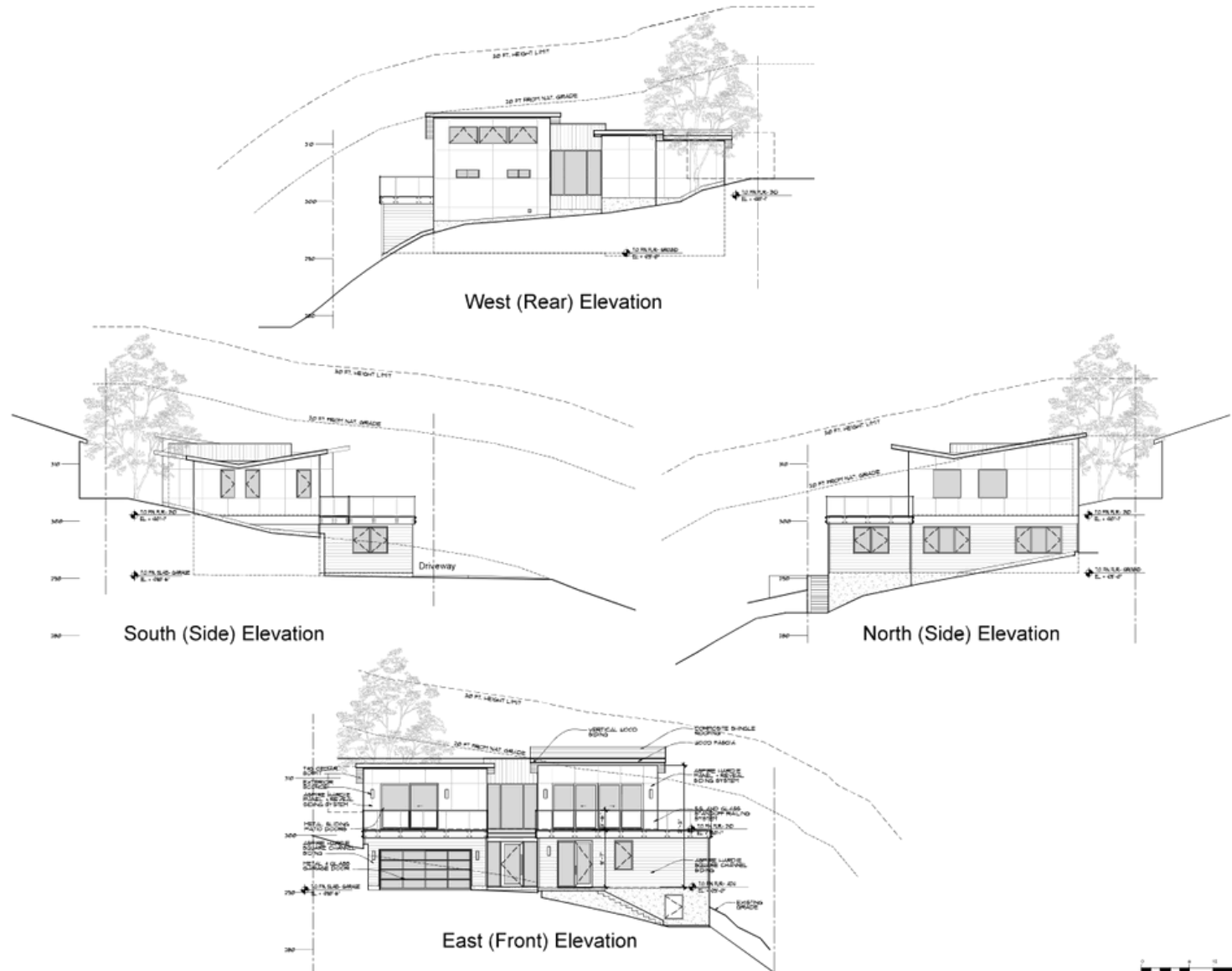
New Residence
 608 Clayton Street
 San Rafael, CA, APRY 012-141-59 and 60

Proposed
 Floor Plans
 LOT 60

A1.2
 Plan
 San Rafael, CA

LOTS 59-60 CLAYTON STREET

For Sale



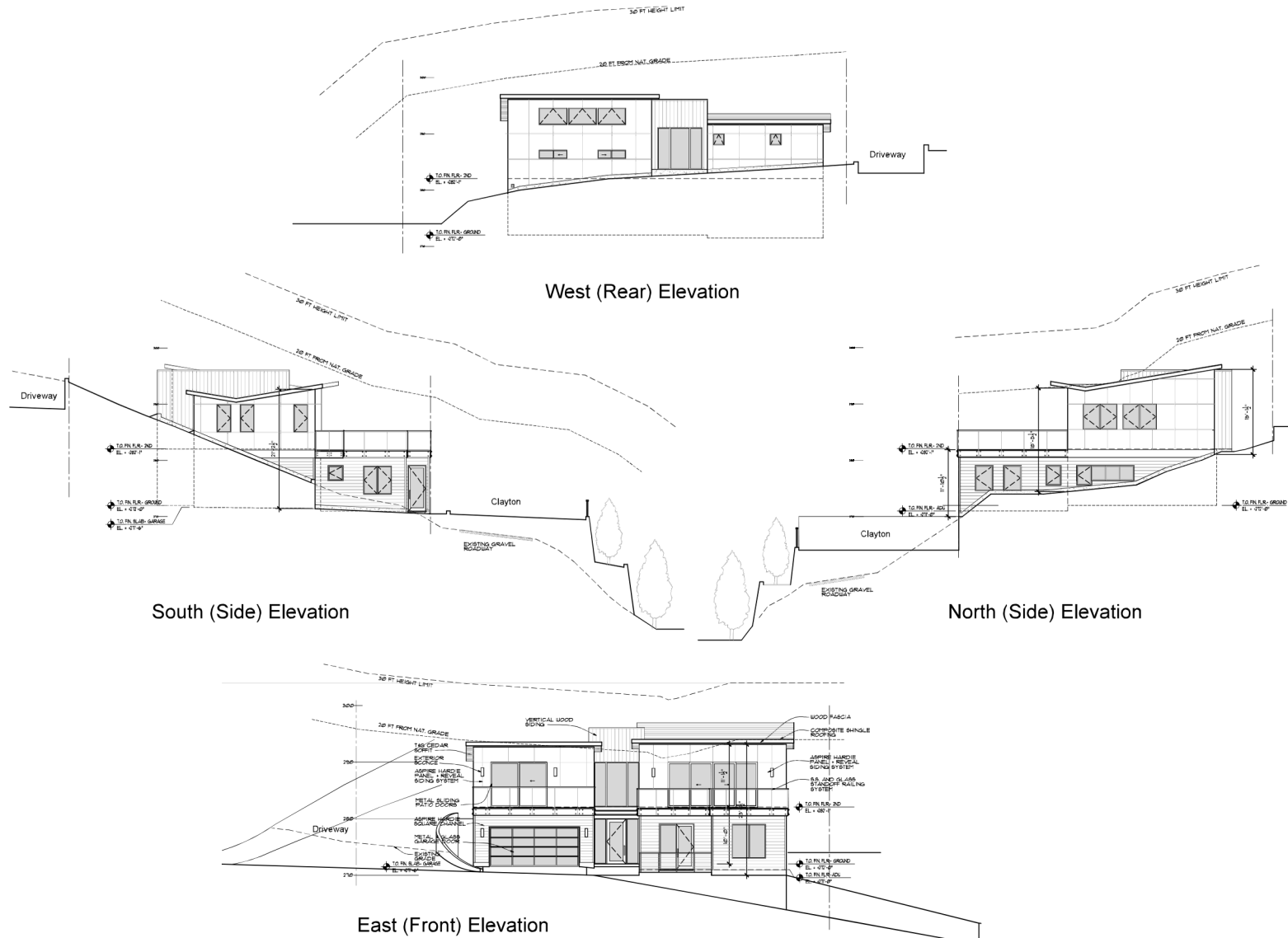
Proposed Exterior Elevations - Lot 59



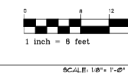
SCALE: 1/8" = 1'-0"

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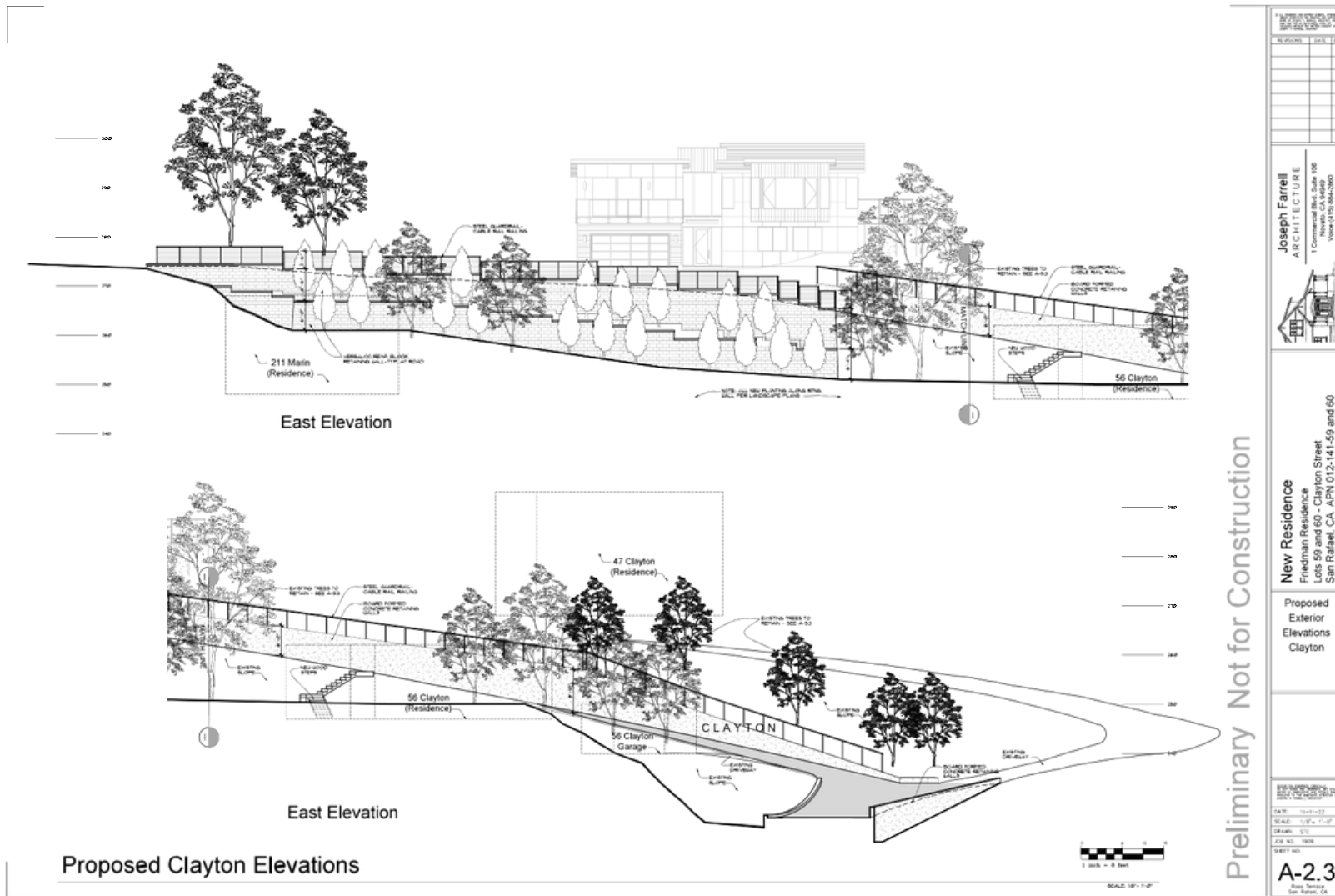


Proposed Exterior Elevations - Lot 60



LOTS 59-60 CLAYTON STREET

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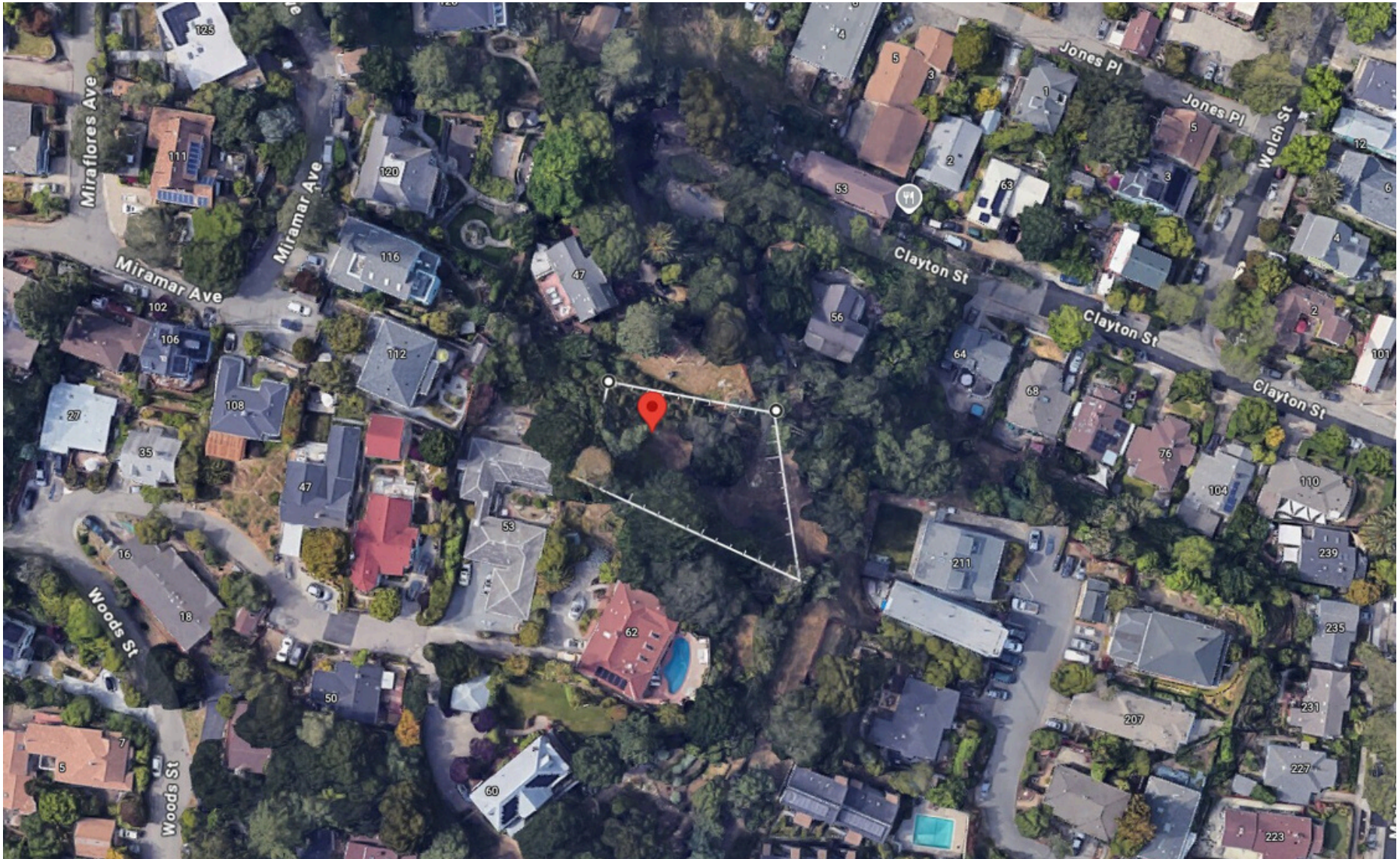
Preliminary Not for Construction

Joseph Farrell ARCHITECTURE 1 Commercial Center, Suite 108 Novato, CA 94945 Phone: (415) 884-2000	
New Residence Friedman Residence Lots 59 and 60 - Clayton Street San Rafael, CA APN 012-141-59 and 60	
Proposed Exterior Elevations Clayton	
DATE: 10-11-22 SCALE: 1/8" = 1'-0" DRAWN: S/S JOB NO: 1919 SHEET NO:	
A-2.3 Joseph Farrell San Rafael, CA	

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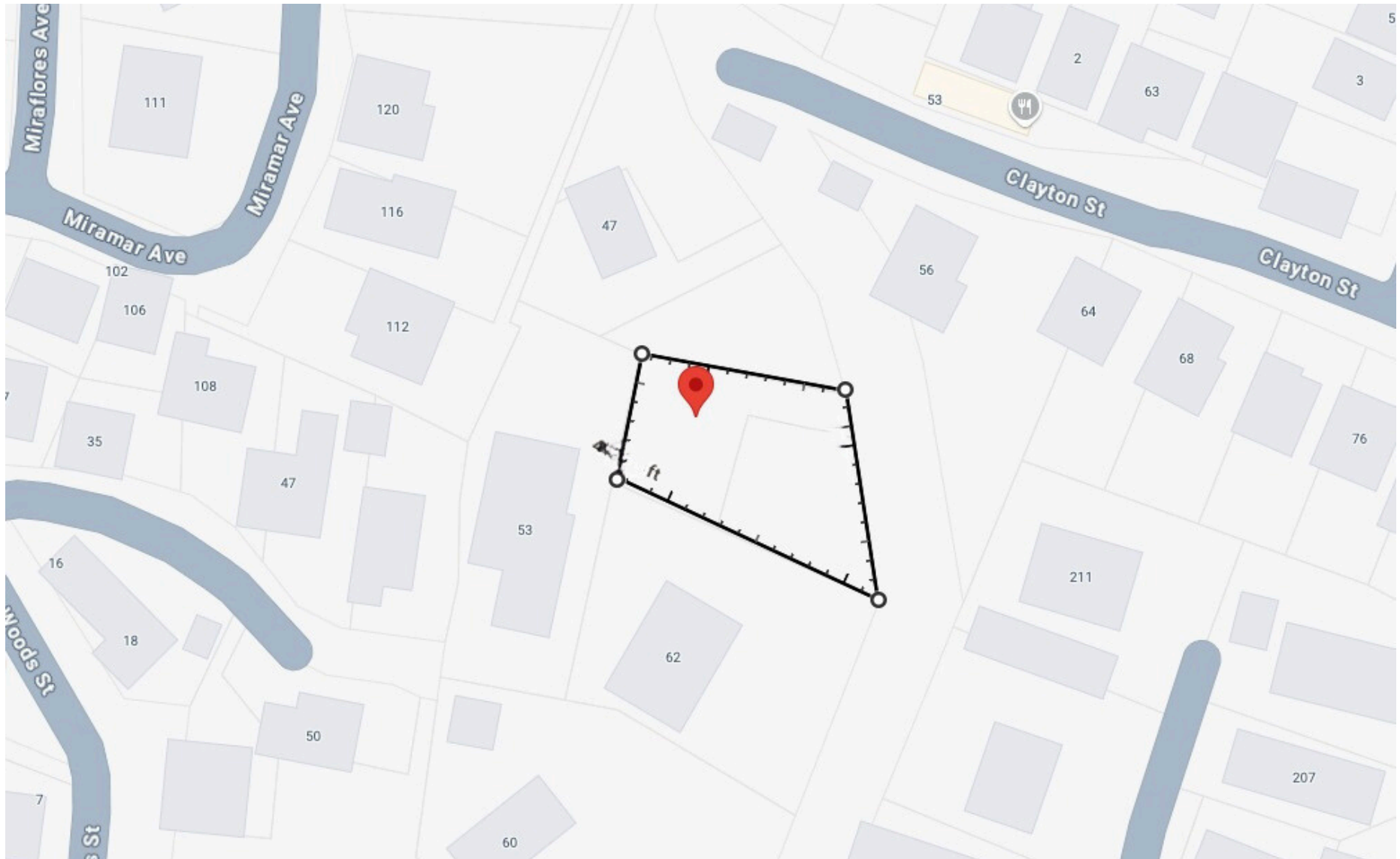
PROJECT SITE

For Sale



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View Profile



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STARBOARDCRE.COM
49 POWELL STREET, SAN FRANCISCO, CA 94102



Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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