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# 2025 Development Pipeline Overview

Community & Economic Development Department

May 2025

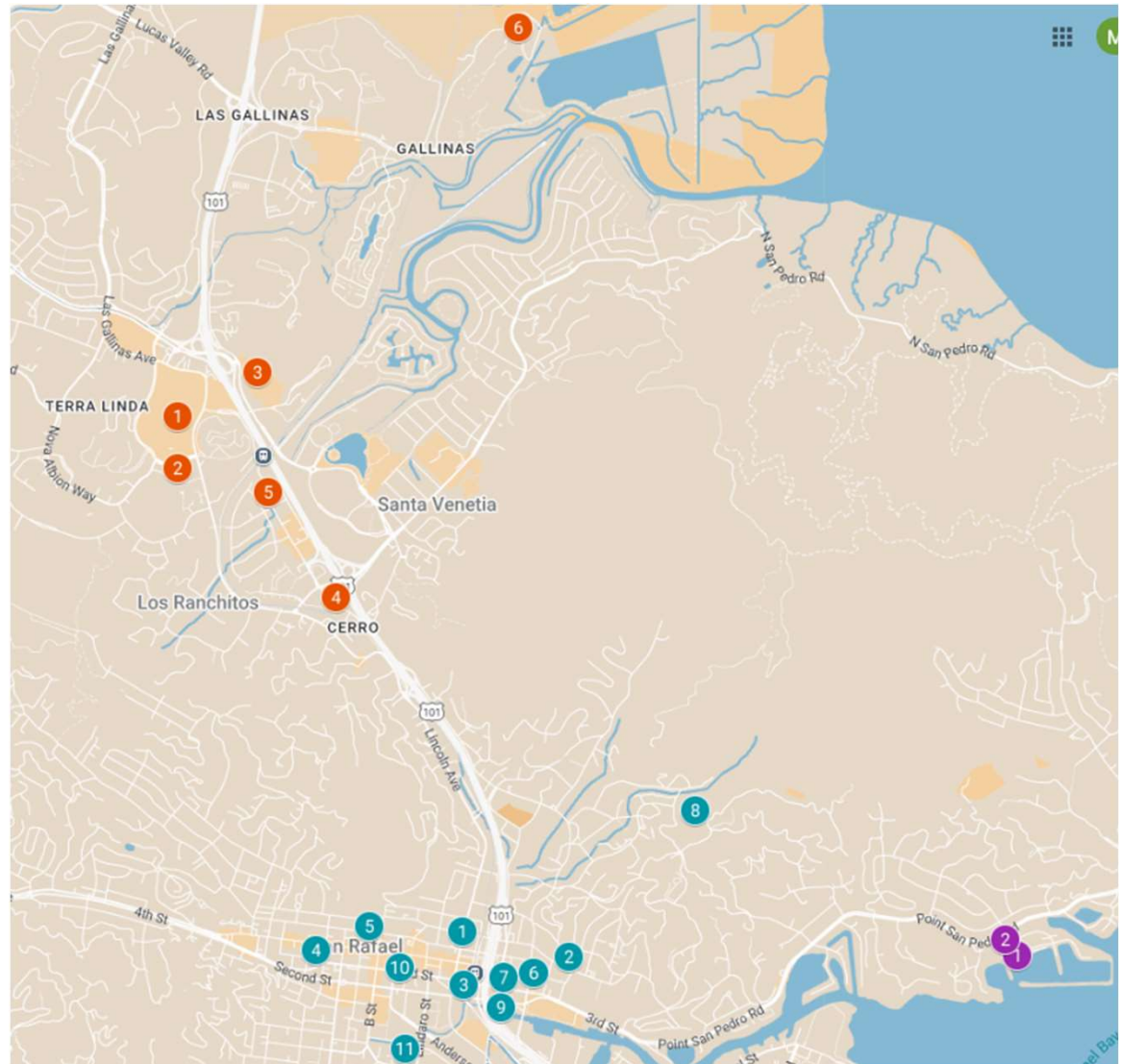


**SAN RAFAEL**

THE CITY WITH A MISSION

# San Rafael – Major Projects Pipeline

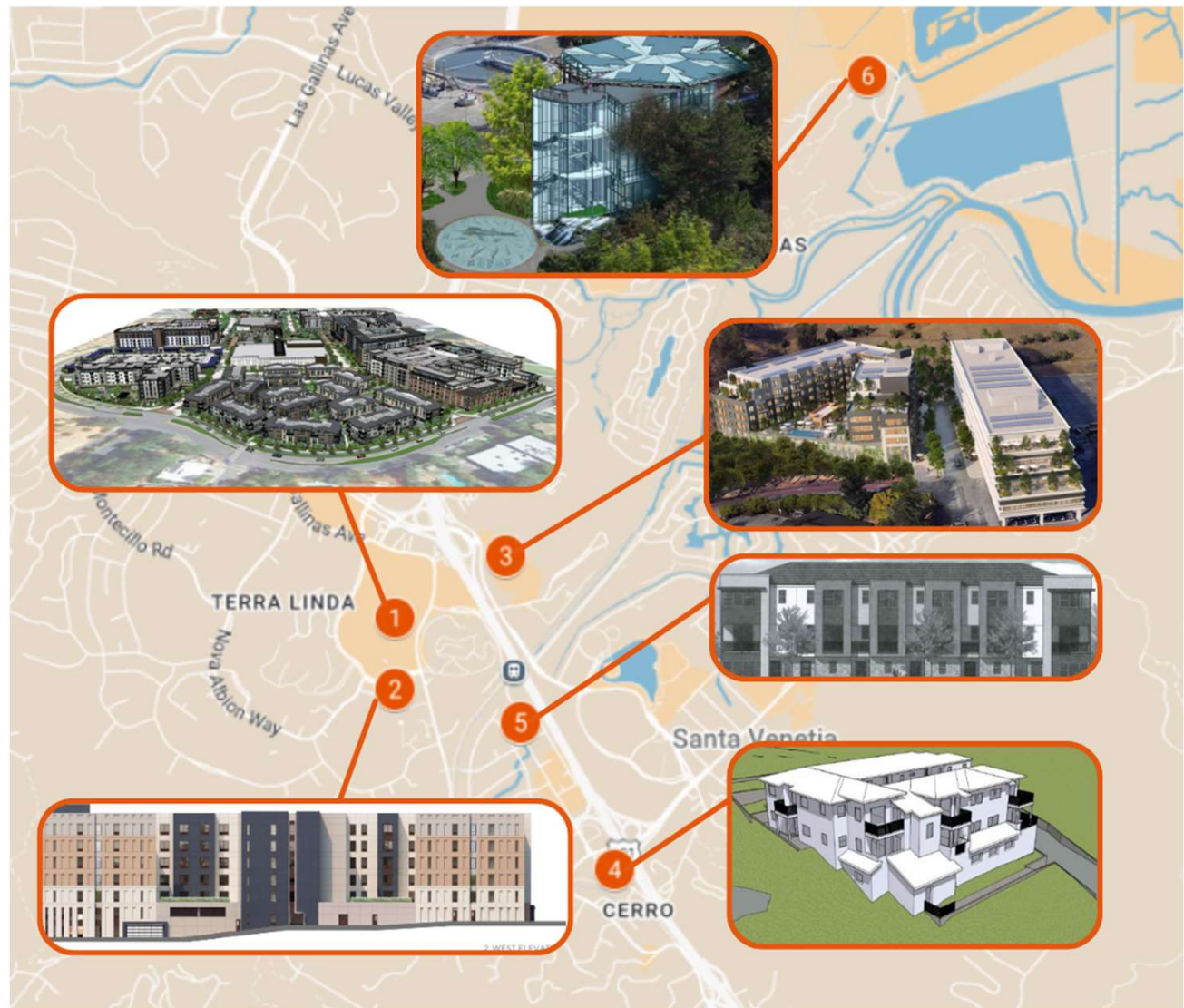
as of May 2025





## North San Rafael

- ① 5800 Northgate Dr.  
Units: 1,422  
Stories: 2 - 7  
Phase: Building Permit Review (Entitled)
- ② 555 Northgate Dr.  
Units: 200  
Stories: 7  
Phase: Formally Submitted
- ③ 4040 Civic Ctr. Dr.  
Units: 223  
Stories: 5 and 7  
Phase: Formally Submitted
- ④ 50 Merrydale Rd.  
Units: 12  
Stories: 2  
Phase: Formally Submitted
- ⑤ 350 Merrydale Rd.  
Units: 45  
Stories: 3 - 4  
Phase: Entitled
- ⑥ 300 Smith Ranch Rd.  
New multi-purpose building at the Las Gallinas Valley Sanitary District  
Phase: Predevelopment



## Downtown (1 of 2)

### ① 800 Mission Ave.

*Aegis Senior Living (assisted living)*

Units: 103

Stories: 5

Phase: Under Construction

### ② 326 Mission Ave

*Aldersly Senior Living (assisted living)*

Units: 69

Stories: 1 – 2

Phase: Under Construction

### ③ 703 3<sup>rd</sup> St.

Units: 120

Stories: 6

Phase: Entitled

### ④ 1515 4<sup>th</sup> St.

Units: 155 (assisted living)

Stories: 7

Phase: Entitled

### ⑤ 1230 Fifth Ave.

Units: 189

Stories: 12

Phase: Formally Submitted





## Downtown (2 of 2)

### 6 4<sup>th</sup> St. @ Grand Ave.

Units: 35  
Stories: 6  
Phase: Formally Submitted

### 7 930 Irwin St.

Units: 210  
Stories: 8  
Phase: Formally Submitted

### 8 Dominican Valley

Units: 50  
Stories: Varies  
Phase: Formally Submitted

### 9 700 Irwin St.

Units: 200  
Stories: 17  
Phase: Formally Submitted

### 10 1030 3<sup>rd</sup> St.

Units: 131  
Stories: 8  
Phase: Formally Submitted

### 11 Wildcare Center

Facilities with new animal hospital, educational, and animal housing facilities.  
Phase: Building Permit Review



## Loch Lomond

### ① 110 Loch Lomond Dr.

Units: 81

Stories: 1 - 2

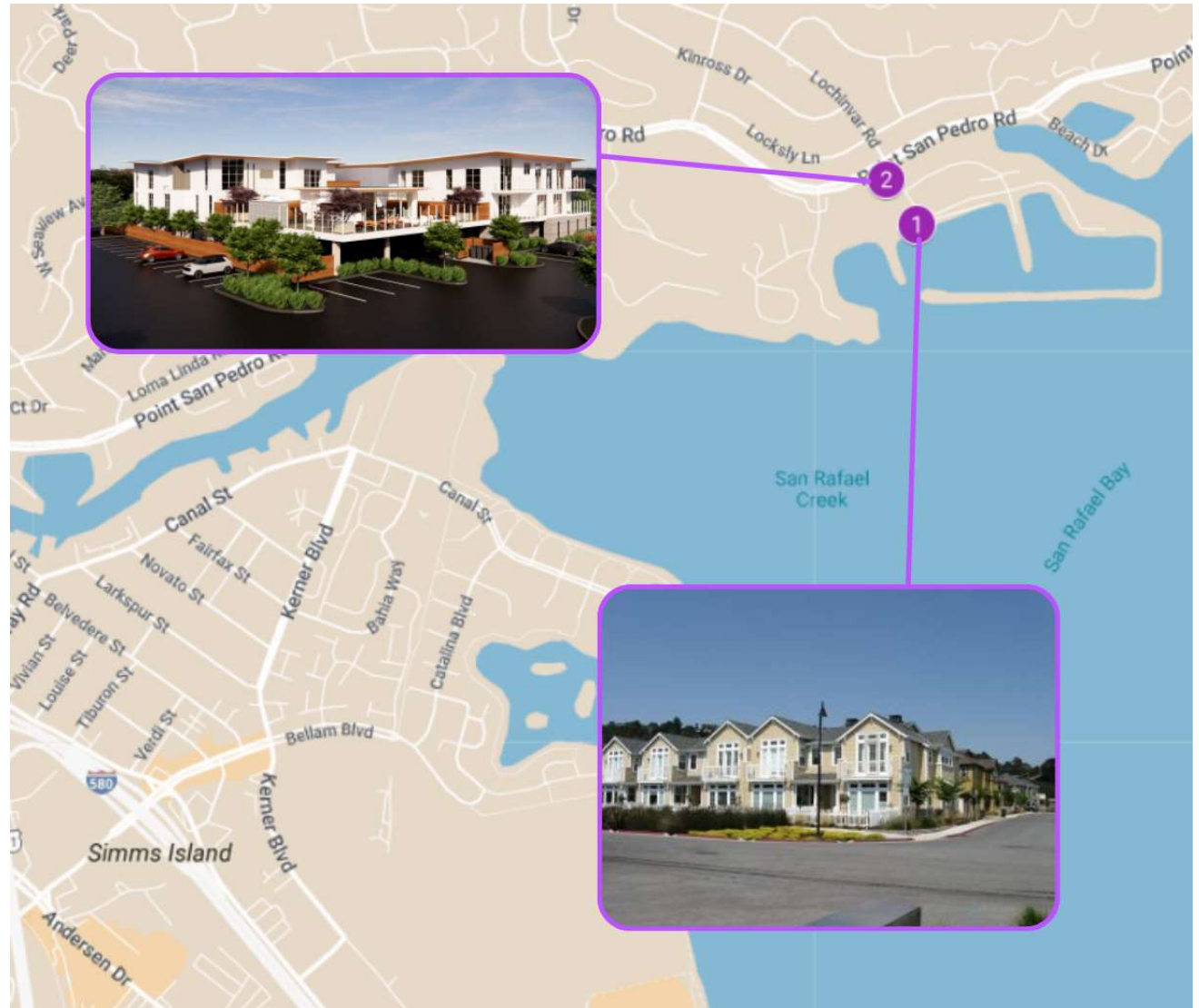
Phase: Under Construction

### ② 25 Loch Lomond Dr.

Units: 14

Stories: 3

Phase: Formally Submitted

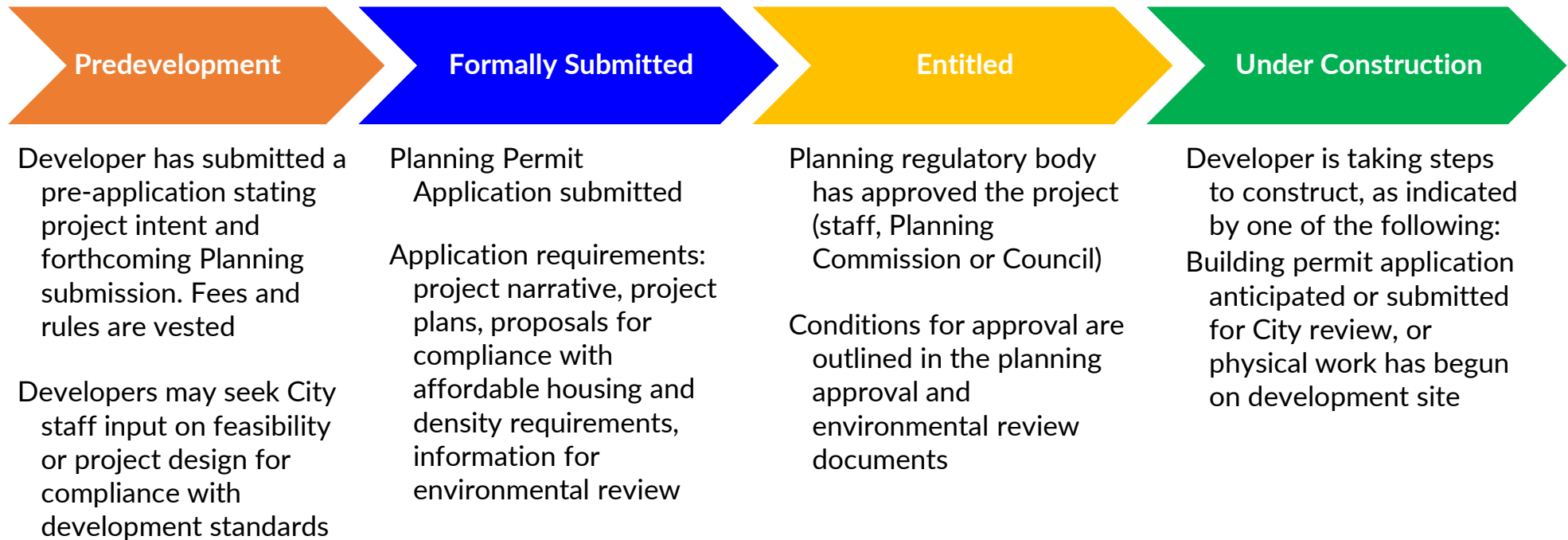


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# Development Project Pipeline

## Real Estate Development Process

For the purposes of this presentation, major projects are defined as new residential projects over 8 units and large commercial projects that have submitted a formal application seeking City review & permitting. Projects discussed in this presentation are grouped in four general categories based on their pipeline status as of January 2025.



## Contact Information

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