



INNOVATION PROPERTIES GROUP

**Land Sale Offering  
Memorandum**

# San Geronimo Estates

**MARIN CALIFORNIA – 100 ACRES**

**9 LOTS – ADJACENT TO  
SKYWALKER RANCH**

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Ivan Smiljanic**

(510) 717-5008 | [Ivan@ipgsf.com](mailto:Ivan@ipgsf.com)

**Rory Tuttle**

(415) 302-5258 | [Rory@ipgsf.com](mailto:Rory@ipgsf.com)





# San Geronimo Estates

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This Offering Memorandum was prepared by Innovation Properties Group, LLC (“Broker”) solely for the use of the prospective purchase of approximately 100 acres of land, located on Deer Camp Drive in San Geronimo, CA 94963 (“Property”). Neither the Broker, nor the Owner of the Property, Fred Grange, LLC (“Owner”) makes any representation of warranty, expressed or implied, as to the completeness of accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time of this Offering Memorandum of the financial statements therein were made by Broker and not by Owner, and are based upon assumptions or events beyond the control of Broker or Owner and therefore may be subject to variation. Other than current and historical revenue and operating expenses figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only, and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time, with or without notice.

The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property, unless and until such offer to purchase the Property, unless and until such offer to purchase the Property is approved by Owner pursuant its Governing authorities and the signature of the Owner or Owner’s representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

Innovation Properties Group, LLC obtained the information in this Offering Memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigation of the physical condition of the Property and the financial performance of its future Ownerships.

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# San Geronimo

## Estates

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# San Geronimo

## Estates

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**LOCATION** – Beautiful 100 acre opportunity with 9 parcels with a final map approved. This is truly a destination property, all just minutes from downtown Fairfax, at the gateway to some of West Marin's best parks and Open Space preserves, with direct access to many of the finest hiking, biking, and riding trails in the Bay Area. Fantastic opportunity for a luxury estate master development.

The property offers 9 parcels ranging from 5 to 27 acres and is covered with Redwood Trees, wildlife and other natural wonders. These are some of the last remaining high end residential acreage lots within a gated community. Hendricks and Horne retained a few of their sixteen small Skye Ranch lots. Bruce Burman and Jazz Builders have completed and sold all three phases at their French Ranch Estates development on the golf course.

This magnificent land is located above, and adjacent to the San Geronimo Golf Course on one side, and about two hundred thousand acres of county, state, and federal parks, watershed, lakes, and open space, with hundreds of miles of trails on the other side.

The watershed adjacent to San Geronimo Estates includes lands of MMWD and numerous lakes including Kent Lake, Lagunitas Lake, Phoenix Lake, Bon Tempe Lake, Alpine Lake, etc.

The adjacent open space includes the Marin County Open Space Preserve, The Phillip Burton Wilderness Area, Mount Tamalpais State Park, Muir Woods National Monument, Golden Gate National Recreation Area, The Marin Agricultural Land Trust, Lands of Marin Municipal Water District, The Point Reyes National Recreation Area and other open space entities from San Geronimo to the Pacific Ocean.

The 5-27 Acre home sites have been fully improved with streets, Water, PG&E, Phone, Viacom, Etc. We also have prepared topographical maps of the site and the building pads, septic systems designed and have a final map.

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# San Geronimo Estate

## Quick facts

**Real Estate:** For Sale  
**Country:** United States  
**State:** California  
**County:** Mann County  
**Metro Area:** San Francisco - Oakland - Hayward Metro Area  
**Political Ideology:** Somewhat liberal

## Highlights

### ECONOMY

The unemployment rate in San Geronimo is 2.3% (U.S. avg. is 3.9%).  
Recent job growth is Positive. San Geronimo jobs have increased by 1.4%.

### COST OF LIVING

Compared to the rest of the country, San Geronimo's cost of living is 177.7% higher than the U.S. average.

### WEATHER & CLIMATE

August, July and September are the most pleasant months in San Geronimo, while January and December are the least comfortable months.

### VOTING

Marin county voted Democratic in the previous five Presidential elections.

### POPULATION

San Geronimo's population is 444 people. Since 2010, it has had a population decline of 21.0%.

### TRANSPORTATION

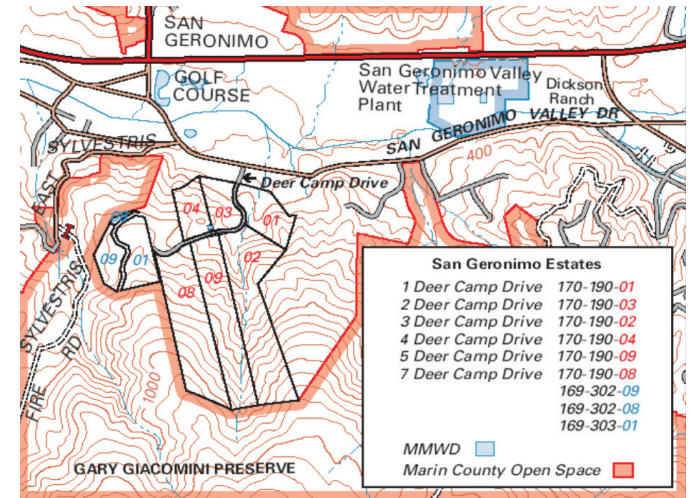
Average Commute time is 31.7 minutes. The National Average is 26.4 minutes.

### REAL ESTATE

The median home cost in San Geronimo is \$1,030,900. Home appreciation the last 10 years has been 6.2%.

### SCHOOLS

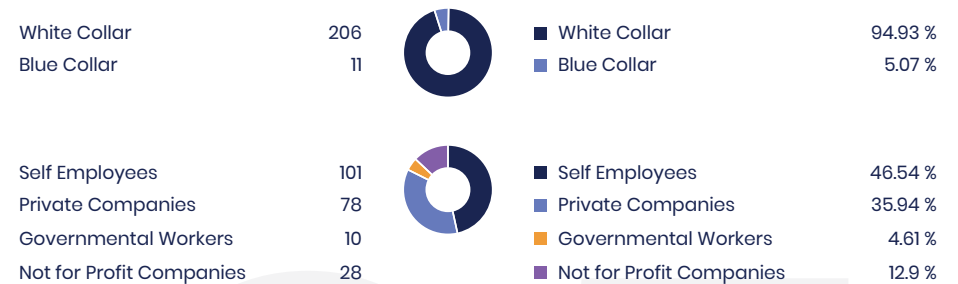
San Geronimo public schools spend \$11,417 per student. The average school expenditure in the U.S. is \$12,383. There are about 22.1 students per teacher in San Geronimo.



## School in San Geronimo, California

Name	Grades	Type	Rating
Lagunitas Elementary	KG - 08	Regular	6
San Geronimo Valley Elementary	KG - 06	Regular	9

## Occupational Employment in San Geronimo



## Number of Households in San Geronimo

