

# PACHECO PLAZA

366 Ignacio Blvd, Novato, CA 94949

3 UPCOMING AVAILABLE SPACES

800-2,453 SF

**balboa**  
RETAIL PARTNERS



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# PROPERTY SUMMARY



## HIGHLIGHTS

- Beautiful Neighborhood Shopping Center Situated Just Before Novato's Residential Neighborhood
- Anchored by Nugget Markets with other tenants such as Chase Bank, Boca Pizzeria, and More
- Healthy Mix of Daily Services and Iconic Local Tenants
- Leisure Outdoor-Garden Design with AI-Fresco Dining Options
- Availability
  - Suite 408-2,453 SF (Available 04/01/2024)
  - Suite 366-1,521 SF (Available 09/01/2024)
  - Suite 364-800 SF (Available 05/01/2024)
- 21,234 VPD On Street Entrance Into Shopping Center (Ignacio Blvd)
- Positioned ½ Mile Away From Hwy 101



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# PACHECO PLAZA SITE MAP



SUITE #	TENANT NAME	SF
364	Fan Compass - 5/1/2024	800
366	Buttercup - 9/1/2024	1,521
368	Bank of Marin	2,500
402	CHASE Bank	3,470
408	AVAILABLE - 4/1/2024	2,453
412	Joseph's Shoes & Repair	1,117
416	Clothes Fit Alterations	800
430	StretchLab	1,382
434	Mane Lounge	1,200
438	LFA Wealth Management	1,012
440	Marin Eye Care	1,988
442	Crystal Nail Spa	1,500
444	Bella	1,200
446	Pacheco Dry Cleaners	1,500
448	The UPS Store	1,155
450	Andrea Aduna, DMD Inc.	1,160
452	Taki Japanese Restaurant	2,880
456	Boca Pizzeria & Wine Bar	2,465
464	Active Culture	1,563
466	Marin Coffee Roasters	1,197
470	Nugget Market	22,327
474	Woodlands Pet Food	5,740
476	Subway	1,000

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# NOVATO RETAIL TRADE MAP



Peets Coffee  
nektar  
SAFeway Sourdough & Co  
pet food express  
WELLS FARGO  
CYCLESBAR  
SUPER DUPE

Nugget BOCA  
MARKETS PIZZERIA  
SUBWAY  
active culture  
Bank of Marin CHASE

Chick-fil-A  
Staples  
CINEMARK  
Mancini's SLEEPWORLD

SAFeway RITE AID  
Valvoline  
pet food express  
Starbucks the Habit BURGER GRILL  
DOLLAR TREE

TARGET COSTCO WHOLESALE  
Sports Basement  
BevMo!  
petco  
NORDSTROM rack

Lucky California Morning Glory  
CVS BR  
CHASE  
usbank  
FIT

WHOLE FOODS  
McDonald's  
Peets Coffee & Tea  
RUSTIC BAKERY  
WELLS FARGO  
CHASE

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Demographics

366 IGNACIO BLVD | NOVATO

	1-mile	3-mile	5-mile
<b>Census 2010 Summary</b>			
Population	2,135	35,334	97,188
Households	936	13,732	35,872
Families	600	8,981	23,519
Average Household Size	2.26	2.55	2.61
Owner Occupied Housing Units	620	8,768	22,461
Renter Occupied Housing Units	316	4,964	13,411
Median Age	42.6	41.4	38.1

	1-mile	3-mile	5-mile
<b>2016 Summary</b>			
Population	2,192	36,695	101,071
Households	951	14,137	36,905
Families	607	9,241	24,210
Average Household Size	2.29	2.57	2.64
Owner Occupied Housing Units	614	8,810	22,609
Renter Occupied Housing Units	337	5,327	14,296
Median Age	43.7	42.4	38.7
Median Household Income	\$63,287	\$71,946	\$74,889
Average Household Income	\$93,478	\$96,932	\$95,335

	1-mile	3-mile	5-mile
<b>2021 Summary</b>			
Population	2,262	38,098	104,828
Households	976	14,620	38,130
Families	623	9,557	25,026
Average Household Size	2.30	2.58	2.65
Owner Occupied Housing Units	630	9,075	23,229
Renter Occupied Housing Units	347	5,545	14,901
Median Age	44.3	43.2	39.2
Median Household Income	\$73,962	\$81,717	\$83,068
Average Household Income	\$102,309	\$106,141	\$104,354

	1-mile	3-mile	5-mile
<b>Trends: 2016-2021 Annual Rate</b>			
Population	0.63%	0.75%	0.73%
Households	0.52%	0.67%	0.66%
Families	0.52%	0.67%	0.67%
Owner Households	0.52%	0.59%	0.54%
Median Household Income	3.17%	2.58%	2.09%

