

DOWNTOWN NOVATO CENTER

1701-1769 Grant Ave, Novato, CA 94945

- Former Medical Space Available
- Standard Retail Buildout Available
- Size Range: 1,555 SF – 4,525 SF



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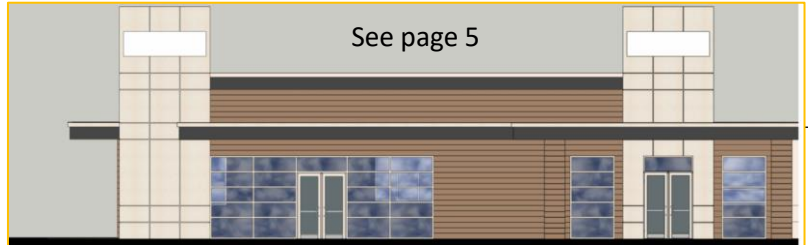
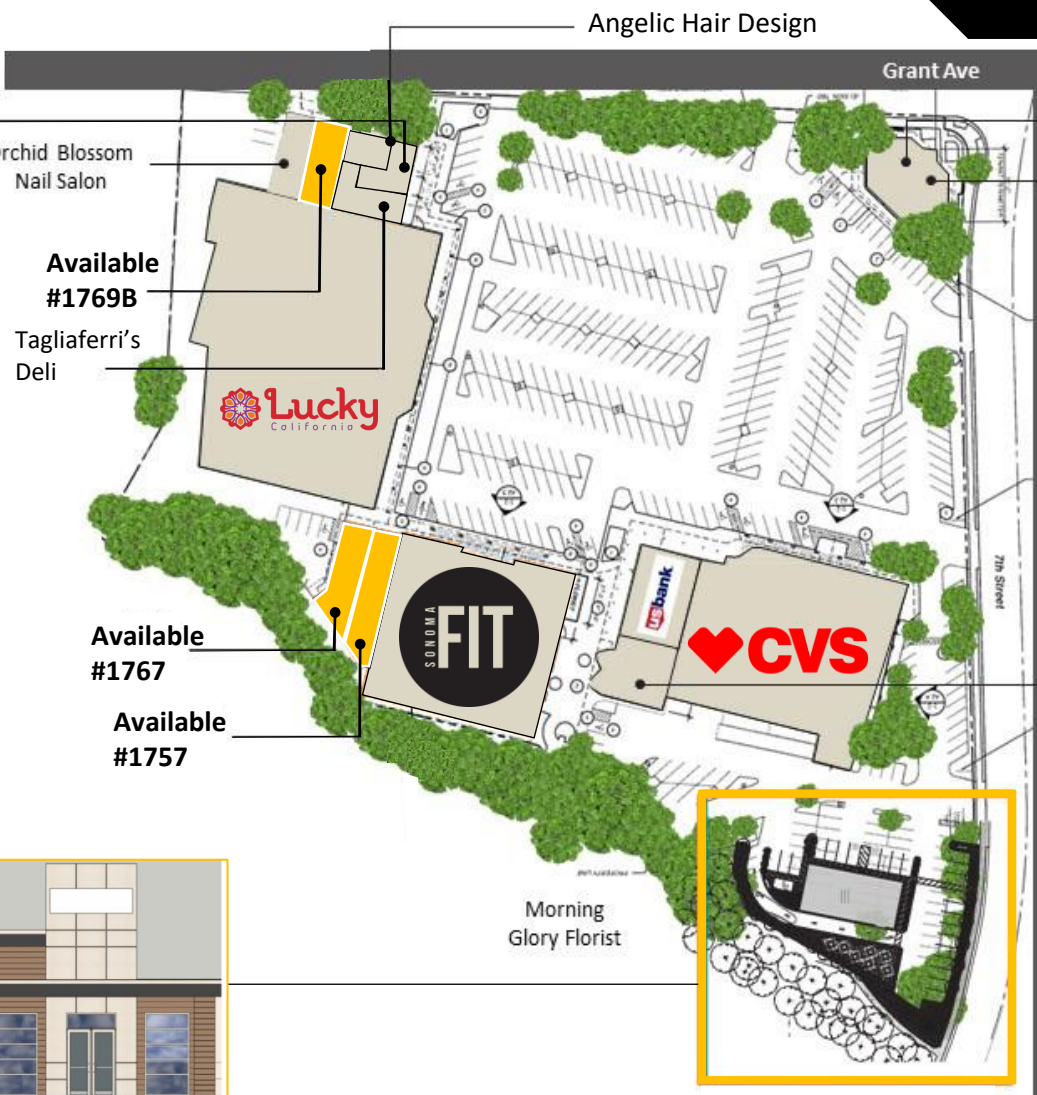
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SITE MAP & INDEX



DOWNTOWN NOVATO S.C.

SUITE	TENANT	SIZE (SF)
1701	Chase Bank	3,200 SF
1707	CVS Pharmacy	21,500 SF
1711	US Bank	3,250 SF
1719	Creekside Bakery	1,766 SF
1721	Morning Glory Florist	484 SF
1727	Sonoma Fitness	18,259 SF
1757	AVAILABLE	2,328 SF
1767	AVAILABLE	2,197 SF
1761	Lucky Supermarket	37,451 SF
1763	Tagliaferri's Deli	2,092
1770	Baskin Robbins	915 SF
1769A	Angelic Hair Design	630 SF
1769B	AVAILABLE	1,555 SF
1769C	Orchid Blossom Nail Salon	1,400 SF



* NOT TO SCALE

Proposed 3,370 SF drive through pad



Creekside Bakery

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HIGHLIGHTS

- Downtown Novato Shopping Center is situated on Grant Ave, Novato's Historic Downtown Shopping District.
- Lucky Supermarket & CVS anchored neighborhood shopping center.
- Other tenants include Chase Bank, US Bank, Baskin Robbins, and More.
- Great Visibility & Full Turn Access From Grant Ave and 7th St.
- 3 Available Spaces:
 - Suite 1757 (standard retail buildout) -2,328 SF
 - Suite 1767 (medical use buildout) -2,197 SF
 - Suite 1769B (standard retail buildout) -1,555 SF
 - Suite 1757 and 1767 can be combined for 4,525 SF
- Proposed 3,370 SF Drive-Thru Pad Site Available!
 - Full Turn Access
 - Located across the street from Taco Bell



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	14,806	46,171	173,365
Average HH Income	\$131,212	\$155,093	\$157,795
Daytime Population	19,529	45,762	59,466

TENANTS:



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SUITE 1767 (former medical space) 2,197 SF

HIGHLIGHTS

- Former Medical Use Space Available (suite 1767- **2,197 SF**)
- (2) Exam rooms
- (2) Counseling rooms
- (2) Offices
- (2) Storage rooms
- (1) Laboratory room
- (1) Conference room
- (1) Small kitchen
- Can combine suite 1767 & 1757 for a total of **4,525 SF**



SUITE 1757 (shell condition)

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SUITE 1769B (former Pilates space) 1,555 SF



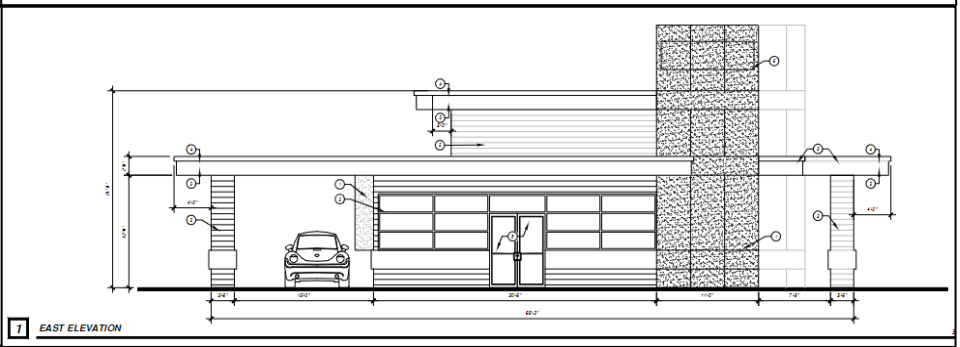
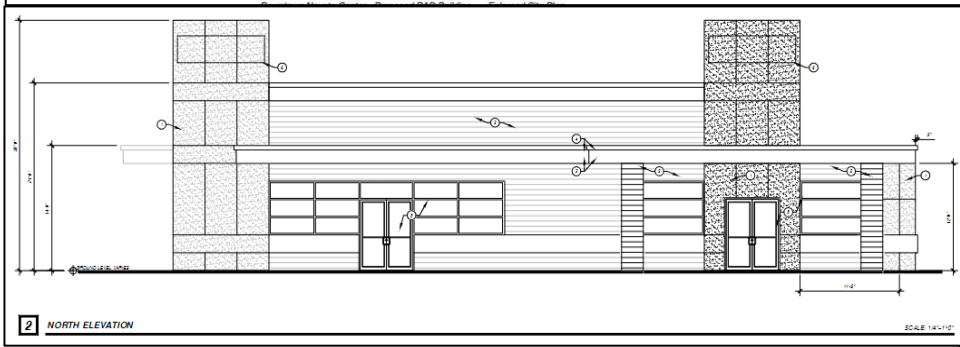
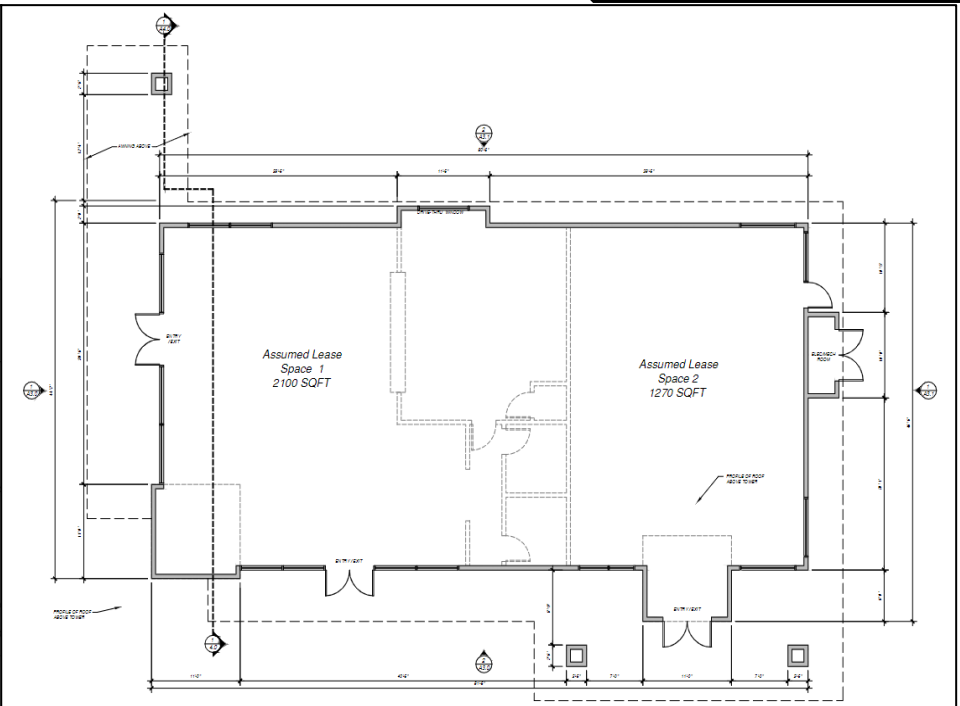
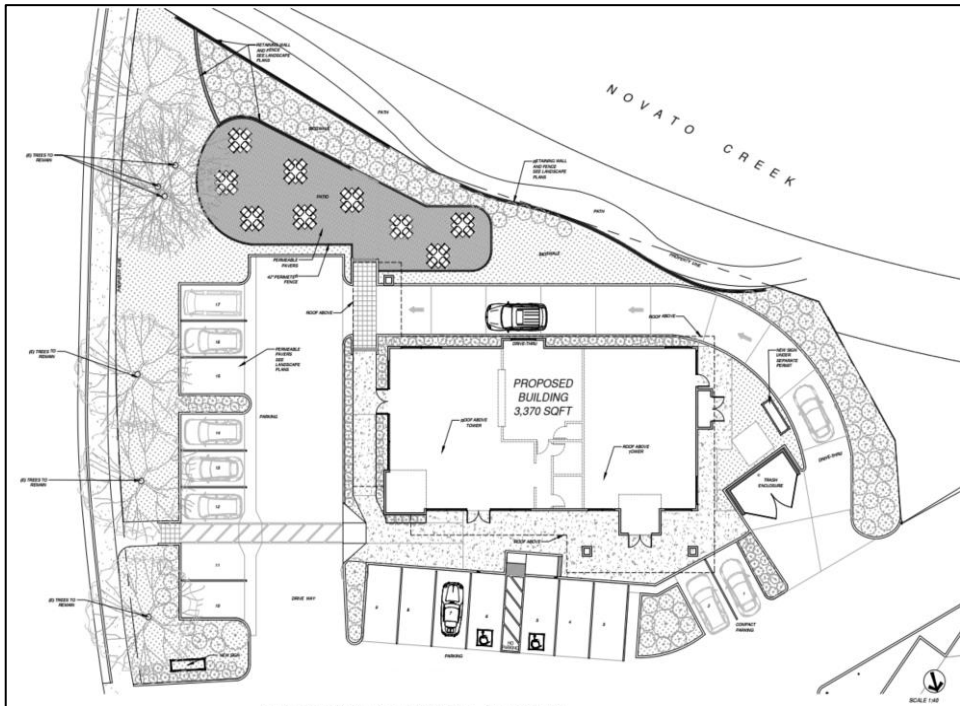
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PROPOSED 3,770 SF DRIVE THRU PAD OPPORTUNITY



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AREA TRADE MAP



Peets Coffee
nektar
SAFEGWAY Sourdough & Co
pet food express WELLS FARGO CYCLESBAR SUPER DUPEr

Chick-fil-A Staples
CINEMARK MOYLANE
Mancini's SLEEPWORLD

SAFEGWAY RITE AID
Valvoline
pet food express Starbucks the Habit
DOLLAR TREE

TARGET COSTCO WHOLESALE
Sports Basement Marshalls
BevMo! Nordstrom rack
Starbucks Panera Bread

DOWNTOWN NOVATO SHOPPING CENTER
Lucky California Morning Glory
CVS FIT BR
CHASE usbank

HISTORIC DOWNTOWN NOVATO SHOPPING

GRANT AVE.

REDWOOD BLVD.



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