

**880
DE LONG
AVE**

**1,800 SF FREESTANDING BUILDING
2ND GENERATION RESTAURANT WITH PATIO
FOR SALE OR LEASE**



880 DE LONG AVE, NOVATO, CALIFORNIA

EXECUTIVE SUMMARY

Pegasus is pleased to present 880 De Long Avenue, a rare sale or lease opportunity in the affluent Bay Area community of Novato, CA. The property offers 1,800 square feet of prime retail or second-generation restaurant space situated on a highly visible corner with traffic counts of approximately 27,400 vehicles per day.

Ideally positioned at the entrance to Novato's primary municipal district, the site benefits from a daytime population exceeding 20,200 people within a three-mile radius and direct proximity to City Hall, the Novato Police Department, and other civic offices. The property features 14 dedicated parking spaces, a rear patio ideal for outdoor dining, and strong local tenancy including Whole Foods and Trader Joe's within 1-minute of the subject property.

Most recently occupied by Local Kitchens and Chipotle before that, 880 De Long Avenue is the first property visible when turning onto Machin Avenue, one of downtown Novato's main thoroughfares. With unmatched visibility, walkability, and accessibility at the heart of Novato's civic core, this is a rare opportunity to secure a premier Bay Area location.

- Exceptional corner visibility on De Long Ave: \pm 27,400 VPD
- Excellent access and ample parking – 14 spaces
- Situated at the entrance of Downtown Novato's municipal center
- Excellent demographics – \$120,600 AHHI within 1-mile radius



Residence INN[®]
BY MARRIOTT



TRADER JOE'S

MEDICAL CENTER
OF MARIN

BIG O TIRES[®]



NOVATO CITY HALL

TRAIN STATION
DOWNTOWN NOVATO
STATION



880
DE LONG
AVE

DOWNTOWN NOVATO
FARMERS MARKET



COLUMBIA BANK

enterprise

MACHIN AVENUE



DE LONG AVENUE

REDWOOD AVENUE

Peet's Coffee & Tea



PHYSICAL DESCRIPTION

Address	880 De Long Avenue, Novato, CA 94945
APN	153-061-25
Zoning	CG-D
Space GLA	1,800 SF
Lot Size	0.34 AC
Year Built	1971
Buildings	1
Stories	1
Parking Spaces	14 Surface Spaces
Parking Ratio	7.78/1,000 SF

GROCERYOUTLET
bargain market™ ACE
Hardware

Starbucks SAFEWAY
pet food express the Habit
BURGER GRILL

Valvoline™

Orangetheory®
PANDA EXPRESS
CHINESE KITCHEN Domino's

ANYTIME FITNESS T Mobile
DOLLAR TREE Jack
in the box®



Peet's Coffee & Tea L & L
Hawaiian Barbecue
SINCE 1976



880
DE LONG
AVE

DE LONG AVENUE

MACHIN AVENUE

REDWOOD AVENUE

NOVATO CALIFORNIA

Novato is the nothernmost city in affluent Marin County, California and is located directly north of San Francisco, 29 miles to the south. Being in the San Francisco-Oakland-Hayward metro area, the area is home to many cultural activities, exceptional arts, rich history that has enriched the strong commercial and financial core in Novato. The city was ranked among one of the best places to live according to livability.com. Novato has seen the job market increase by 1.4% over the last year with the unemployment rate at 2.7%. The city was given high marks for high-achieving Novato Unified School District, as well as having a strong local economy of biotech and small technology companies along with a variety of retail centers. Healthcare is also a strong sector, led by Novato Community Hospital and Novato Healthcare Center.

Novato is notable for its outdoor beauty, with 3,600 acres of open space that makes it attractive for tourists, and the city’s resurgent downtown includes a robust Old Town district. Addiitionally, nearby outdoor attractions include Stafford Lake Park and Mount Burdell.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	14,418	44,432	60,227
NUMBER OF HOUSEHOLDS	5,586	17,016	23,217
AVERAGE HOUSEHOLD INCOME	\$120,601	\$144,715	\$143,062



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