

± 1,560 SF AVAILABLE FOR LEASE TRIANGLE PLAZA, SUITE E

1559 S. Novato Blvd. | Novato, CA
OFFERING MEMORANDUM



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OFFERING SUMMARY

AVAILABLE SPACE (SF)	± 1,560
OFFERING PRICE	\$2.25/SF/MO NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	13,353	46,956	64,663
2020 Median HH Income	\$88,059	\$112,633	\$113,895
2020 Average HH Income	\$122,533	\$148,907	\$152,213

PROPERTY DESCRIPTION

Suite E is an approximately ±1,560 SF suite featuring a professional reception area, spacious main room, private rooms, and private bathroom. There is ample parking directly outside of the suite's entrance spanning across the entire complex. Excellent window line with great natural light. The complex includes 12 total suites with a majority of tenants in the retail and service industries. Prominent building with extremely visible monument sign.

PROPERTY HIGHLIGHTS

- Beautifully Built Out Space!
- Move-In Ready Condition
- ±1,560 SF Suite
- Private Rooms
- Bathroom
- Spacious Main Room
- Open Floor Plan
- Great Natural Light
- Floor to Ceiling Storefront Windows
- Ample Parking
- Diverse Tenant Mix in Building

Property Photos



LOCATION HIGHLIGHTS

- S. Novato Blvd. is one of the major thoroughfares crossing through Novato
- Triangle Plaza is located less than a mile from Highway 101
- The building is surrounded by residential housing
- Novato sees high traffic counts due to Highway 101 being a major route running from Southern California to Washington State
- Novato is 30 miles from San Francisco and 10 miles from San Rafael

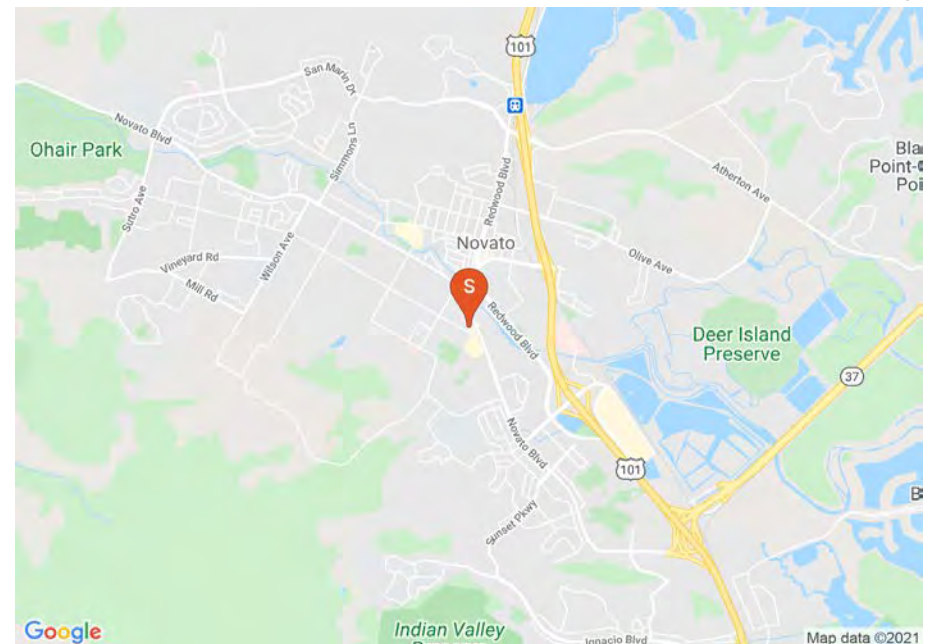
LOCATION DESCRIPTION

Triangle Plaza is located directly off of S. Novato Boulevard, one of the major thoroughfares crossing through Novato. Located less than a mile from Highway 101, the property is a convenient location for clients to access. The surrounding area contains dense residential housing and commercial retail and office properties. Novato sees high traffic counts due to Highway 101 being a major route running from Southern California to Washington State. Novato is 30 miles from San Francisco and 10 miles from San Rafael.

Regional Map



Locator Map





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Exclusively Marketed by:



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