

1801 NOVATO BLVD

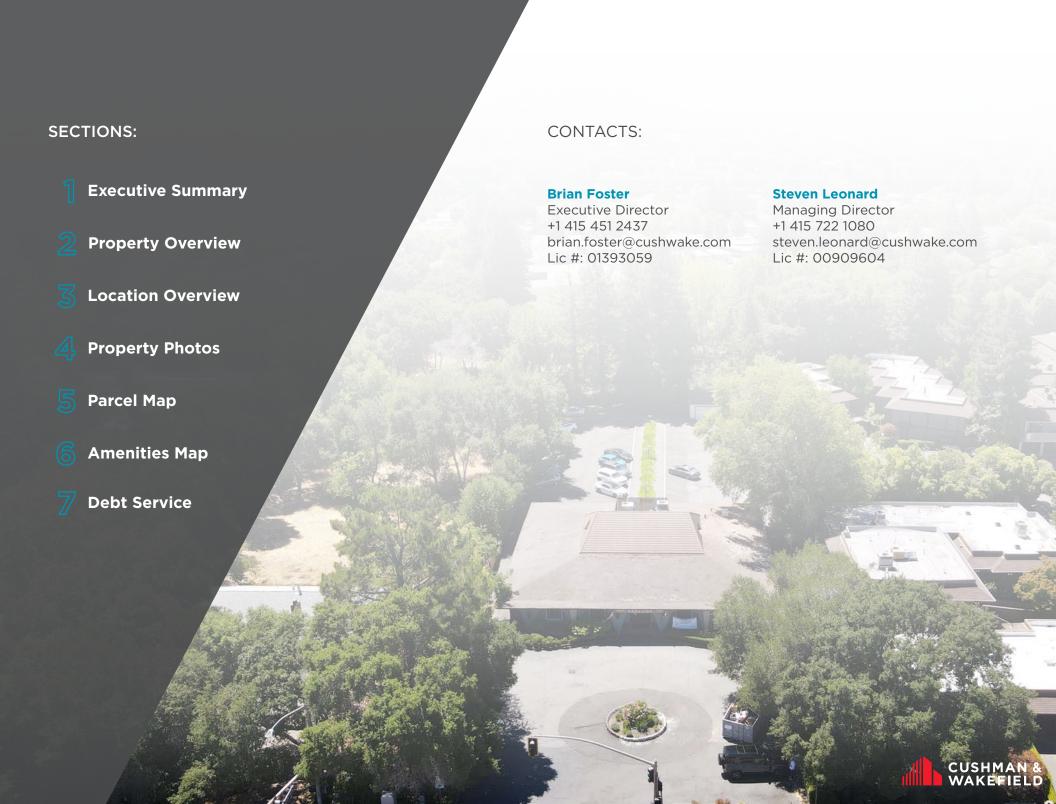
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NOVATO, CALIFORNIA

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Executive Summary

Cushman & Wakefield is proud to present 1801 Novato Boulevard, a vacant building in Novato.

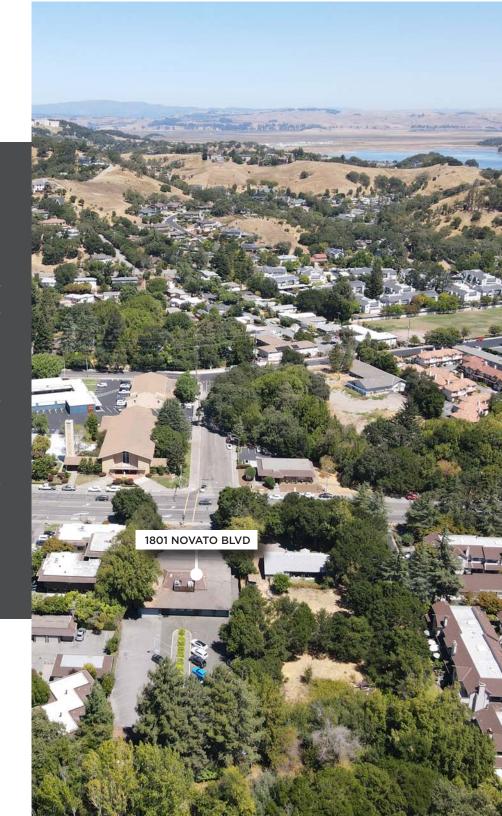
This asset offers 5,838 SF. A former mortuary building that is currently vacant, allowing an owner occupier to take advantage or possible residential development.

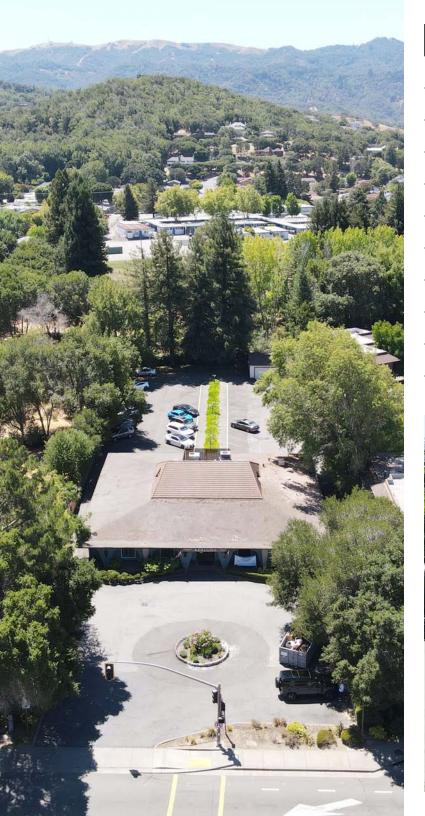
Situated a few blocks away from downtown Novato, the property has numerous potential uses.

The P.D. zoning allows for creative possible uses at the property from commercial to housing with abundant parking.

ASKING PRICE SIZE STATUS ABOUT

\$2,100,000 5,838 SF VACANT TWO STORY





| PROPERTY OVERVIEW | | | | | |
|-------------------------|----------------------------------|--|--|--|--|
| ADDRESS | 1801 Novato Boulevard, Novato | | | | |
| YEAR BUILT | 1964 | | | | |
| APN# | 140-021-51 | | | | |
| NET RENTABLE AREA (RSF) | 5,838 SF | | | | |
| LOT SIZE | 46,609 SF 1.070 Acres | | | | |
| NUMBER OF STORIES | 2 | | | | |
| PARKING | On-Site, approximately 42 spaces | | | | |
| ZONING | P.D. (Planned Development) | | | | |
| CONSTRUCTION | Wood Frame / Stucco | | | | |
| WATER, SEWER | City | | | | |





Location Overview

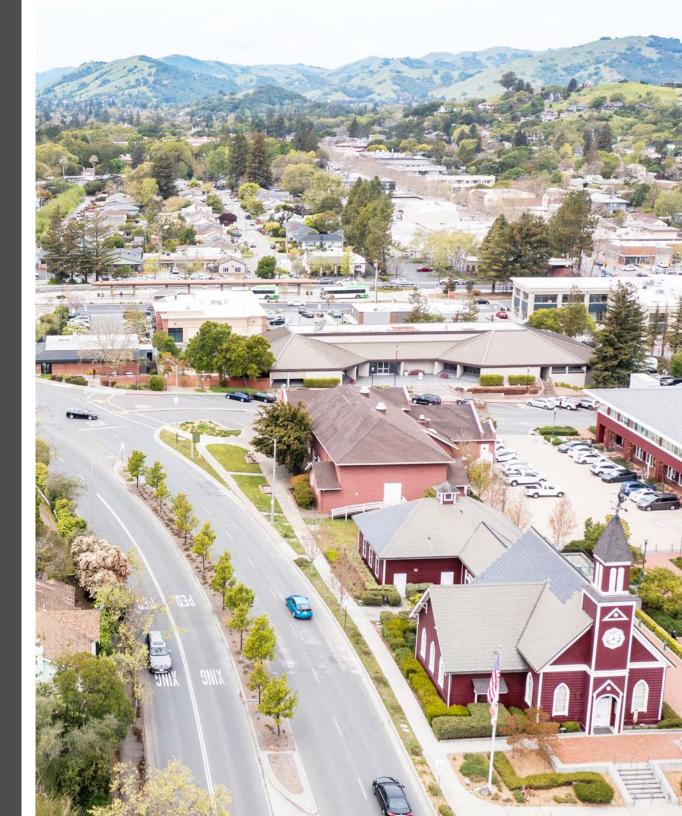
Novato

As the northernmost city in Marin County, Novato offers a unique blend of small-town charm and economic vitality. Spanning 28 square miles with a population of approximately 53,000, Novato is known for its low density, abundant open space, and family-friendly atmosphere.

Downtown Novato features a walkable historic core with local shops, restaurants, and year-round community events, including the Festival of Art, Wine & Music and the 4th of July Parade, one of the largest in the Bay Area. The city is well-connected via Highway 101, SMART rail, and proximity to San Francisco, Sonoma, and Napa Counties, making it a strategic location for both residents and businesses.

Novato supports a diverse economy, home to corporate headquarters, biotech firms, and retail centers, including Vintage Oaks. With award-winning schools, a strong commitment to sustainability, and over 3,600 acres of protected open space, Novato offers an ideal balance of lifestyle, opportunity, and natural beauty.

Learn more about Novato: www.novato.org.



Property Photos





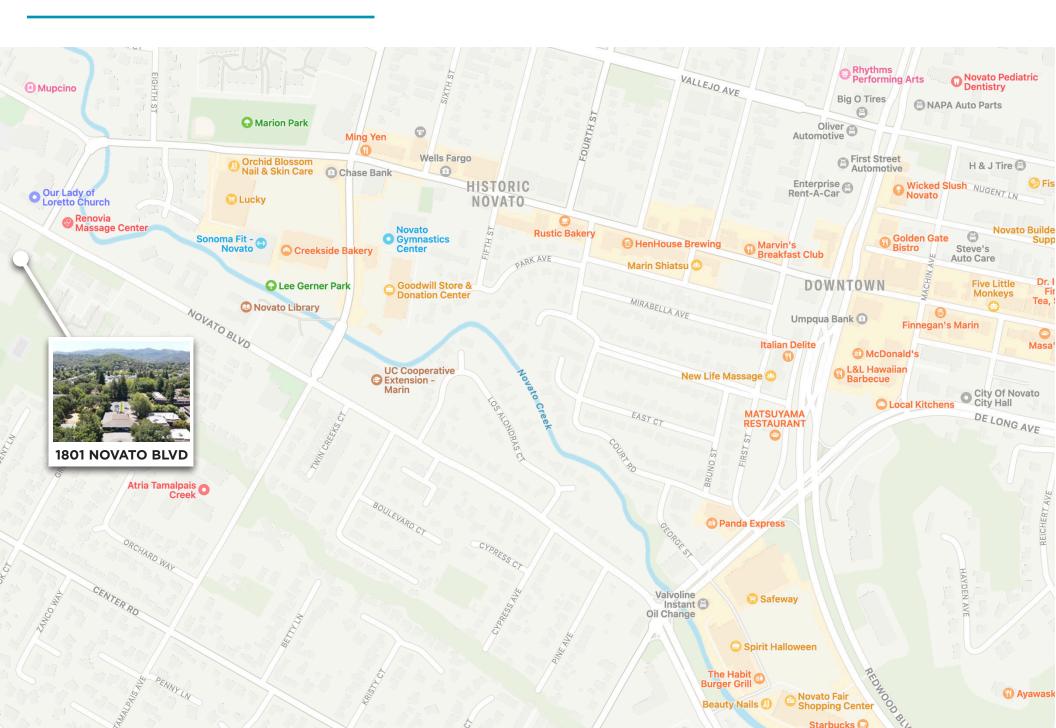




Parcel Map



Amenities Map





Debt Service Overview



SBA 504 Loan Sample Structure

Prepared for: Cushman & Wakefield Property Address: 1801 Novato Blvd, Novato

Date Prepared: 8/28/2025

| Project Details | | | | | | |
|---------------------------------------|---------------------|-----------------------------------|-----------------------|--------------------------|----------------|-----------------|
| Purchase Price | \$2,100,000 | | Property Address | 1801 Novato Blvd, Novato | | |
| Improvements | | | Building Size (s.f.) | 5,838 | | |
| | | | Price Per Sq. Ft. | \$359.71 | | |
| Total Project Cost | \$2,100,000 | | | | | |
| SBA 504 Financing Structure | | | | | | |
| | | | | | | |
| Source of Funds | % of Total Project | Amount | Rate | Amortization | Maturity | Monthly Payment |
| Bank (1st) | 50% | \$1,050,000 | 6.45% | 25 | 25 | \$7,057 |
| SBA (2nd)* | 40% | \$863,000 | 6.23% | 25 | 25 | \$5,682 |
| Down Payment | 10% | \$210,000 |) | | | |
| * Includes financed SBA fee of | \$23,000 | | | Total M | onthly Payment | \$12,739 |
| | | | | Tot | al Payment PSF | \$2.18 |
| Monthly Ownership Costs | | | Out of Pocket Cos | sts | | |
| Mortgage Payments | \$ 12,739 | | Down Payment | | | \$210,000 |
| Insurance & Property Tax | \$ 2,275 | | Estimated Bank Fees | | | \$10,500 |
| Total Monthly Cash Outlay: | : \$ 15,014 | Appraisal & Environmental Reports | | | \$5,800 | |
| Average Principal Paydown Benefit: | : <u>\$ (2,692)</u> | | | | | |
| Total Effective Monthly Costs: | : \$ 12,322 | | Total Out of Pocket C | Costs | | \$226,300 |
| Α | | | | | | |

Assumptions

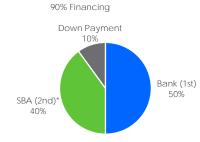
The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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