

PRIME CORNER/RETAIL/OFFICE SPACE FOR LEASE



±1,880 RSF - ±7,896 RSF \$2.50/RSF/MONTH, GROSS

1595 GRANT AVENUE | NOVATO | CA

NEWMARK

ALISA BELEW
415.526.7663
alisa.belew@nrmk.com
CA DRE # 01821371

JOE MCCALLUM
415.526.7672
joe.mccallum@nrmk.com
CA DRE # 02048815

RETAIL/OFFICE

±1,880 RSF - ±7,896 RSF

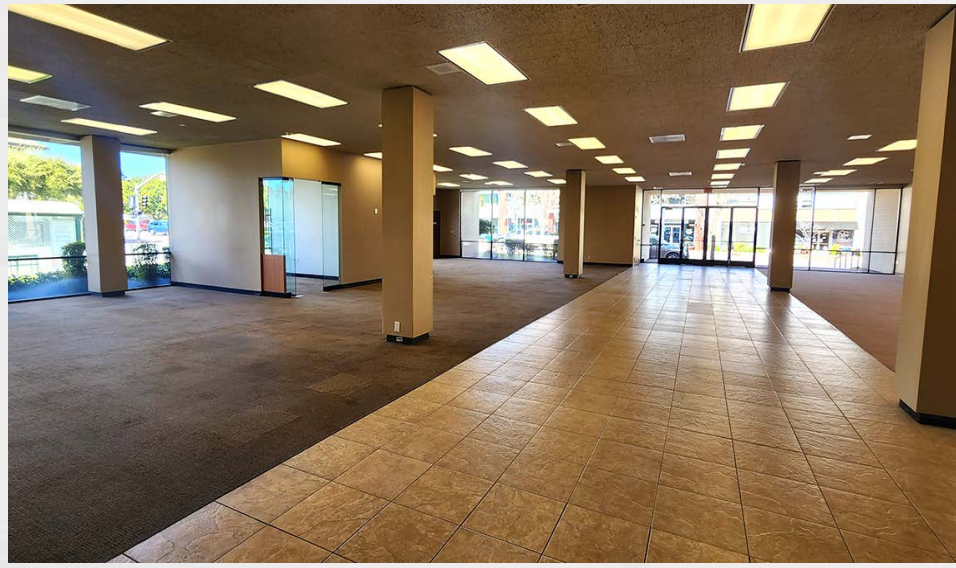
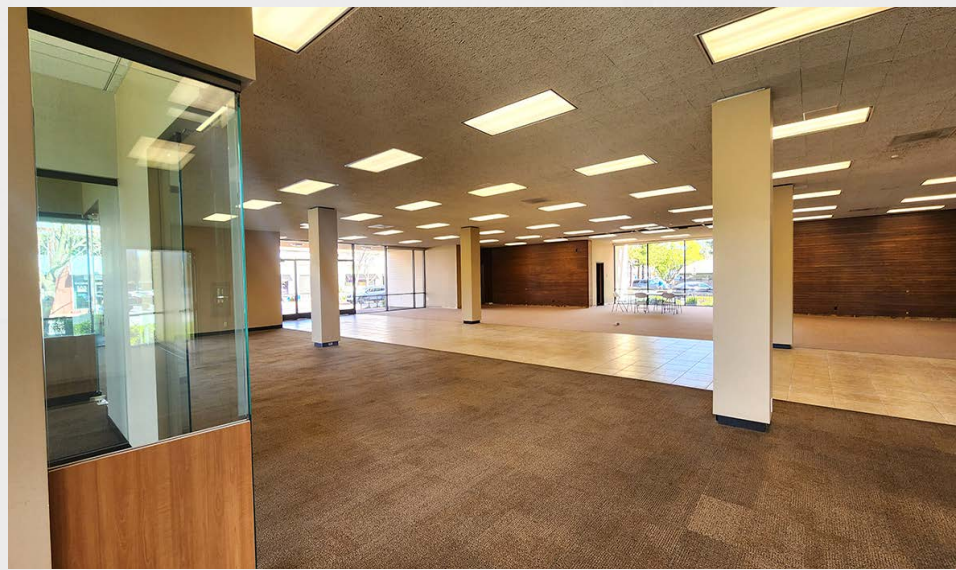
\$2.50/RSF/MONTH, GROSS

HIGHLIGHTS

- Ground floor space, divisible
- High visibility corner location
- Excellent glass-line and natural light from all sides
- High 12 foot ceilings throughout
- Major building/monument signage available
- Dedicated parking lot comprised of 30 stalls
- The property is within the CDB (Downtown Core Business) Zoning District which allows for uses including offices, financial services, banks, general retail, health/fitness facilities and grocery stores, among others.



PHOTO GALLERY



FLOOR PLAN

SINGLE TENANT PLAN

±7,896 RSF

- UNBEATABLE IDENTITY
 - HIGH-TRAFFIC, CORNER LOCATION
 - GROUND FLOOR SPACE
 - BUILDING SIGNAGE AVAILABLE
-
- OPEN FLOOR PLAN
 - 2 GLASS-LINED PRIVATE OFFICES
 - HIGH CEILINGS THROUGHOUT

GRANT AVE

7TH STREET



= Service Area

= ±7,896 RSF

FLOOR PLAN

TWO TENANT PLAN

±3,755 RSF

±3,952 RSF

- UNBEATABLE IDENTITY
- HIGH-TRAFFIC, CORNER LOCATION
- GROUND FLOOR SPACE
- BUILDING SIGNAGE AVAILABLE
-
- HIGH CEILINGS THROUGHOUT
- SHARED COMMON AREA RESTROOMS FOR FIRST FLOOR TENANTS
- SPACES WILL HAVE ENTRANCES FROM BOTH GRANT AVENUE AND THE PARKING LOT

7TH STREET

GRANT AVE



- = Service Area
- = ±3,755 RSF
- = ±3,952 RSF

FLOOR PLAN

THREE TENANT PLAN

- ±1,880 RSF
- ±2,072 RSF
- ±3,944 RSF

- UNBEATABLE IDENTITY
 - HIGH-TRAFFIC, CORNER LOCATION
 - GROUND FLOOR SPACE
 - BUILDING SIGNAGE AVAILABLE
-
- HIGH CEILINGS THROUGHOUT
 - SHARED COMMON AREA RESTROOMS FOR FIRST FLOOR TENANTS
 - SPACES WILL HAVE ENTRANCES FROM BOTH GRANT AVENUE, 7TH STREET AND THE PARKING LOT

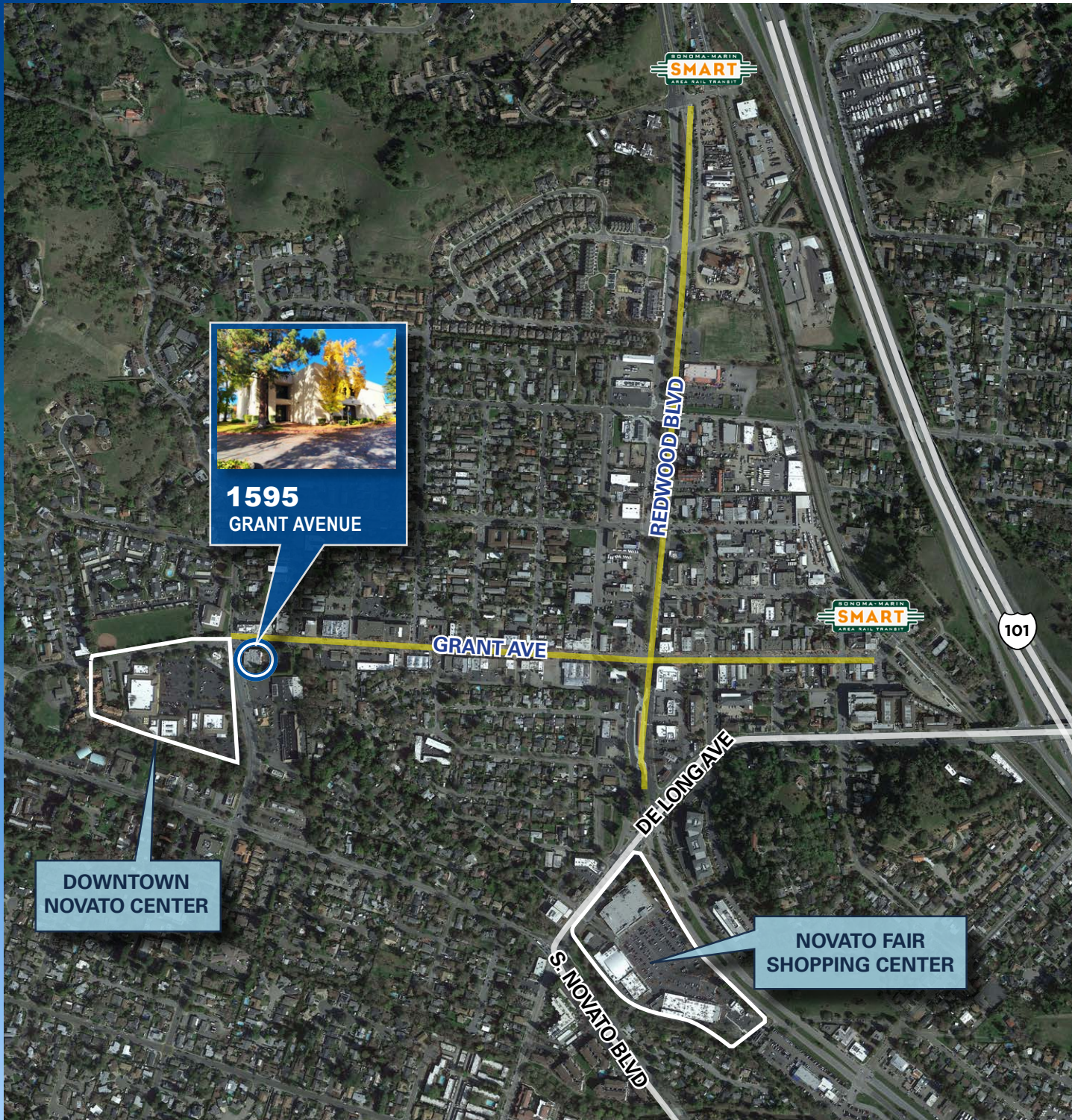
7TH STREET

GRANT AVE



- = Service Area
- = ±1,880 RSF
- = ±2,072 RSF
- = ±3,944 RSF
- = Corridor

AMENITIES MAP



**DOWNTOWN
NOVATO CENTER**

**NOVATO FAIR
SHOPPING CENTER**

NOVATO FAIR SHOPPING CENTER

- RITE AID
- Pearl
- DOLLAR TREE
- FedEx
- Starbucks
- ANYTIME FITNESS
- pet food express
- T
- SUPERCUTS
- SAFEWAY
- Habit BURGER GRILL
- POSTALANNEX+ Your Home Office.

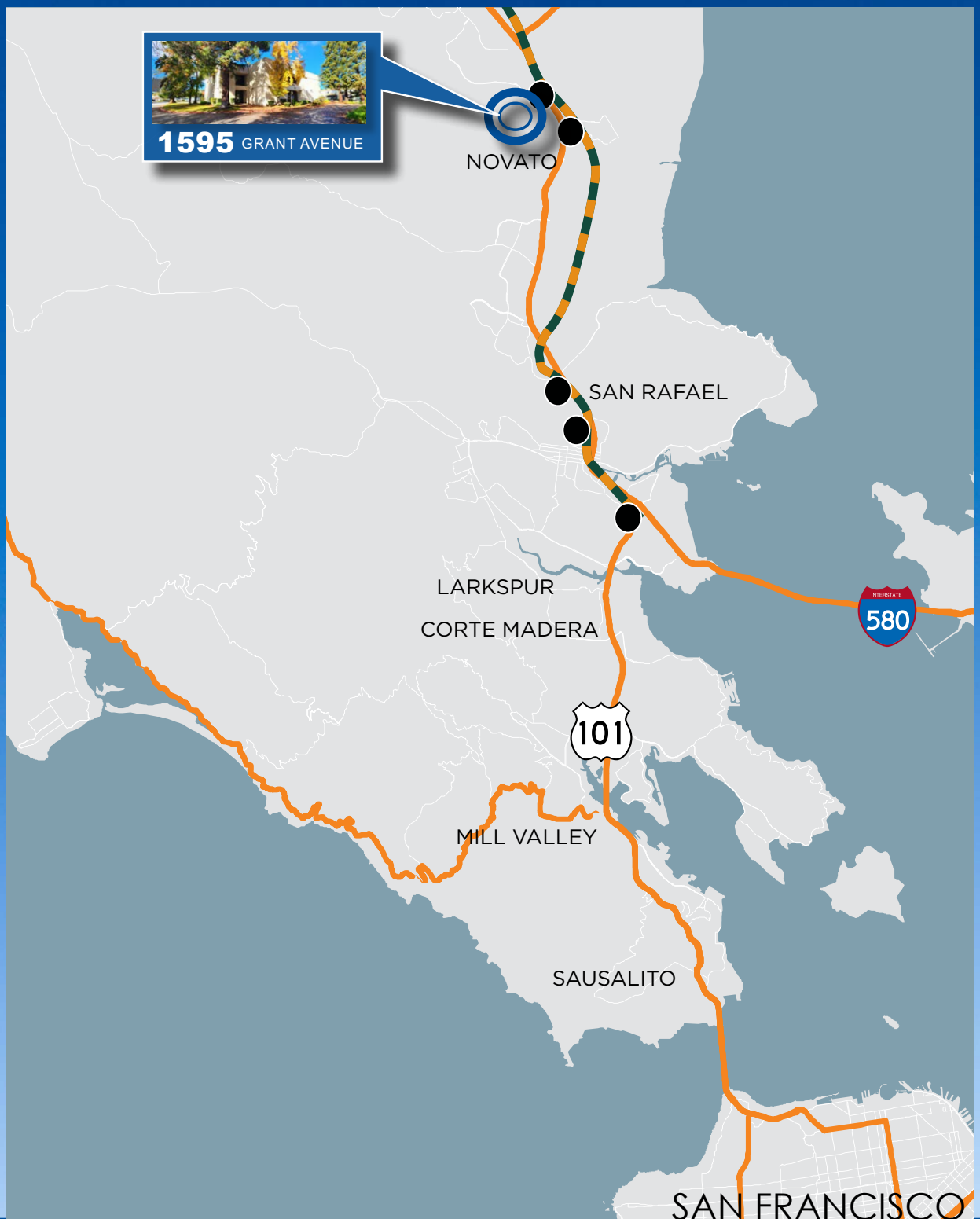
REDWOOD BLVD / GRANT AVE AMENITIES

- WHOLE FOODS MARKET
- El Rey Mexican Bar & Grill
- CREEKSIDE BAKERY
- AMERICAS BEST VALUE INN & SUITES
- PANDA EXPRESS CHINESE KITCHEN
- Chianti CUCINA
- Peets Coffee & Tea
- CHINA PALACE
- Mi Pueblo novato
- FINNEGAN'S PUB & GRILL
- RUSTIC BAKERY
- LA MICHOACANA
- BACON
- Ming Yen
- TRADER JOE'S
- AYAH LASCA
- Marvin's Breakfast Club
- Bank of America

DOWNTOWN NOVATO CENTER

- BR Bagkin Tobbin
- Morning Glory
- FIT
- Lucky
- CVS pharmacy
- CREEKSIDE Bakery & Cafe
- usbank
- El Rey Mexican Bar and Grill
- ANGELIC HAIR DESIGN
- CHASE
- MoneyGram

TRANSPORTATION MAP



WALK TO NOVATO FAIR SHOPPING CENTER 4 MINUTES

WALK TO SMART STATION 12 MINUTES

DRIVE TO LARKSPUR LANDINGFERRY TERMINAL 14 MINUTES

DRIVE TO PETALUMA 12 MILES

 ROUTE LARKSPUR TO SANTA ROSA

 SMART STATIONS

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1101 FIFTH AVE
SUITE 370
SAN RAFAEL, CA 94901
415-526-7676
NMRK.COM

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