



Keegan & Coppin
COMPANY, INC.

FOR SALE

890 LAMONT AVENUE
NOVATO, CA

Owner-User
Investment Opportunity



Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM



PROPERTY SUMMARY



890 LAMONT AVENUE
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HIGHLIGHTS

- Owner-User Opportunity
- Income in Place
- Seller Leaseback Available
- Four Suites with Four Separate Meters
- Flexible Occupancy Options
- Recent Upgrades to HVAC, Roof and Paint
- Convenient Highway 101 Access
- Close to Retail and Dining

OFFERING

Sale Price **\$1,200,000**

Price PSF **\$257.23+/-**

APN#
153-121-29

PROPERTY TYPE
Office

TOTAL BUILDING S.F.
4,665+/- SF

OF SUITES
Four

CONFIGURATION
Two-Story Office

YEAR BUILT
1985



DESCRIPTION OF OPPORTUNITY

890 Lamont Avenue presents an opportunity to acquire a multi-suite office property with both investment income and owner-user flexibility. Built in 1985, the building totals approximately 4,665 square feet and is arranged across two floors with four separate suites. The layout allows a buyer to occupy a portion of the property while maintaining income from the remaining space. The property has been maintained by ownership and benefits from recent upgrades to HVAC, roof, and paint. In addition, the property is located within an office association, with monthly dues of \$414 covering landscaping, insurance, and common area maintenance. This is a practical opportunity for an investor, partial owner-user, or buyer seeking phased occupancy over time.

OWNER-USER / RENTAL INCOME OPPORTUNITY

Occupy a portion of the building while collecting income from the balance. Existing month-to-month tenants would like to remain, and the seller is also willing to lease back a portion of the property, creating added income and flexibility for a new owner.

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NOVATO



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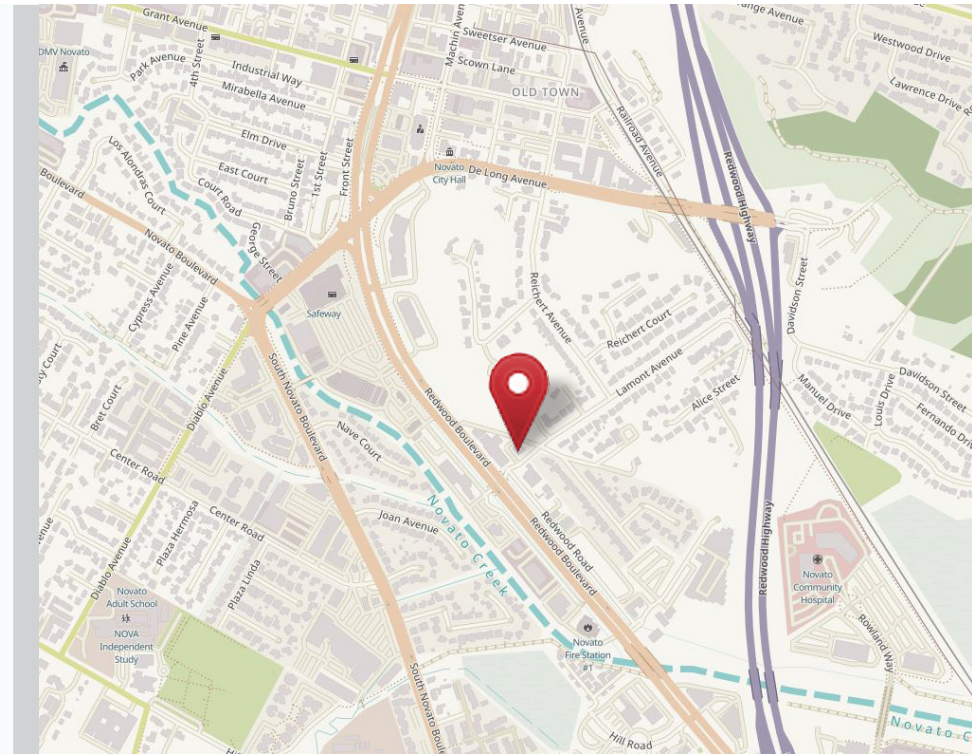
Owner-User Investment Opportunity

DESCRIPTION OF AREA

The property is located in Novato with convenient access to Highway 101, nearby shopping centers, restaurants, and daily services. The surrounding area provides a practical office setting for professional users, with strong regional access for employees, clients, and tenants. In addition to its day-to-day convenience, Novato benefits from commuter rail access, an established business base, and ongoing planning and development activity that continues to support the city's long-term economic profile. The City says Novato is home to more than 2,500 businesses.

NOVATO MOMENTUM

- Home to 2,500+ businesses across a diverse local economy
- Active city focus on business attraction, retention, and downtown revitalization
- Downtown SMART access supports commuter convenience and regional connectivity
- Ongoing mixed-use and residential development activity adds long-term market support
- Local business-support initiatives continue to reinforce Novato's commercial base



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,618	48,444	65,063
Est. Avg. HH Income	\$96,832	\$122,692	\$123,646

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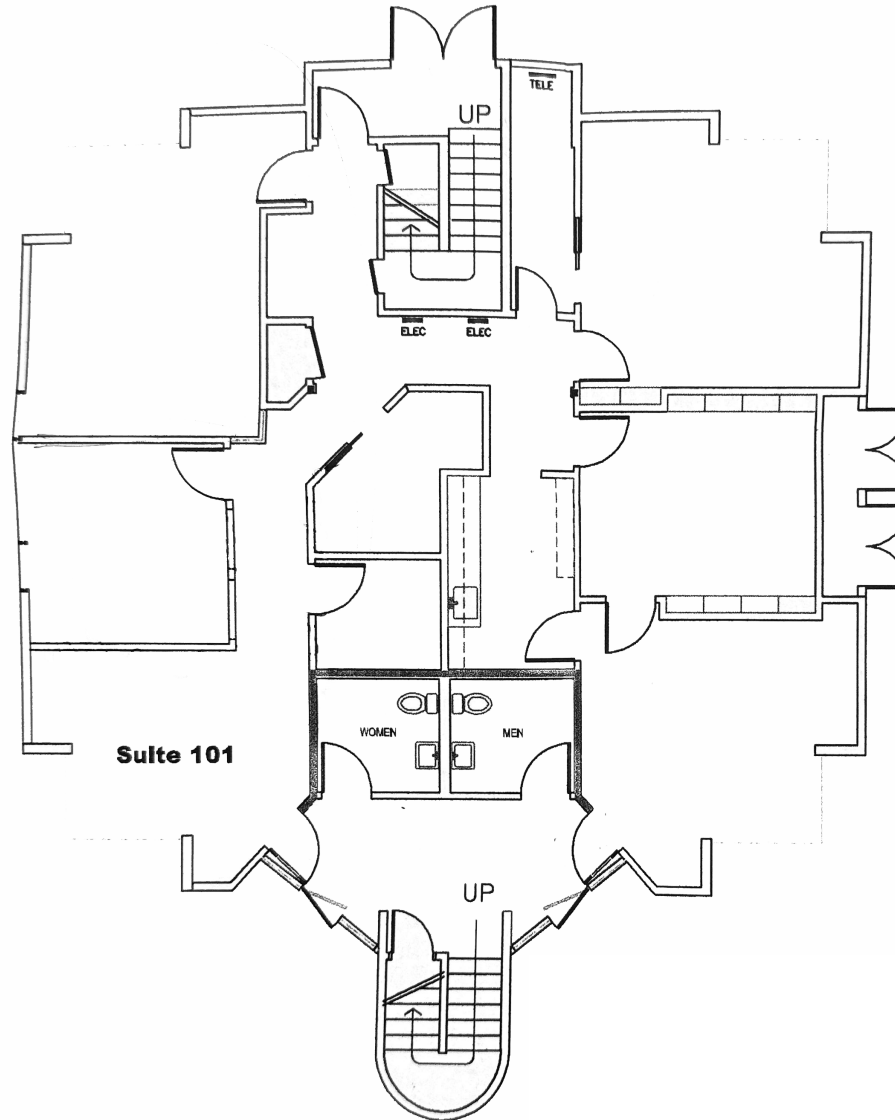


FIRST FLOOR PLAN



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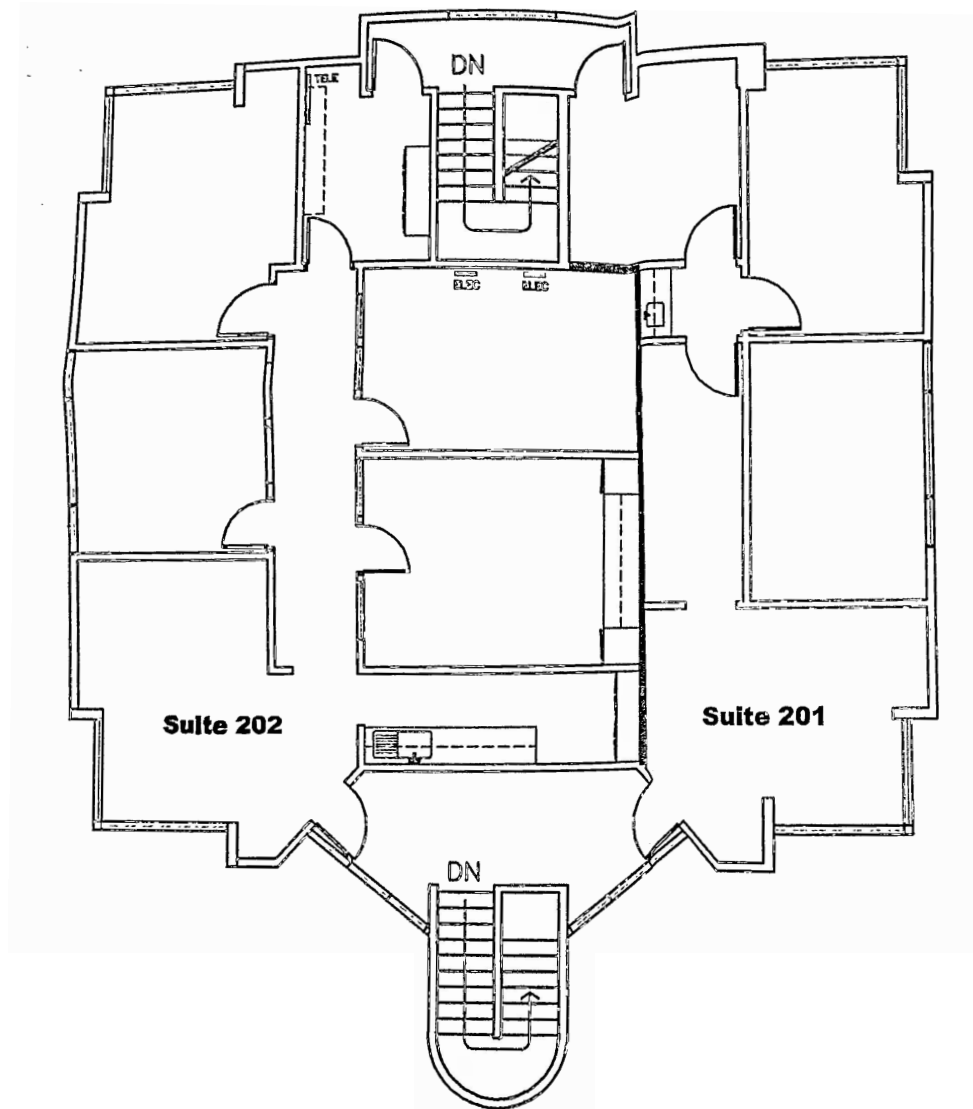


SECOND FLOOR PLAN



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SBA LOAN SCENARIO & RENT ROLL



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Project Amount: **\$1,200,000**

First loan amount: **\$600,000**

SBA loan amount: **\$480,000**

Amortized: bank 1st DOT **25 yrs**

Amortized: SBA 2nd **25 yrs**

Bank interest rate **6.350%** **\$3,995 Mo.**

SBA 504 interest rate: **5.720%** **\$3,001 Mo.**

Monthly payment: **\$6,996**

Cash down payment **\$120,000**

Estimated Bank Fees and Reports

Bank & SBA:

Bank fee 1st loan and bridge **\$22,800**

SBA 504 loan fee (Financed by SBA) **\$13,200**

Appraisal **\$3,000**

Environmental **\$2,000**

RENT ROLL

Suite	Size SF	Bathrooms	Price / SF	Monthly Rent
101	1,934	One	\$1.60	Owner Occupied / Pro Forma \$3,094
102	219	One	\$1.83	\$400
201	753	One	\$1.60	Vacant / Pro Forma \$1,205
202	1,400	One	\$1.67	Vacant / Pro Forma \$2,340
			TOTAL	\$400 Actual / \$7,039 Pro Forma

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INTERIOR PHOTOS



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AERIAL PHOTO



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AERIAL PHOTO



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890 LAMONT AVE

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