



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

881 OLIVE AVENUE  
NOVATO, CA

Downtown Novato  
Flex Retail Space

**KELLY-MOORE PAINTS**



REPRESENTED BY:

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

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707) 664-1400 EXT 353  
RMAYER@KEEGANCOPPIN.COM



# PROPERTY DETAILS



881 OLIVE AVENUE  
NOVATO, CA

DOWNTOWN NOVATO  
FLEX RETAIL FOR LEASE

## PROPERTY DESCRIPTION

This highly visible flex retail building, previously known as Novato contractors staple “Kelly Moore” paints is available for lease. The property is easily accessible to Novato shoppers and directly across Olive Ave from the Trader Joe’s shopping center and proposed Village at Novato center, with 178 new residential units and 14,000 square feet of retail space. This area of Novato is bustling with growth!

The building is approx. 8,000 SF consisting mostly of open high ceiling flex retail space. Currently arranged as a contractor/retail paint store the space includes one (1) first floor office, a second floor large 25’x25’ training room, an office, and a break room. There are two (2) ground level bathrooms. The upstairs and downstairs office areas are conditioned. The retail portion is heated by four (4) gas space heaters. The property has a shared fenced yard and 32 parking spaces.

## HIGHLIGHTS

- Located next to Trader Joe’s
- 8,000+/- Square Foot
- Fenced Yard
- Sprinklered
- 16.5’ Clear Span

### Parking

32 On-Site Spaces

## LEASE TERMS

### Rate

\$1.10 psf

### Terms

NNN

Nets estimates @ \$.15-.20 psf



Keegan & Coppin Co., Inc.  
1201 N. McDowell Boulevard  
Petaluma, CA 94954  
www.keegancoppin.com  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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# AREA DESCRIPTION

## DESCRIPTION OF AREA

Novato is the northernmost city in Marin County, located approximately 29 miles north of San Francisco and 37 miles northwest of Oakland. Novato, which covers 28 square miles, has a population of nearly 53,000. Just off the city's major transportation arteries lies Grant Avenue, a hub of vibrant retail and commercial activities in the heart of Novato's historic downtown. Businesses providing services to local and regional residents mix with boutiques, spas, and restaurants, all housed in either recently built or beautifully restored buildings. Street parking is plentiful, creating an unmatched ease of use.

## NEARBY AMENITIES

- Close proximity to downtown business & retail district
- Retail: Restaurants, Shops, Trader Joe's, Whole Foods Market
- Services: Banks, Gas Stations, Automotive
- Professional & Medical services

## TRANSPORTATION ACCESS

- Novato Transit Center (1/2 Block)
- Novato SMART Train Downtown Station (0.4 Miles)
- Immediately Adjacent to Golden Gate Transit Route 70
- Highway 101 Access via Redwood Blvd. & De Long Ave. (0.8 Miles)



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,911	46,075	62,706
Est. Avg. HH Income	\$93,635	\$113,117	\$112,285

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# PROPERTY PHOTOS



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# LOCATION MAP



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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