



Keegan & Coppin
COMPANY, INC.

FOR SALE

1025 5TH STREET
NOVATO, CA

COMMERCIAL - MULTI-TENANT
OFFICE BUILDING



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM

JEFFREY WILMORE, PARTNER
LIC # 01241054 (415) 461-1010, EXT 119
JWILMORE@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



1025 5TH STREET,
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**COMMERCIAL -
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FOR SALE**

- 3,597+/- (per plans) total square footage of the building
- 15,000+/- sq. ft.; .34+/- acre total size of the parcel
- Separate 2-car garage building of 465+/- sq. ft.
- The building floor plan consists of 1-story and 2-story sections with multiple professional office suites. Currently there are multiple separate office suites of which are leased or owner occupied. Current leases are month-to-month. The current annual income is approximately \$82,946. Please inquire for further income & expense details
- Commercial - multi-tenant office building located on one parcel downtown Novato
- Built in 1947/1949 & Recently Remodeled
- One meter for PG&E/water and separate HVAC units for each suite/office
- Solar Panels on the roof
- Ample on-site parking lot with concrete pavers - 13 spaces (incl. garage)
- Wood frame construction with wood shake exterior and composition roofing
- Zoned CBD - Downtown Core Business District. The neighboring properties are zoned office commercial and residential
- Located in downtown Novato just off Grant Avenue and Vallejo Ave

OFFERING

Sale Price **\$1,420,815**
 Price PSF **\$395+/-**



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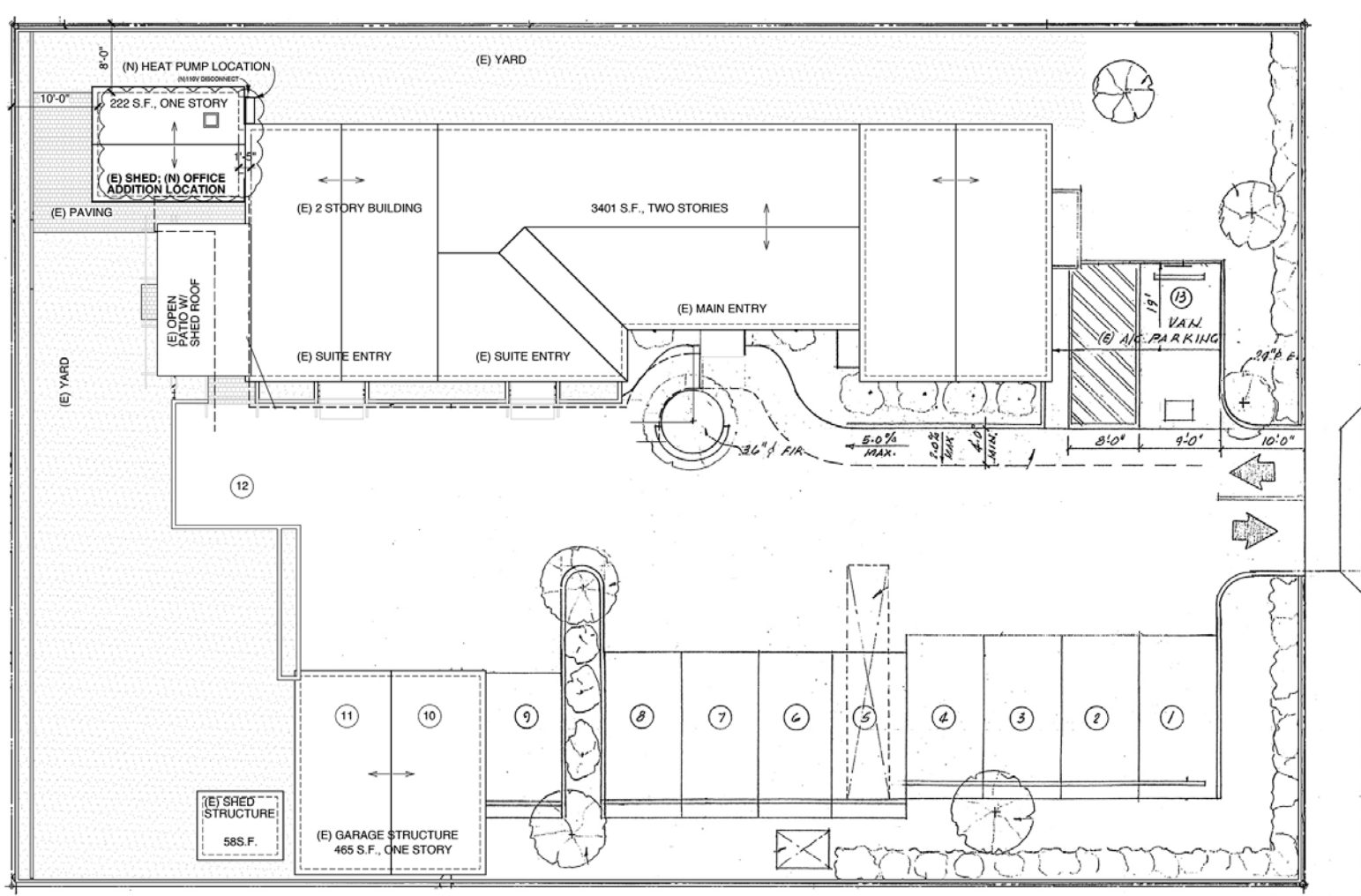


SITE PLAN



1025 5TH STREET,
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5TH STREET

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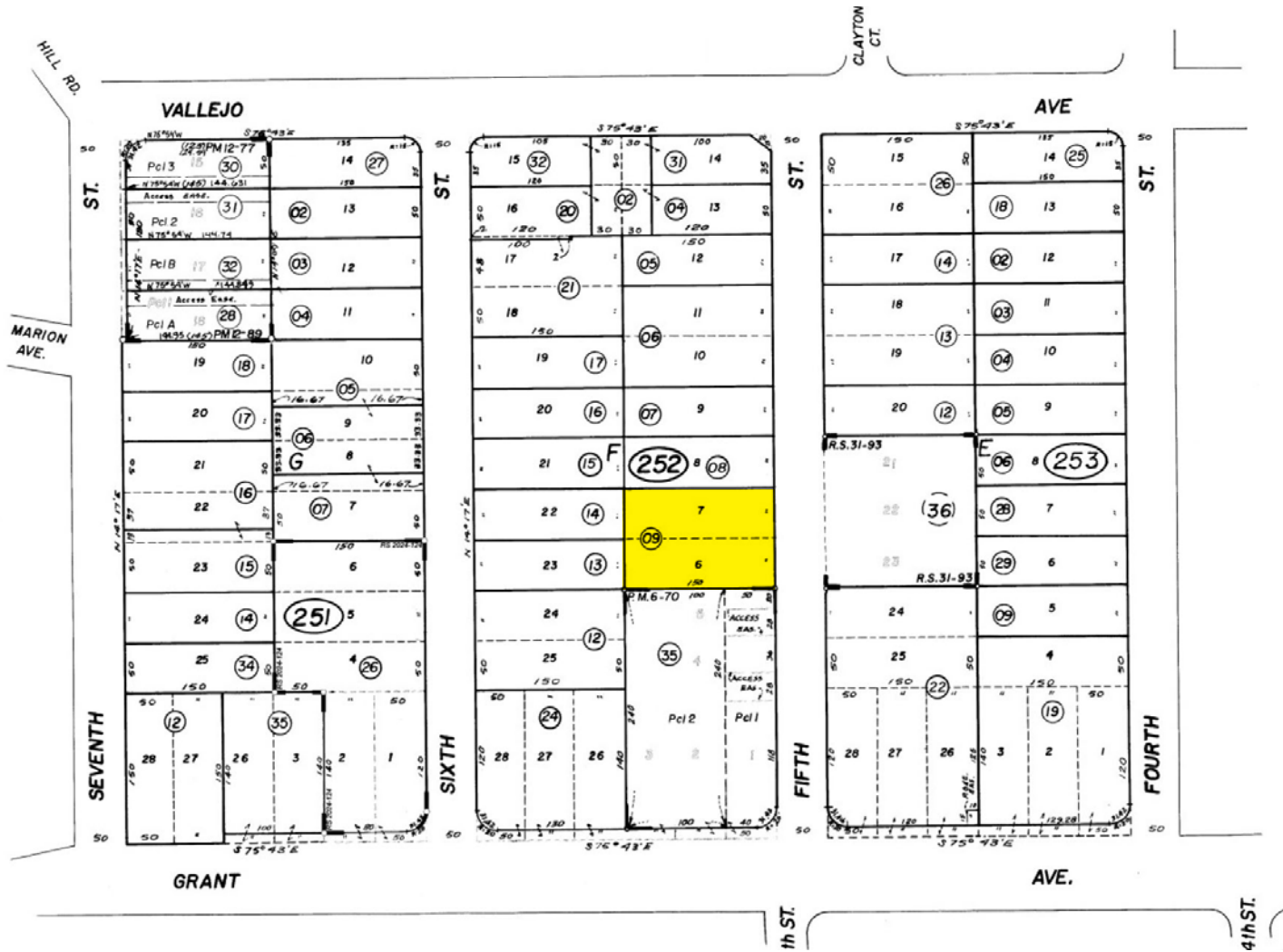


PARCEL MAP



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PROPERTY PHOTOS



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AREA DESCRIPTION



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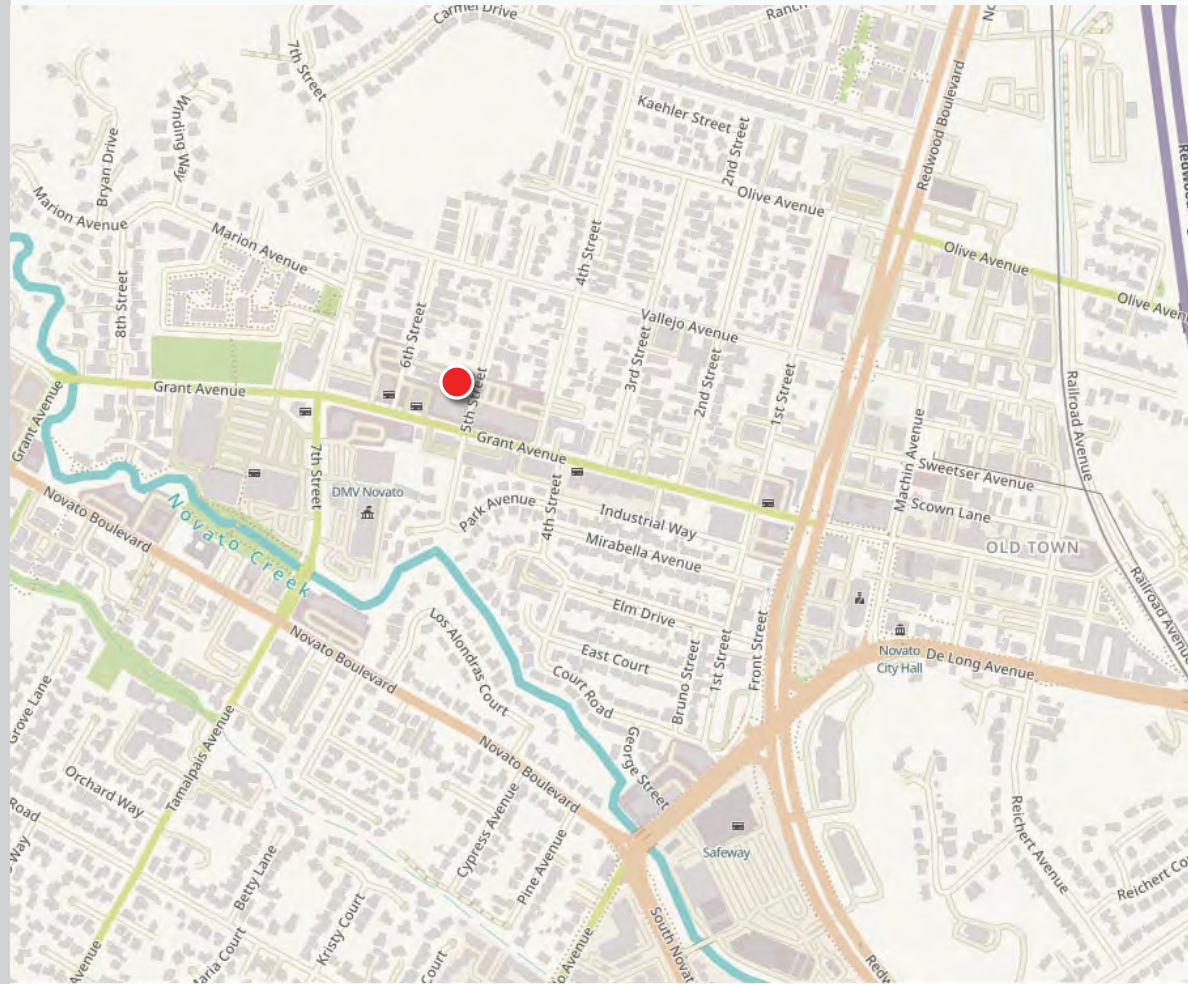
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NEARBY AMENITIES

- Immediate proximity to Novato’s downtown core
- Diverse and eclectic mix of restaurants and shops
- Steps from all city services
- Wide variety of professional and medical services nearby

TRANSPORTATION ACCESS

- Novato Transit Center
- Downtown Novato SMART Train Station
- Highway 101



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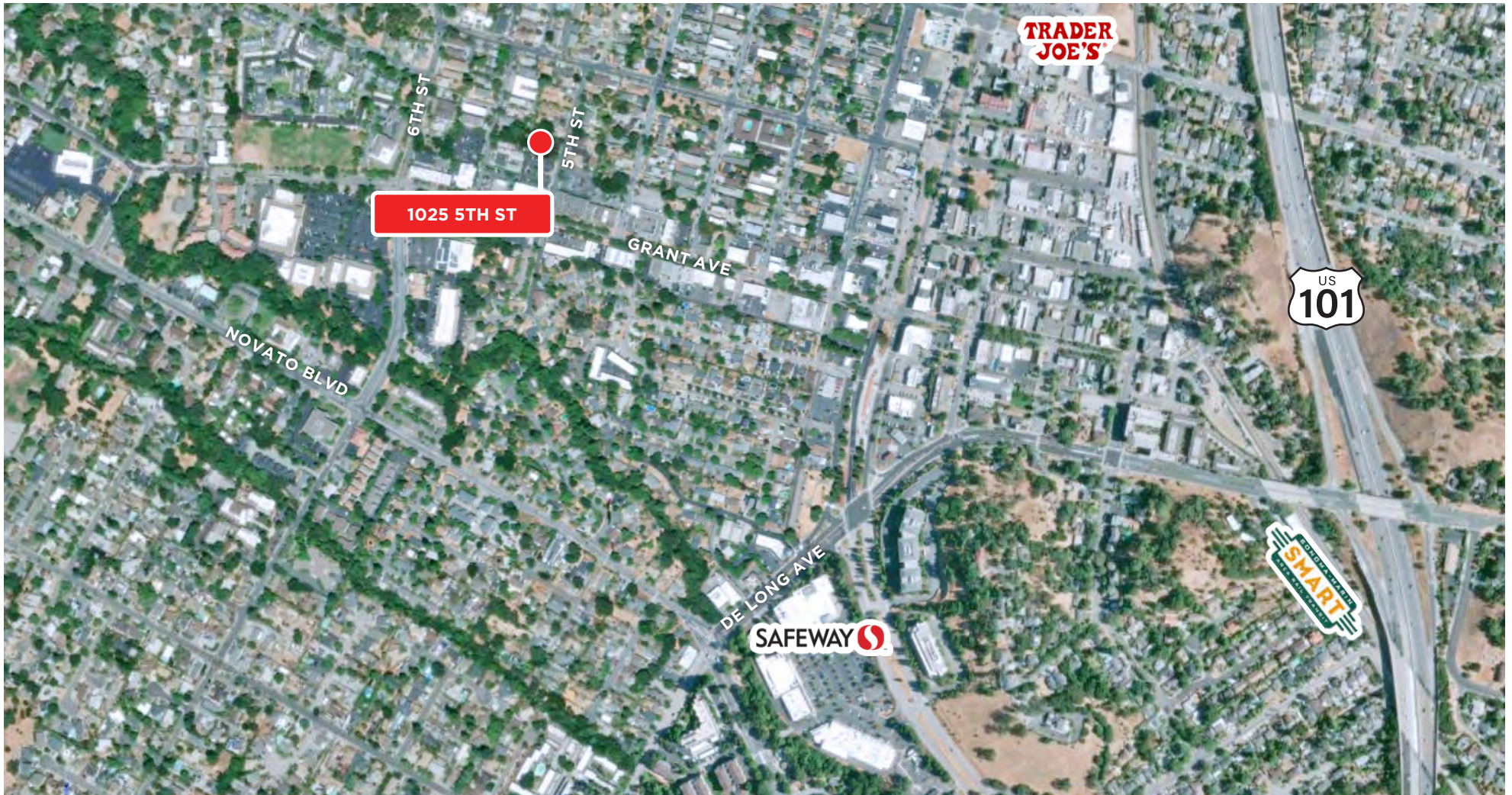


AERIAL MAP



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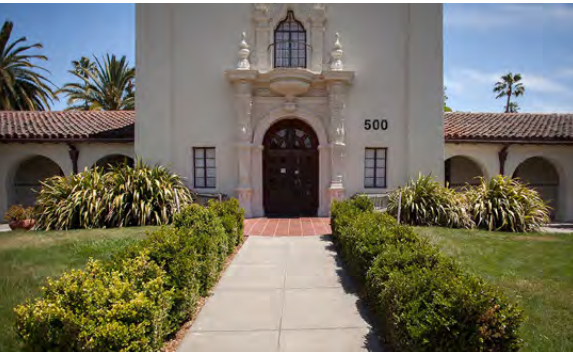


MARKET SUMMARY



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NOVATO SUMMARY

Novato is the northernmost city in Marin County, California, and is 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—a density about one-half of San Rafael, and nearly one-third of Petaluma or Vallejo. Novato has a rural atmosphere largely because of its low population density and the high amount of open space and parks in and near the City.

Novato has more than 3,600 acres of open space, making it a haven for hiking and mountain biking. The views from the 1,558 foot high Mt. Burdell are outstanding. Novato has two public golf courses, a 16,000 square foot skate park and a network of 27 oak-studded parks. Novato’s Stafford Lake Park, a 139-acre expanse is a major attraction for visitors and residents who enjoy fishing, hiking, biking or day camping. Bird watchers and wildlife observers are also drawn to Scottsdale Marsh, Deer Island Preserve and Pacheco Pond Wildlife Area. Slightly north of Novato, is the 900-acre Olompali State Park.

The history of Novato dates back to 1300 when Miwok Native Americans lived in villages at the base of Mount Burdell. The history of this early culture is celebrated in two fascinating sites in Novato, the Marin Museum of the American Indian and Olompali State Park, which is the site of the first Spanish colonial house believed to have been built in Marin County.

Novato’s restored Grant Avenue has made downtown Novato a welcoming place for visitors and residents to shop and dine. The Vintage Oaks Shopping Center, anchored by Costco and Target, includes more than 50 retail stores and restaurants. Well-known high technology companies have made their home in Novato, including one of the foremost non-profit, biomedical research institutes in the world and the first independent research facility in the U.S. to focus solely on aging and age-related conditions, the Buck Institute for Research on Aging, a prominent complex on Mt. Burdell designed by famed architect I. M. Pei.

Novato’s business mix includes corporate headquarters, state-of-the-art technology companies, and a variety of retail centers. The Novato Unified School District is the City’s largest employer with approximately 1,280 employees and it serves over 8,000 students in kindergarten through high school in eight elementary, three middle, two high, and three alternative schools.

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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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