

1701 - 1769 GRANT AVE, NOVATO

downtown novato shopping center



retailwest

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current available spaces

- Suite 1757 - **2,328 SF**
- Proposed - **3,370 SF** Drive-Thru Pad

- Situated at the signalized corner of Grant Ave & 7th Street in the heart of downtown
- High visibility and significant traffic, with a reported 22,013 car per day
- The area boasts a high average household income of \$165,925 within a five-mile radius, well above the state average
- The shopping center is anchored by Lucky and CVS and includes a range of retail and dining options, such as Tagliaferri's Delicatessen, which is a popular family-owned deli

2023 DEMOGRAPHIC SNAP SHOT

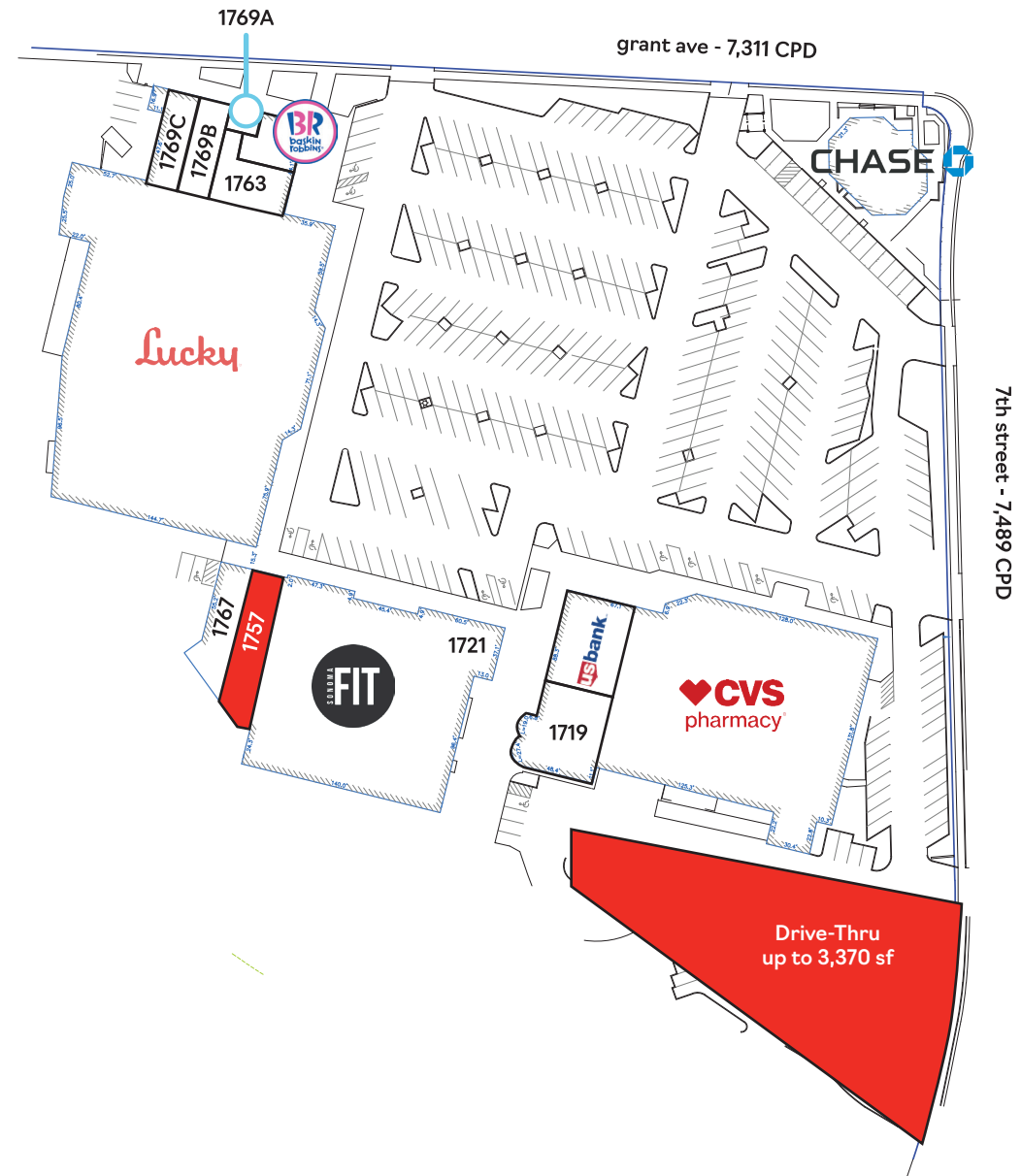
	1 MILE	3 MILE	5 MILE
Population	14,484	41,501	55,403
Households	5,715	16,325	22,153
Ave. HH Income	\$157,482	\$191,596	\$194,681
Employees	7,434	14,637	23,625
Bachelor Degree+	72.9%	78.3%	78.7%

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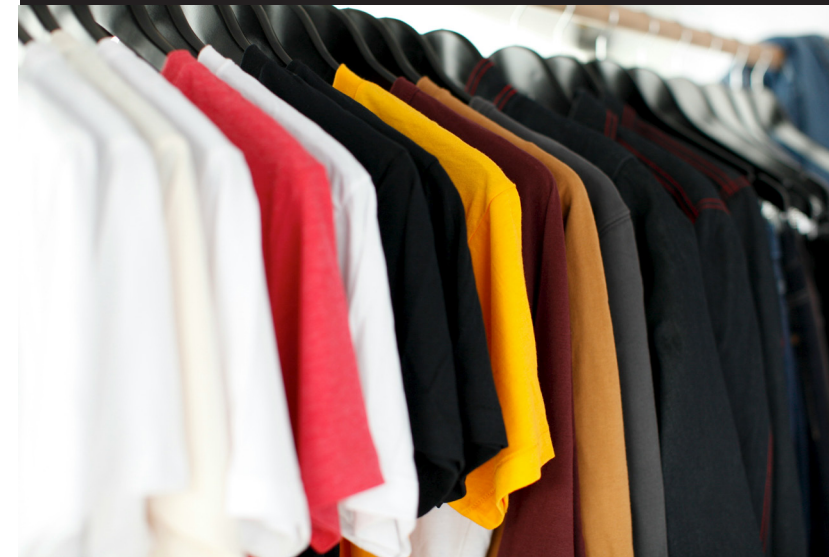


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SUITE	TENANT	(SF)
1701	Chase Bank	3,200 SF
1707	CVS Pharmacy	21,500 SF
1711	US Bank	3,250 SF
1719	Creekside Bakery	1,766 SF
1721	Morning Glory Florist	484 SF
1727	Sonoma Fitness	18,259 SF
1757	AVAILABLE	2,328 SF
1767	Lollipop Daycare	2,197 SF
1761	Lucky	37,451 SF
1763	Tagliaferri's Deli	2,092 SF
1770	Baskin Robbins	915 SF
1769A	Angelic Hair Design	630 SF
1769B	Plunge Marin	1,555 SF
1769C	Orchid Blossom Nails	1,400 SF
NEW	DRIVE-THRU PAD	3,370 SF



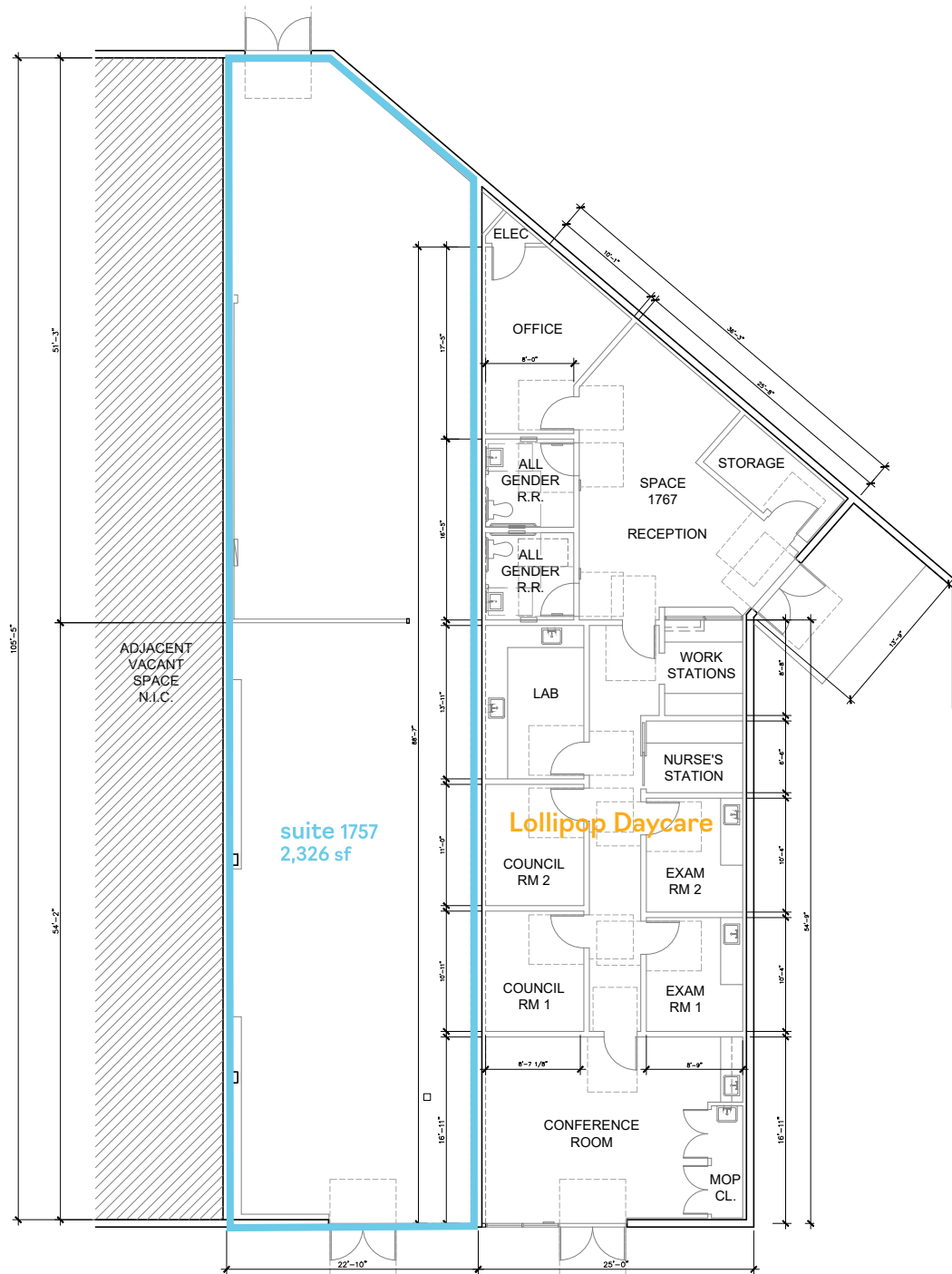
suite 1757 2,326 SF



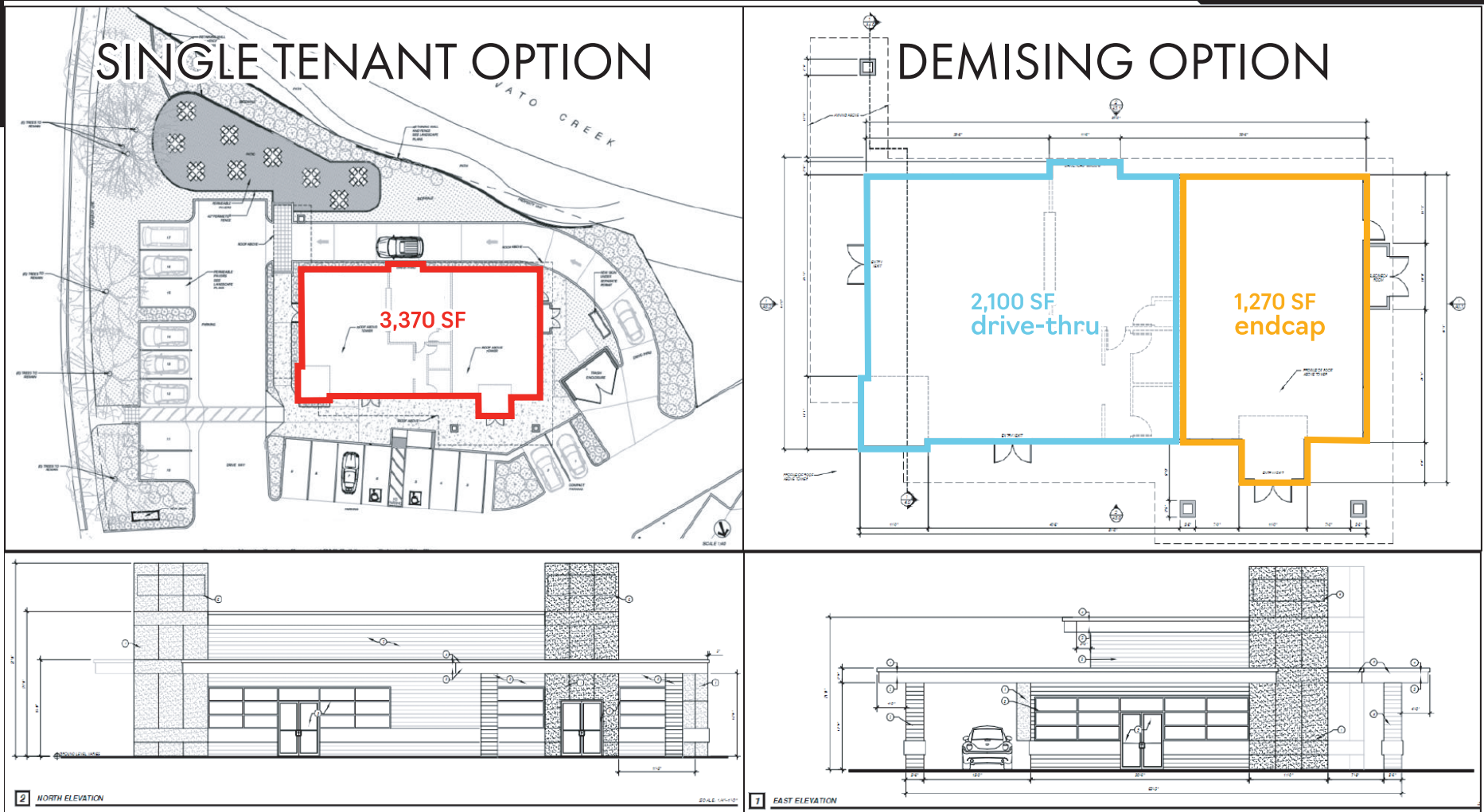
suite 1767

- (2) Exam rooms
- (2) Counseling rooms
- (2) Offices
- (2) Storage rooms
- (1) Laboratory room
- (1) Conference room
- (1) Small kitchen

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3,370 sf drive-thru pad with demising option





VILLAGE AT NOVATO
TRADER JOE'S Starbucks

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Lucky FIT CVS pharmacy CHASE

THE SQUARE
CVS pharmacy

WHOLE FOODS MARKET

NOVATO FAIRE
SAFEWAY RITE AID DOLLAR TREE Starbucks

NAVE CENTER
GROCERY OUTLET

VINTAGE OAKS
TARGET OLD NAVY RACK
ROSS PETCO COSTCO Marshalls

HAMILTON MARKETPLACE
pet food express SAFEWAY

IGNACIO CENTER
DOLLAR TREE

PACHECO PLAZA
Nugget

101, 396 CPD

US 101

136, 866 CPD

40, 949 CPD

1m

3m

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