

FOR SALE

7428 REDWOOD BLVD

Novato, CA 94945



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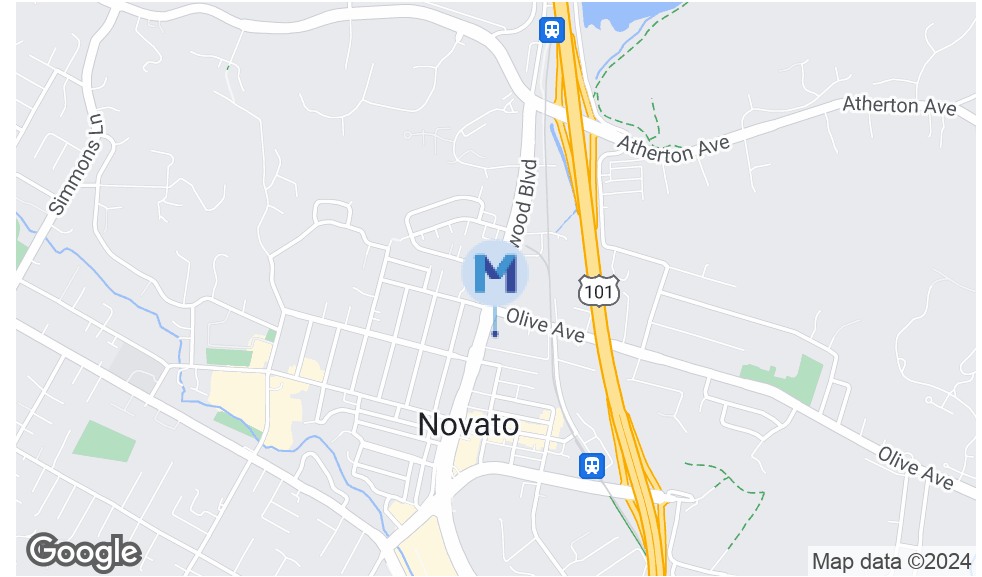
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Property Summary

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PROPERTY DESCRIPTION

7428 Redwood Boulevard is a terrific, hard to find investment opportunity in Novato California. The building has had significant upgrades over the last five years. There is a top of the line dental suite, an Urgent Care office, as well as 2nd floor office spaces. High end build outs and staggered lease expiration dates make this a very safe long term investment opportunity.

PROPERTY HIGHLIGHTS

- Up to 50% seller financing available
- 2 ground floor medical tenants occupying highly improved space
- Long term upstairs office tenants with nice build outs and good mix in lease terms
- Abundant natural light in all the suites along with private decks on 2nd floor
- Minimal short and medium term capital expenditures required
- Easy access and plenty of reserved and shared parking stalls

LOCATION DESCRIPTION

Conveniently located with great nearby amenities. Walking distance to: Downtown Novato, Trader Joe's, Whole Foods, and Starbucks.

OFFERING SUMMARY

Sale Price:	\$4,200,000
Available SF:	±457 - 1,430 SF
Building Size:	±12,205 SF
\$/SF:	\$344.12
NOI:	\$218,083.56
Cap Rate:	5.19%
Property Type:	Office
Zoning:	C2

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	ANNUAL RENT
100	Tenant 1	5,500 SF	\$180,300
101	Tenant 3	2,500 SF	\$83,100
201	Tenant 4	1,430 SF	-
202	Tenant 5	704 SF	\$15,376
205	Tenant 6	457 SF	\$10,692
206	Tenant 7	710 SF	\$16,273
Common Areas	Common	904 SF	-
TOTALS		12,205 SF	\$305,741

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Financials

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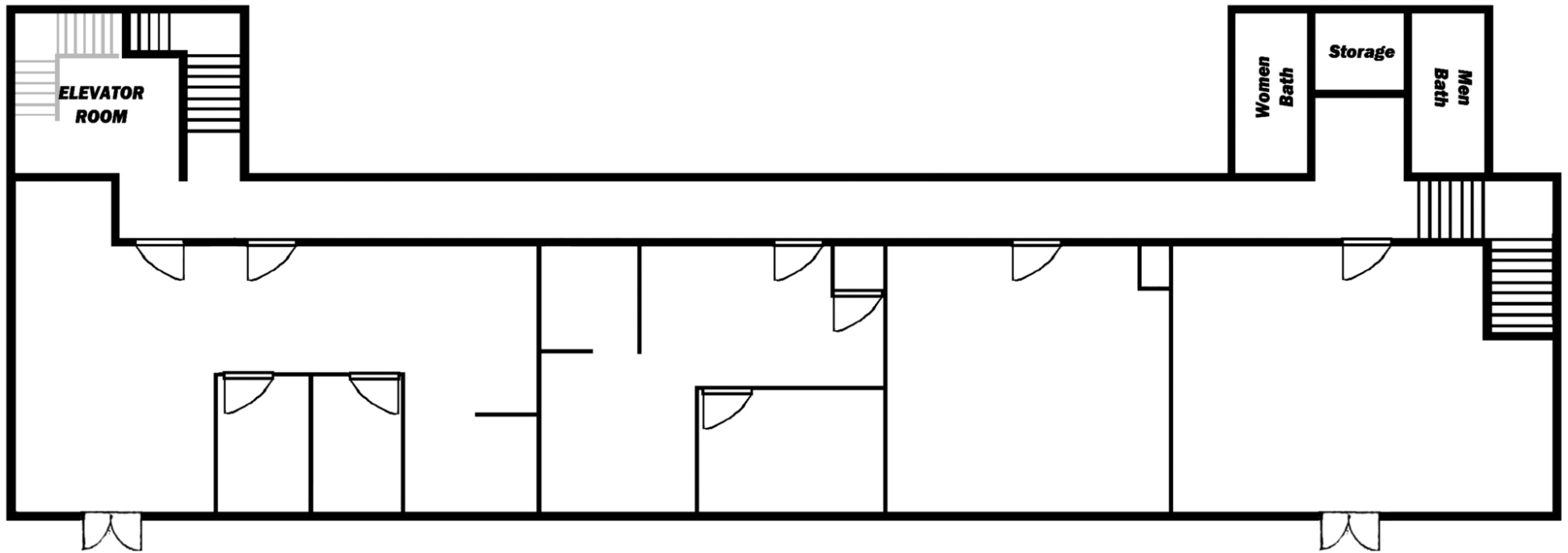
Expenses	Monthly	Annually
General electrical repairs/parts	\$211.50	\$2,538.00
General plumbing repairs/parts	\$120.43	\$1,445.16
Pest control	\$55.00	\$660.00
Janitorial	\$357.56	\$4,290.72
Life safety	\$519.81	\$6,237.72
HVAC	\$147.00	\$1,764.00
Gardening/landscaping	\$595.00	\$7,140.00
Management	\$800.00	\$9,600.00
Estimated Property Tax	\$3,750.00	\$45,000.00
Electricity	\$66.18	\$794.16
Water and sewer	\$157.43	\$1,889.16
Trash disposal	\$324.84	\$3,898.08
Insurance	\$200.00	\$2,400.00
	\$7,304.75	\$87,657.00
Gross Income		\$305,740.56
Annual Expenses		\$(87,657.00)
Net Income		\$218,083.56

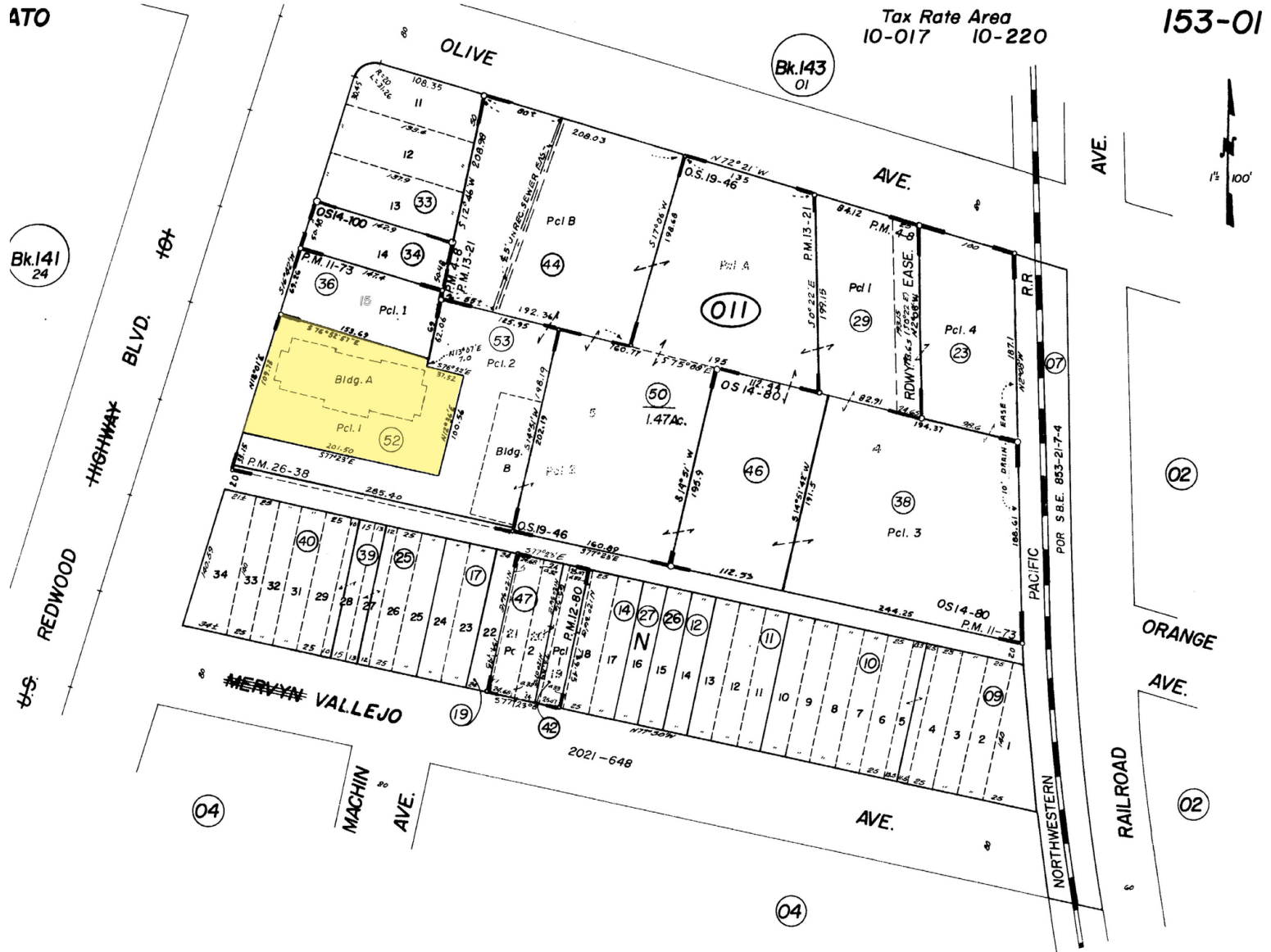
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Floor Plans

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Retailer Map

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Demographics Map & Report

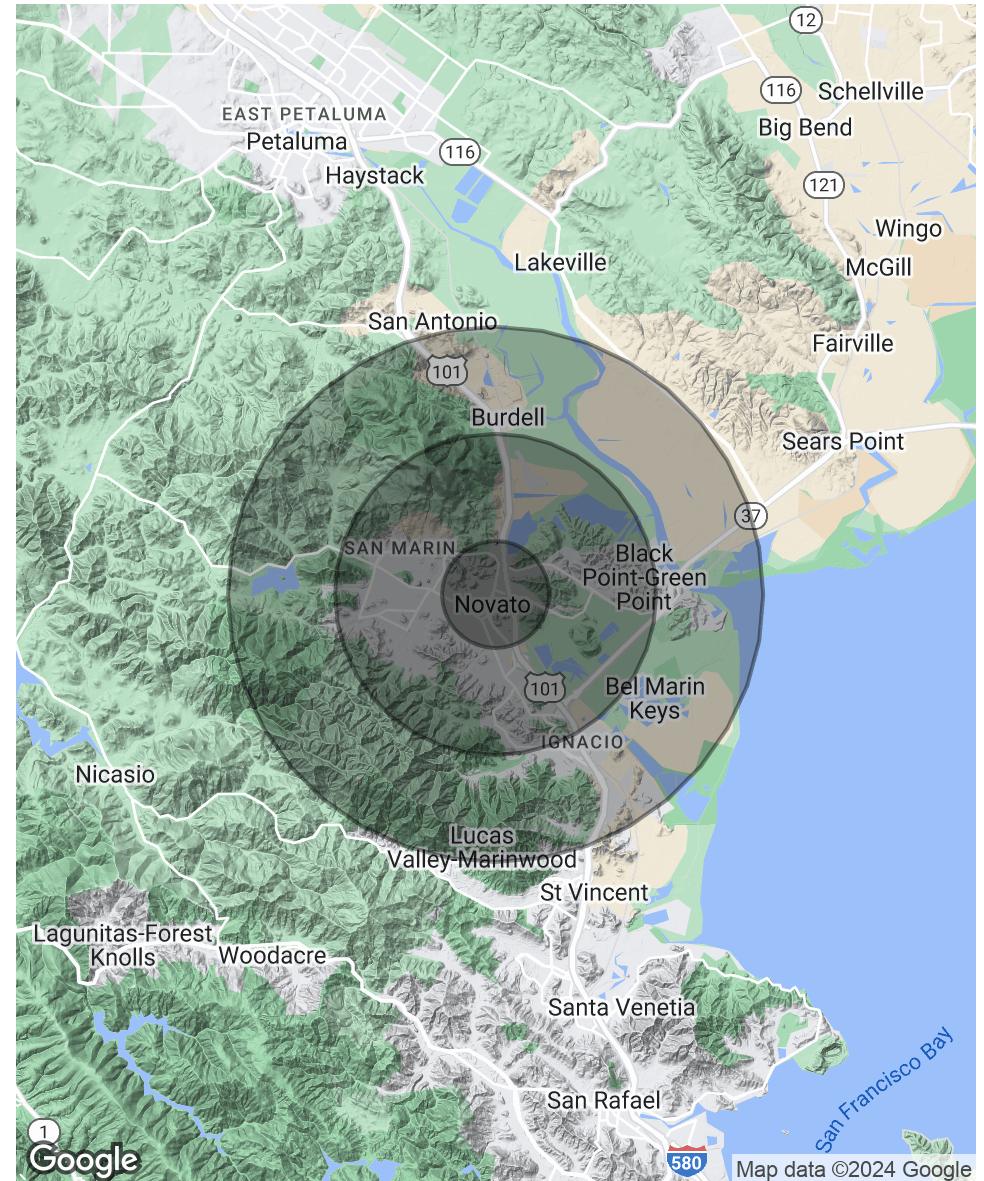
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,071	43,767	63,130
Average Age	41.0	43.2	43.6
Average Age (Male)	38.1	42.4	42.7
Average Age (Female)	45.9	44.7	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,712	17,409	25,114
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$80,904	\$101,684	\$107,510
Average House Value	\$677,771	\$707,447	\$716,682

* Demographic data derived from 2020 ACS - US Census



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