

DOWNTOWN NOVATO CENTER

1701-1769 Grant Ave, Novato, CA 94945

UG
UNITED GROWTH

DRIVE THRU PAD, MEDICAL &
STANDARD RETAIL SPACES
AVAILABLE



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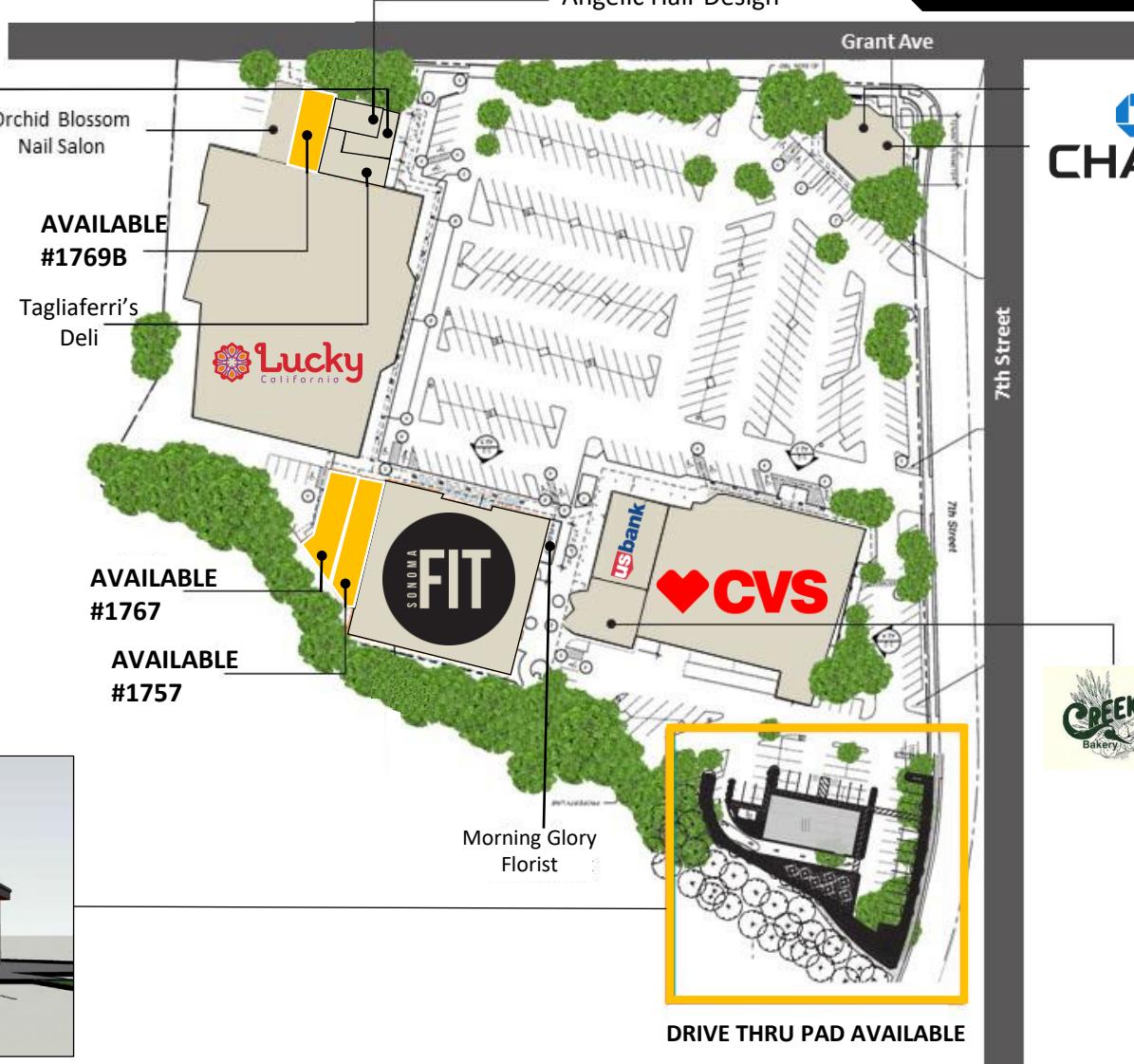


DOWNTOWN NOVATO S.C.

SUITE	TENANT	SIZE (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	AVAILABLE	2,197 SF
1761	Lucky Supermarket	37,451 SF
1763	Tagliaferri's Deli	2,092
1770	Baskin Robbins	915 SF
1769A	Angelic Hair Design	630 SF
1769B	AVAILABLE	1,555 SF
1769C	Orchid Blossom Nail Salon	1,400 SF

DRIVE THRU PAD OPPORTUNITY

See page 6



PROPERTY SUMMARY



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	14,806	46,171	173,365
Average HH Income	\$131,212	\$155,093	\$157,795
Daytime Population	19,529	45,762	59,466

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HIGHLIGHTS

- Downtown Novato Shopping Center is situated on Grant Ave, Novato's Historic Downtown Shopping District.
- Lucky Supermarket & CVS anchored neighborhood shopping center.
- Other tenants include Chase Bank, US Bank, Baskin Robbins, and More.
- Great Visibility & Full Turn Access From Grant Ave and 7th St.
- 3 Available Spaces:
 - Suite 1757 (standard retail buildout) -**2,328 SF**
 - Suite 1767 (medical use buildout) -**2,197 SF**
 - Suite 1769B (standard retail buildout) -**1,555 SF**
 - Suite 1757 and 1767 can be combined for **4,525 SF**
- Proposed **3,370 SF** Drive-Thru Pad Site Available!
 - Full Turn Access
 - Located across the street from Taco Bell

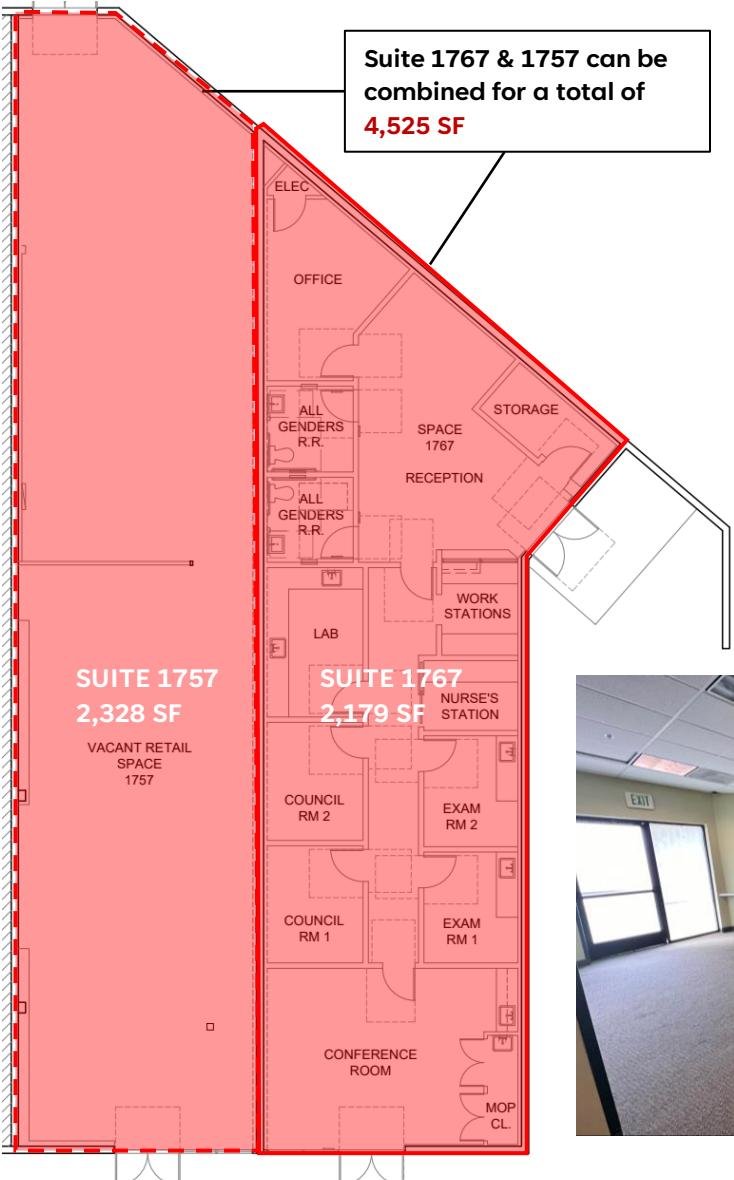
TENANTS:



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SUITE 1767 (former medical space) 2,197 SF



HIGHLIGHTS

- Former Medical Space Available (Suite 1767- **2,197 SF**)
- (2) Exam rooms
- (2) Counseling rooms
- (2) Offices
- (2) Storage rooms
- (1) Laboratory room
- (1) Conference room
- (1) Small kitchen
- Ample Storage



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SUITE 1769B (former Pilates space) 1,555 SF



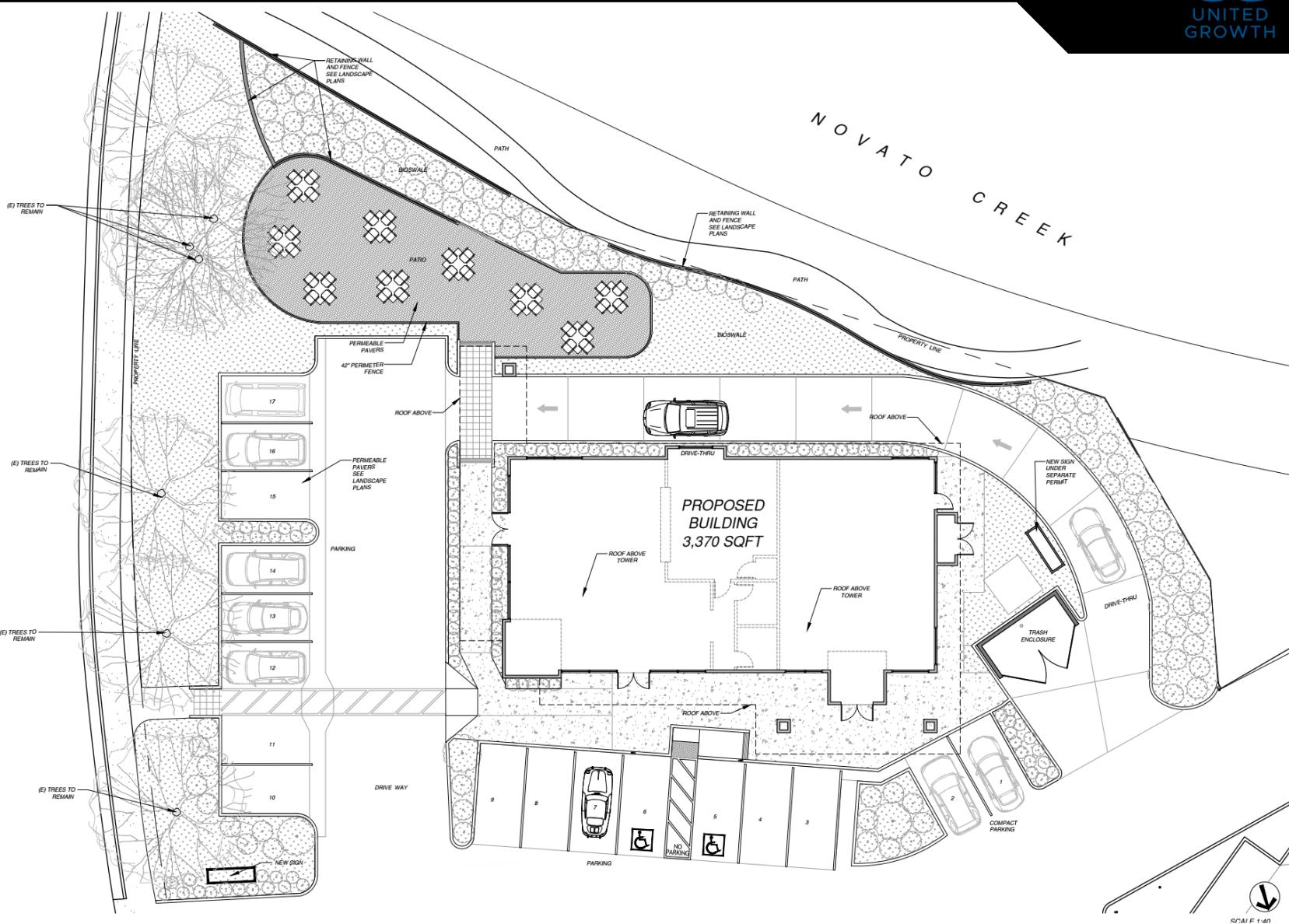
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PROPOSED 3,370 SF DRIVE THRU PAD OPPORTUNITY

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AREA TRADE MAP



ADT 97,000



REDWOOD BLVD.

HISTORIC DOWNTOWN NOVATO SHOPPING

GRANT AVE.

TRADER JOE'S



RUSTIC BAKERY



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