

FOR LEASE - 2,360± SF AVAILABLE TRIANGLE PLAZA,  
SUITE C-1

RETAIL PROPERTY  
FOR LEASE

1559 South Novato Boulevard  
Novato, CA 94947



that  
PLAY PLACE

**JD**  
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# ± 2,360 SF AVAILABLE FOR LEASE TRIANGLE PLAZA, SUITE C-1

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## PROPERTY DESCRIPTION

Suite C-1 is an approximately ± 2,360 SF Unit featuring a private office, storage space, two bathrooms, lobby, and a spacious main room. The unit gets great natural light and has floor to ceiling windows in the front of the unit. There is ample parking directly outside of the unit's entrance spanning across the entire complex. The complex includes 12 total units with a majority of tenants in the retail and service industry. The building was built in 1963 and is a well known location for shopping, restaurants, beauty, and health services.

## LOCATION DESCRIPTION

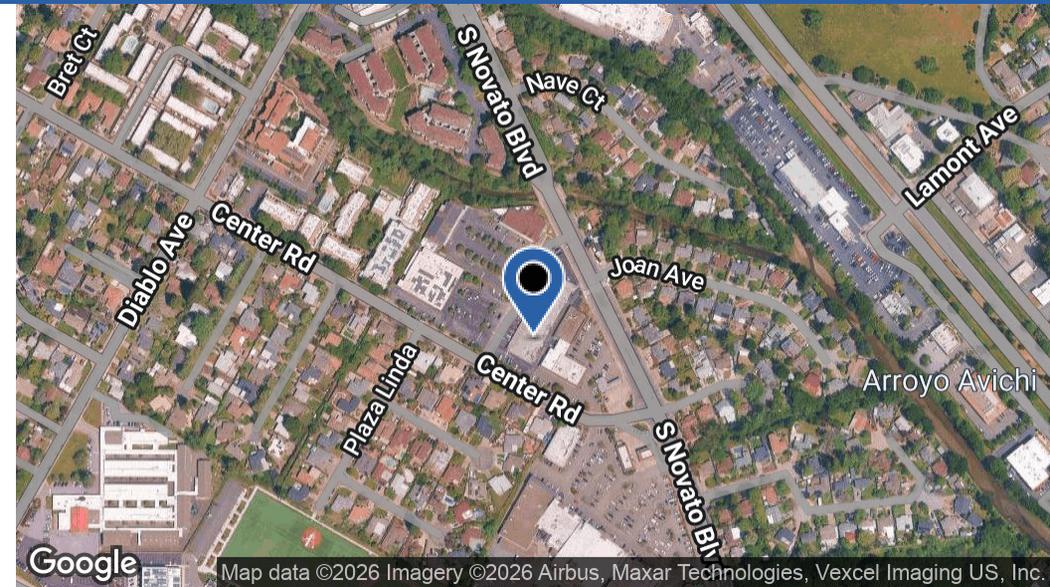
Triangle Plaza is located in a high traffic area directly off of South Novato Boulevard. The local surrounding area is mostly residential housing with neighborhood shopping centers on Novato Boulevard. Novato is 30 miles from San Francisco and 10 miles from San Rafael.

## PROPERTY HIGHLIGHTS

- Professional Multi-Tenant Neighborhood Shopping Center
- ±2,360 SF Available for Lease
- Ample Parking
- Private office
- Zoning: CN-Neighborhood Commercial
- Floor to Ceiling Storefront Windows
- Two Bathrooms
- Private Storage Space in Rear of Unit
- Triangle Plaza is located less than a mile from Interstate 101.
- South Novato Boulevard is a major thoroughfare
- Novato is 30 miles from San Francisco and 10 miles from San Rafael.
- The local surrounding area is robust with shopping centers.

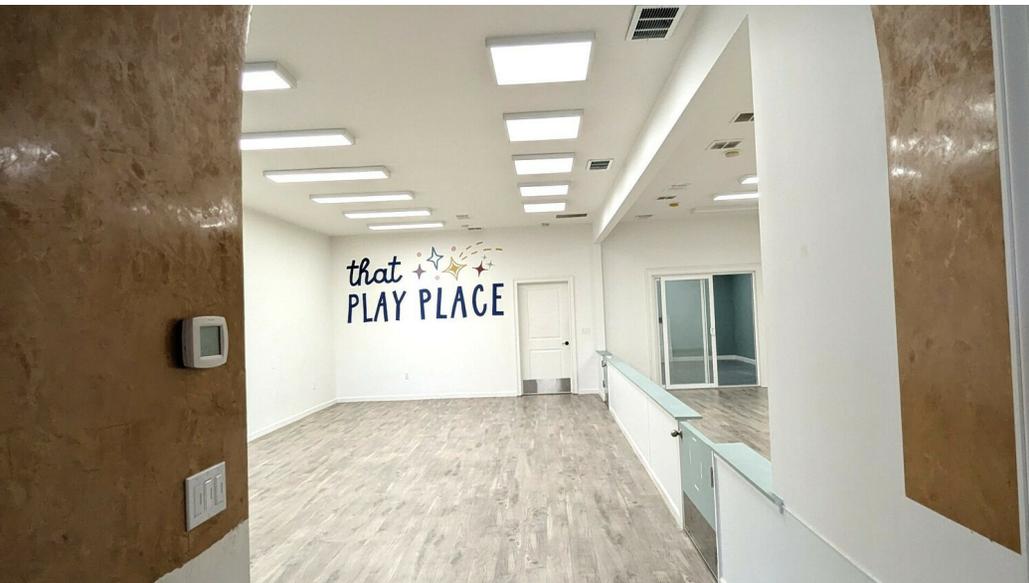
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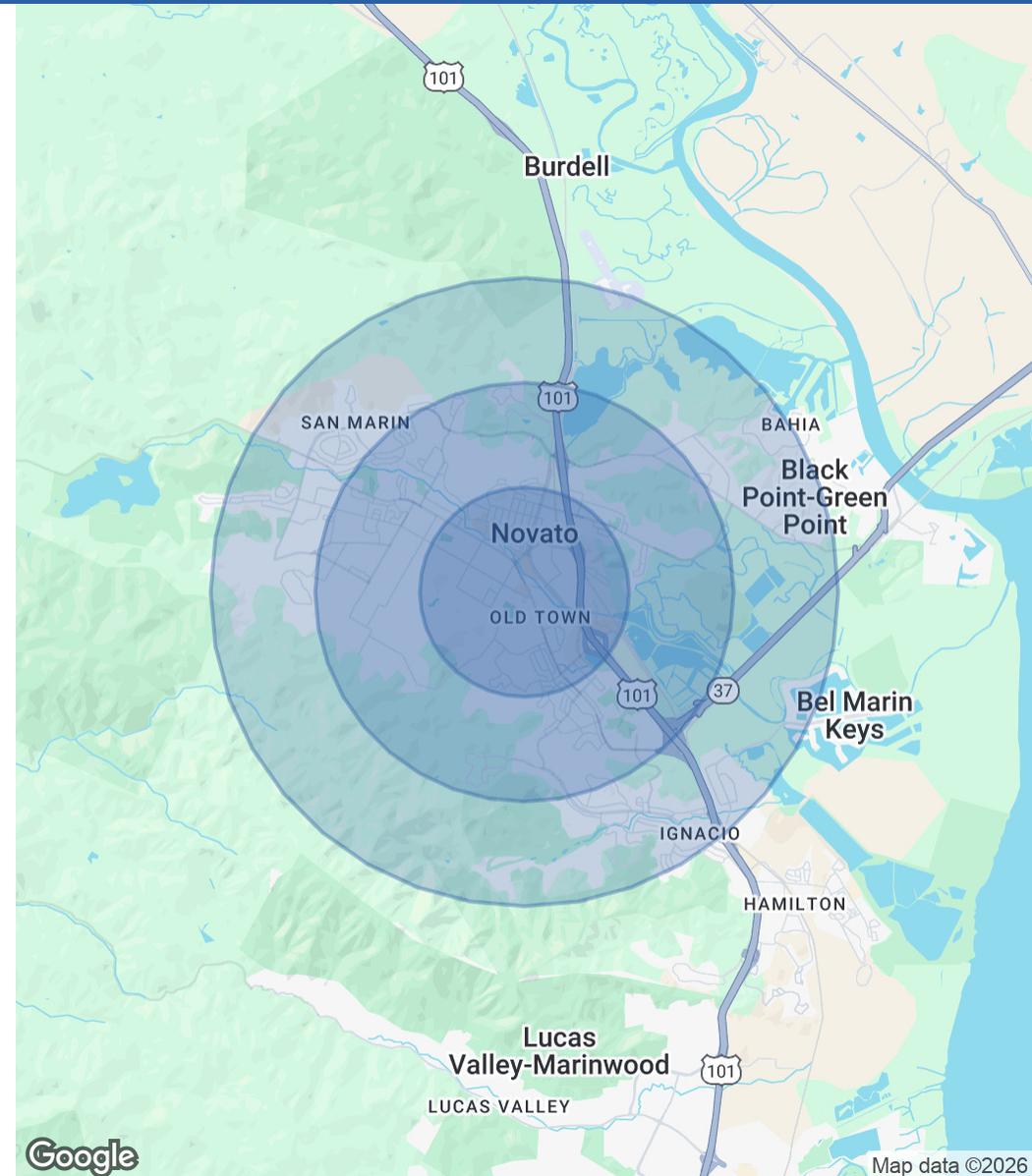
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,720	31,548	45,462
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,810	11,936	17,336
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$143,818	\$167,084	\$175,912
Average House Value	\$1,002,913	\$1,094,266	\$1,134,445

Demographics data derived from AlphaMap



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EXCLUSIVELY MARKETED BY:

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