

350
IGNACIO BOULEVARD
NOVATO | CALIFORNIA

HIGHLY IMPROVED OWNER/
USER OPPORTUNITY



NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

FOR SALE

\$3,133,995 ($\pm \187 USF)

$\pm 16,792$ USF plus $\pm 2,890$ USF of bonus deck space

Newmark, as exclusive advisor, is pleased to announce the opportunity to purchase **350 Ignacio Boulevard in Novato, California**. The well improved commercial building is a 3-story professional office building, with multiple large decks and balconies throughout the property.

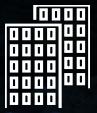
The total offering is $\pm 16,792$ useable square feet with an additional $\pm 2,890$ useable square feet of deck space shared between 8 private patios. The offering also includes ± 121 useable square feet leased to Bank of America as an ATM.

The building is elevator served and has been well improved and maintained, with impressive lobbies and common area features. 350 Ignacio Boulevard also benefits from a parking ratio of $\pm 4.62/1000$ between the exclusive parking and shared parking on-site. The building was originally constructed in 1986.

If a Buyer does not want to occupy the availability in its entirety, the offering is currently split into eight (8) commercial condominiums. A Buyer may occupy the portion that fits their needs, and lease out other units to create a cash flow.



OFFERING OVERVIEW



±16,792 SF for sale in a well-maintained Class A office building



Availabilities feature impressive glass-line, with plentiful natural light and operable windows throughout. Many areas of the building offer multiple private decks with hillside views.



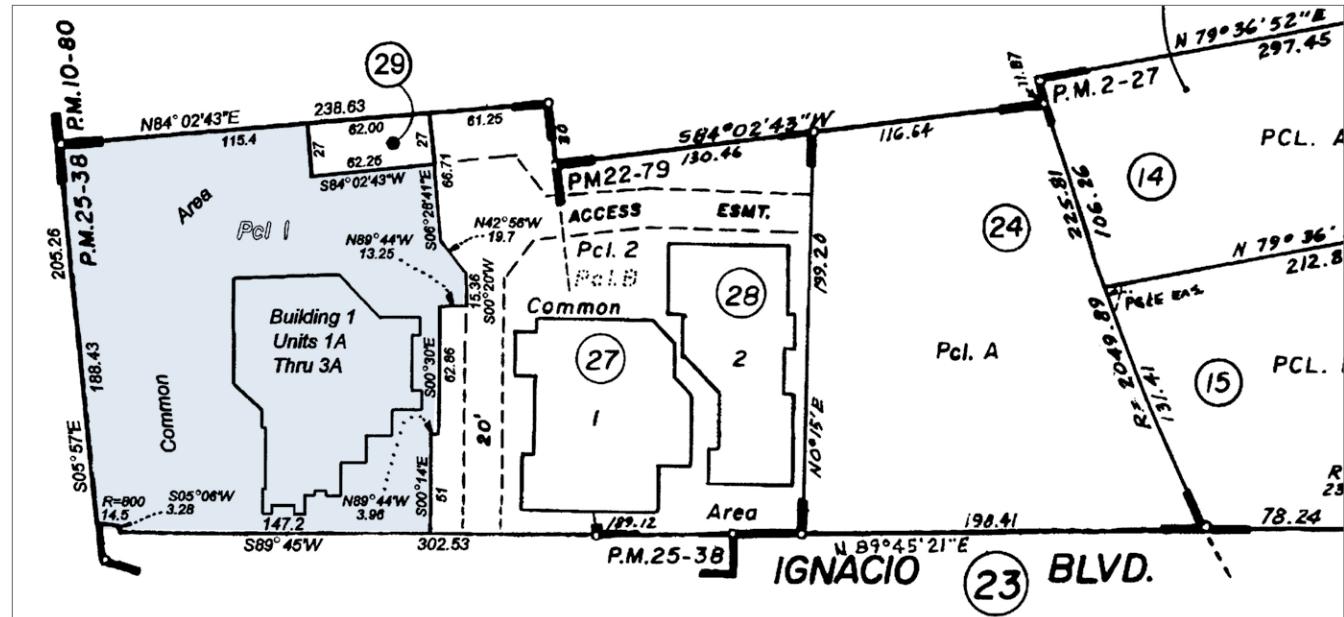
Adjacent to Pacheco Plaza Shopping Center, walkable amenities include banks, restaurants, high-end grocery stores, and fitness facilities.



Up to ±4.62/1000 parking ratio between exclusive and shared parking stalls on-site.



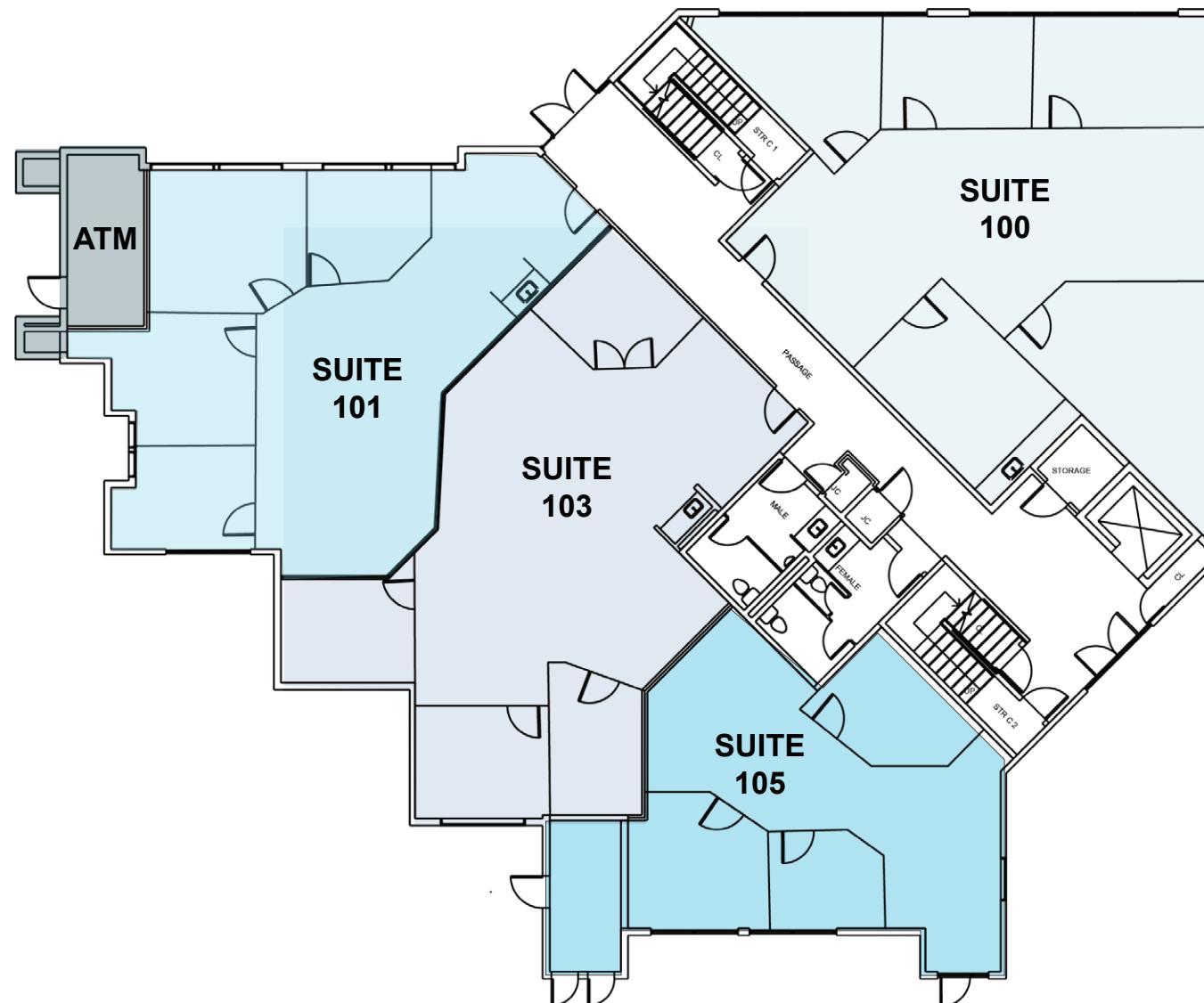
350 Ignacio Boulevard is located within the jurisdiction of the City of Novato and is zoned Planned District (PD) with a General Plan Land Use Classification of General Commercial (CG).



LEVEL	USEABLE SQUARE FEET	NOTES
FIRST FLOOR	±6,912	First floor includes a ±121 USF unit leased to Bank of America as an ATM.
SECOND FLOOR	±6,505	Second floor offers access to 7 private patios, totaling an additional ±648 USF.
THIRD FLOOR	±3,375	Penthouse offers a full kitchen with a stove, showers, and an additional ±2,242 USF private deck.

LEVEL	USEABLE SQUARE FEET	NOTES
FIRST FLOOR	±6,023	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

EXISTING FIRST FLOOR PLAN



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
FIRST FLOOR	±6,912	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

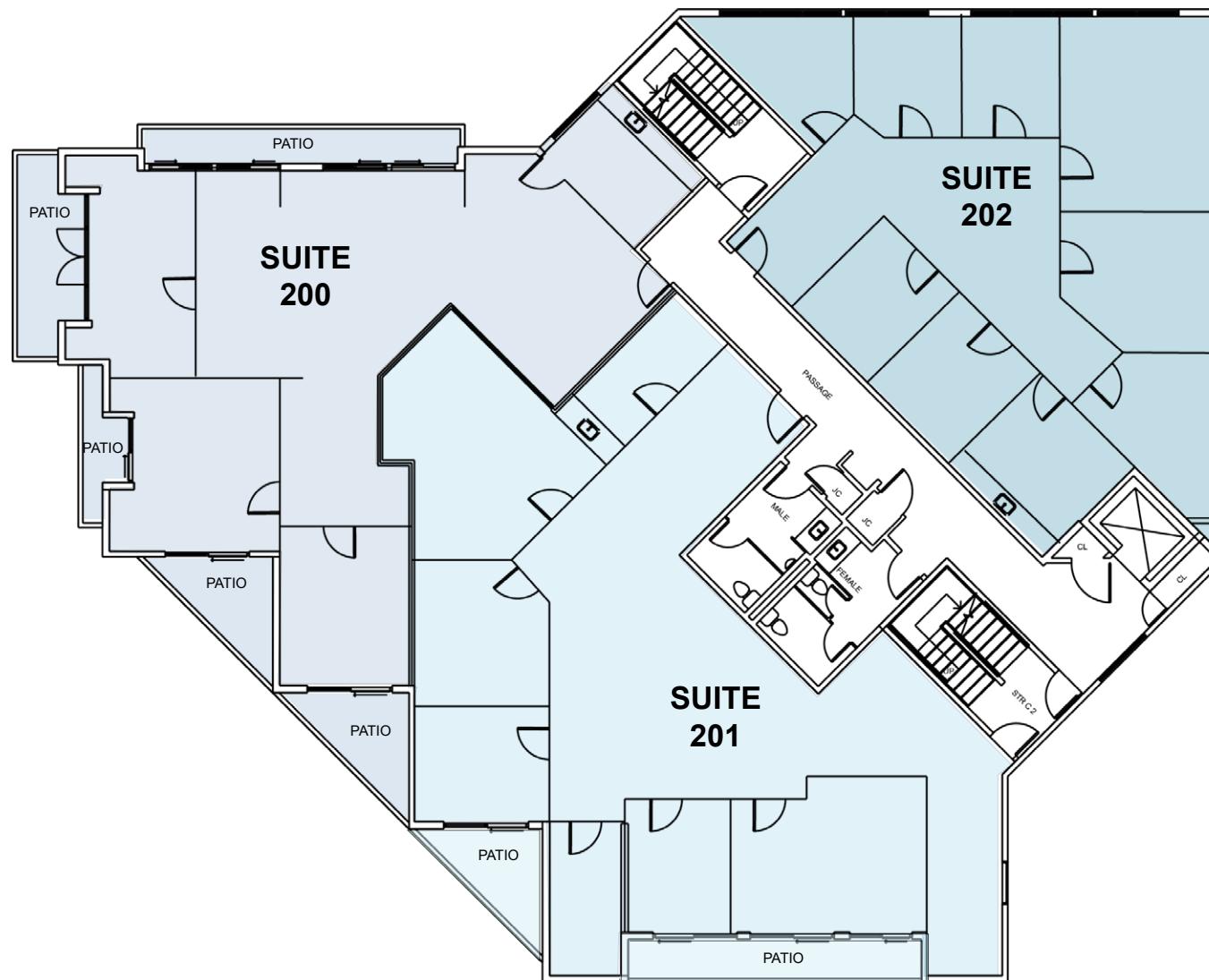
POTENTIAL COMBINED FIRST FLOOR PLAN



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
SECOND FLOOR	±6,505	Second floor offers access to 7 private patios, totaling an additional ±648 USF.

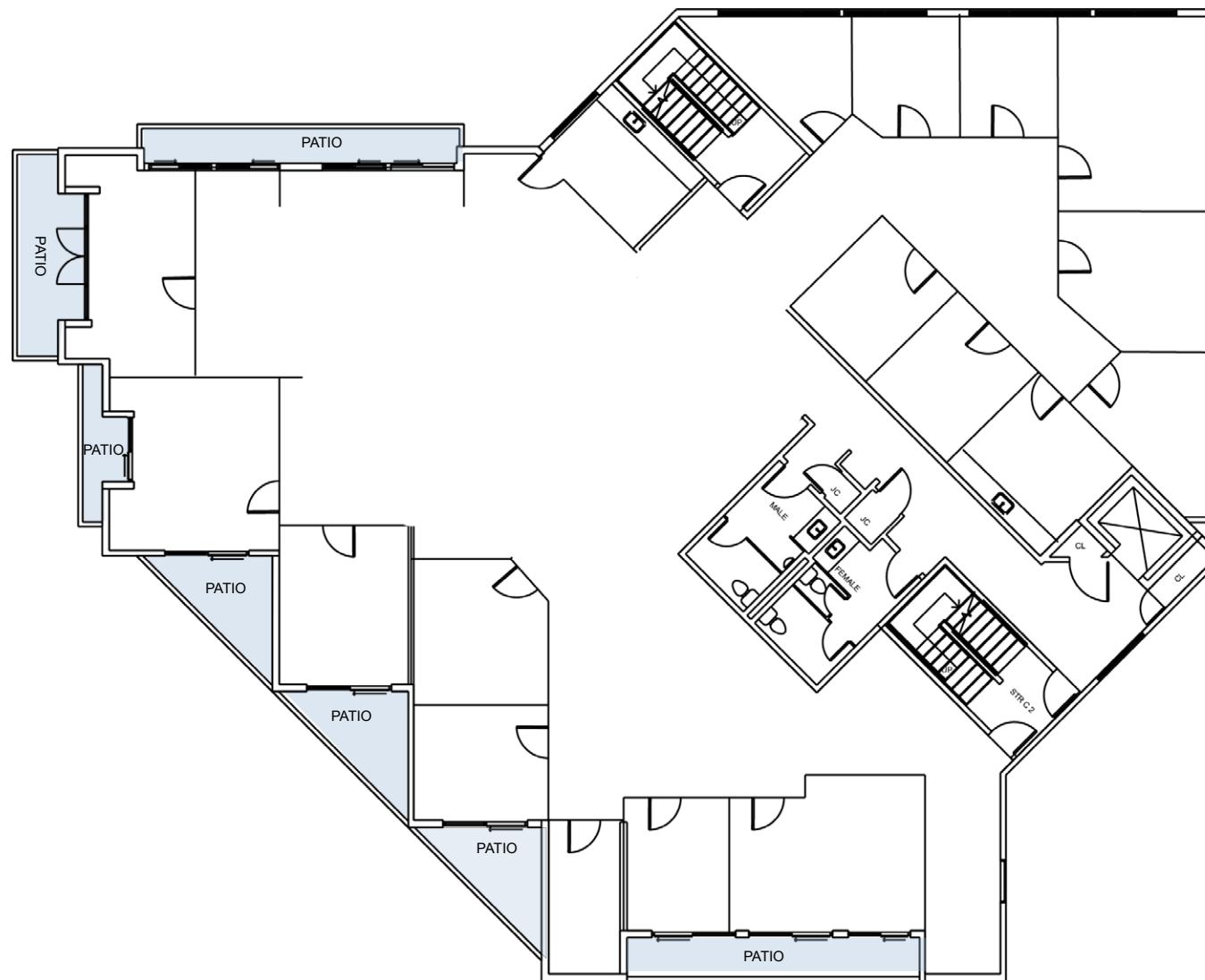
EXISTING SECOND FLOOR PLAN



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
SECOND FLOOR	±6,505	Second floor offers access 7 private patios, totaling ±648 useable square feet

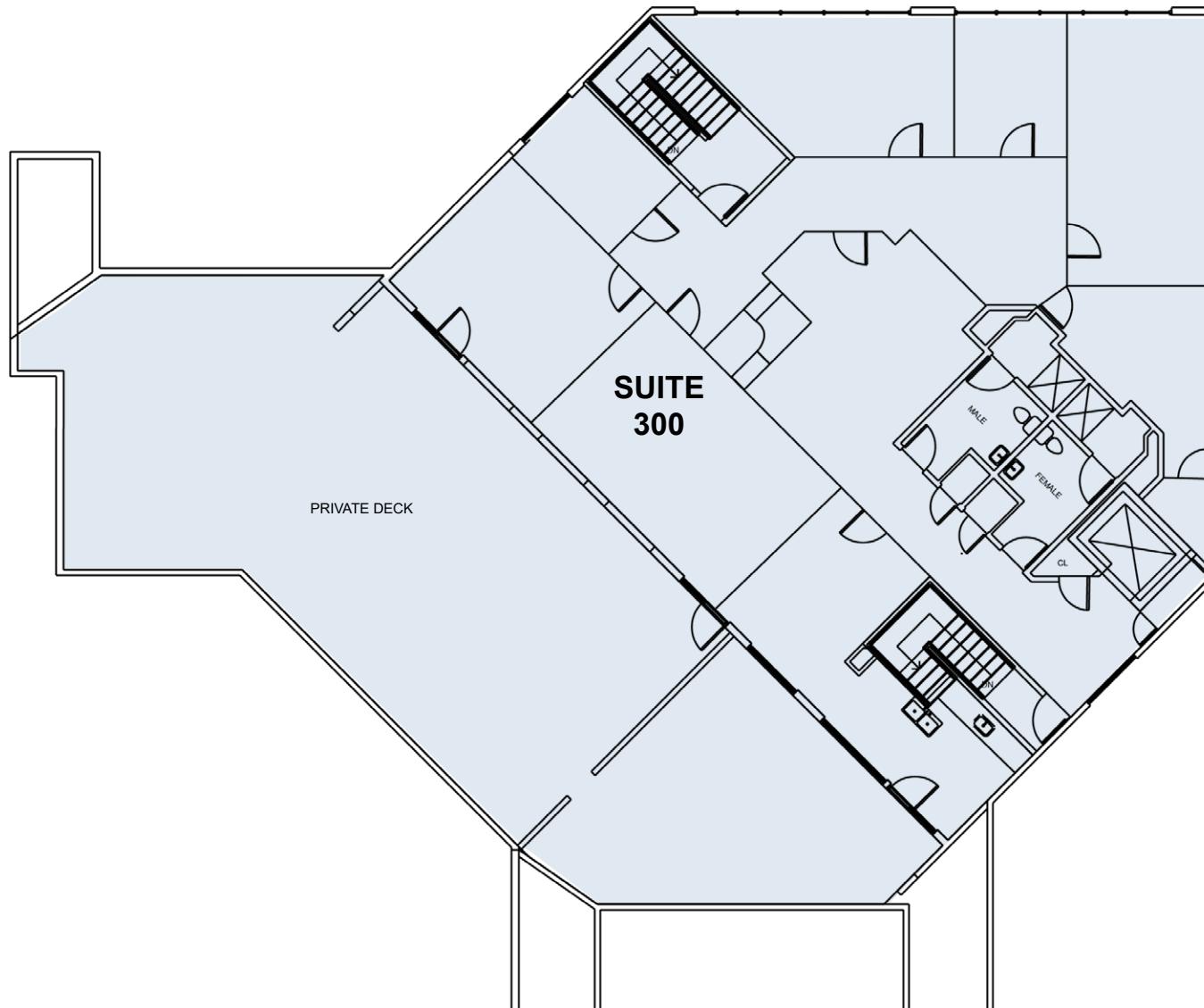
POTENTIAL COMBINED SECOND FLOOR PLAN



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
THIRD FLOOR	±3,375	Penthouse offers a full kitchen with a range, showers, and a 2,242 USF private deck

EXISTING THIRD FLOOR PLAN



FLOOR PLANS NOT TO SCALE

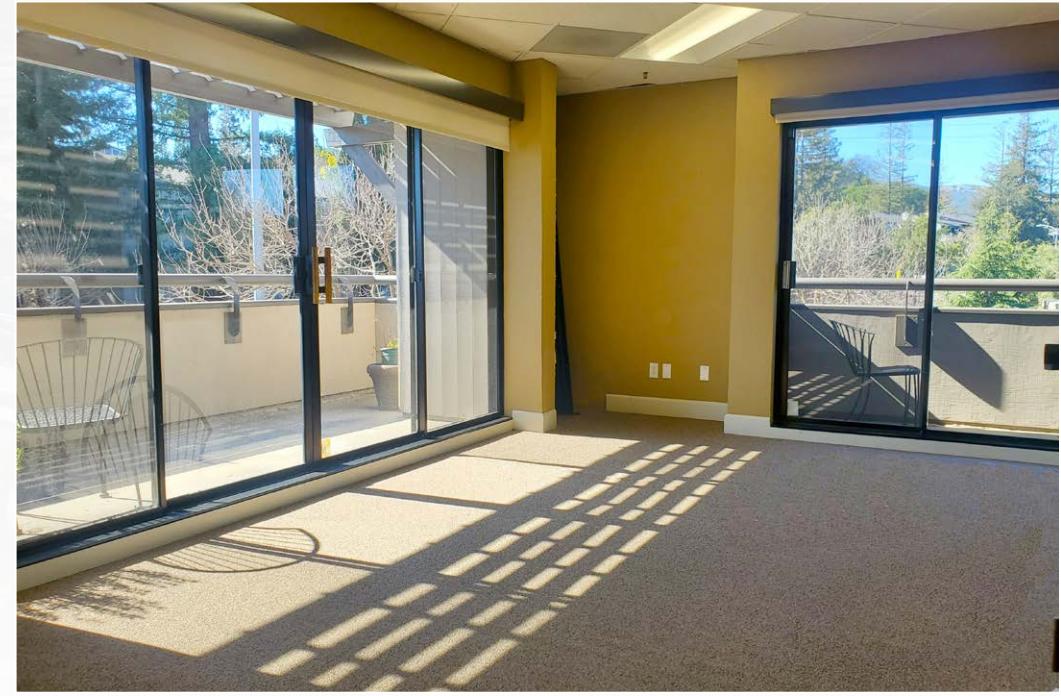
PHOTO GALLERY

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PHOTO GALLERY

11



**1**

800 A STREET
SAN RAFAEL, CA

**2**

711 GRAND AVENUE
SAN RAFAEL, CA

**3**

11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA

**4**

915 DIABLO AVENUE
NOVATO, CA

Date Sold: 3/30/2023

Date Sold: 11/28/2022

Date Sold: 2/25/2022

Date Sold: 9/1/2023

Sale Price: \$6,600,000

Sale Price: \$6,940,000

Sale Price: \$2,800,000

Sale Price: \$1,500,000

Price/SF: \$472.68

Price/SF: \$245.62

Price/SF: \$362.23

Price/SF: \$221.40

Year Built: 1920

Year Built: 1985

Year Built: 1971

Year Built: 1955

Building Size: ±13,963 SF

Building Size: ± 28,255 SF

Building Size: ±7,730 SF

Building Size: ±6,775 SF

Land Area: ±0.38 Acres

Land Area: ±0.66 Acres

Land Area: ±0.91 Acres

Land Area: ±0.31 Acres

Parking Ratio: ±0.64/1000 SF

Parking Ratio: ±4/1000 SF

Parking Ratio: ±4/1000 SF

Parking Ratio: ±2.66/1000 SF

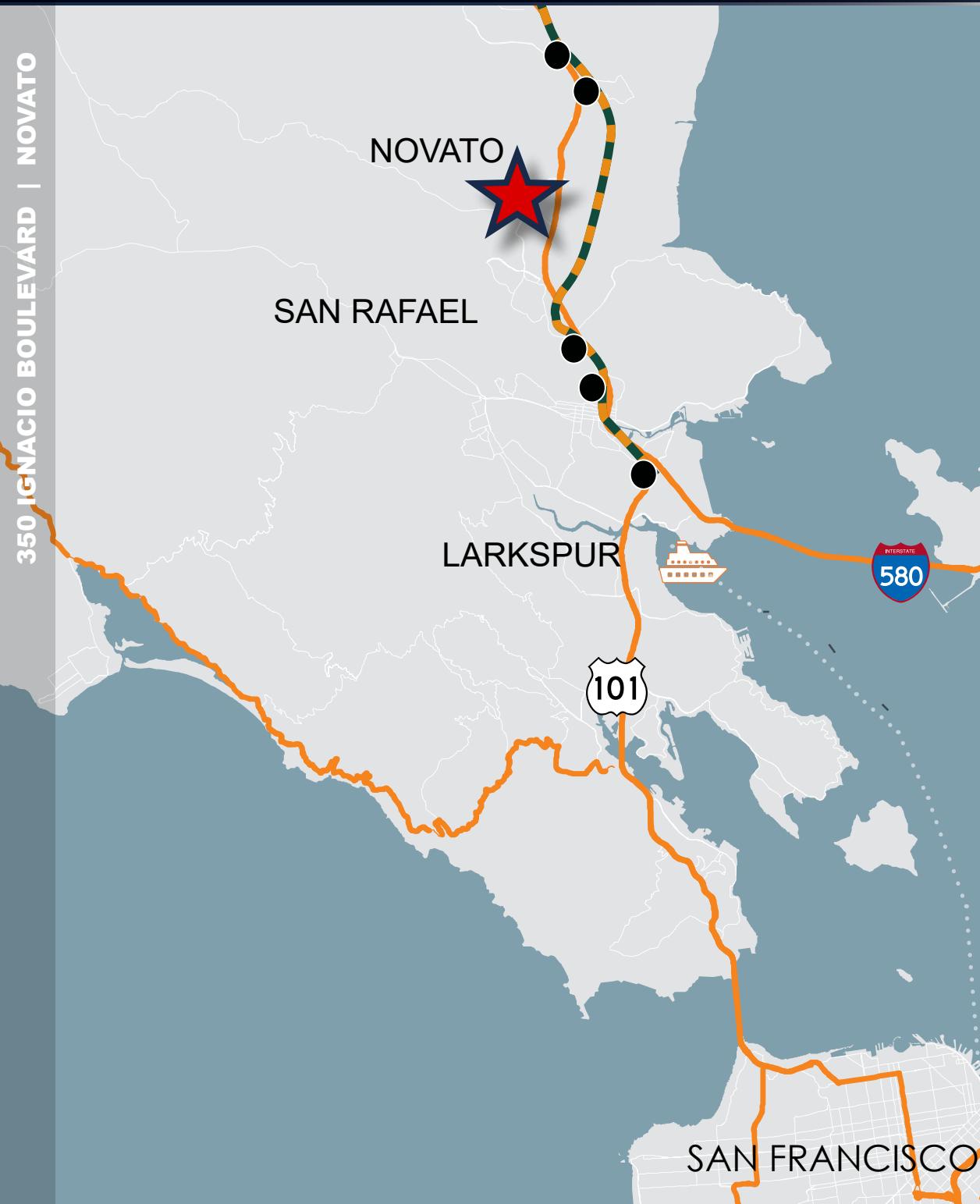
NEIGHBORHOOD AMENITIES

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TRANSPORTATION MAP

14



WALK TO PACHECO PLAZA
SHOPPING CENTER 3 MINUTES

WALK TO GOLDEN GATE
TRANSIT BUS 4 MINUTES

DRIVE TO LARKSPUR LANDING
FERRY TERMINAL 12 MILES

DRIVE TO PETALUMA 15 MILES

BIKE TO SAN FRANCISCO 28 MILES

 SONOMA-MARIN
SMART
AREA RAIL TRANSIT Route Larkspur to Santa Rosa



Smart Stations

350

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