

Marin County Redevelopment Opportunity

Downtown Novato – Three Parcels Totaling ±0.88 Acres

7455 REDWOOD BOULEVARD / 1130 FIRST STREET / OLIVE AVENUE, NOVATO, CALIFORNIA



OFFERING MEMORANDUM

ALISA BELEW

415.526.7663 Alisa.Belew@nmrk.com
CA RE LIC #01821371

JOE MCCALLUM

415.526.7672 Joe.Mccallum@nmrk.com
CA RE LIC #02048815

NEWMARK

PROPERTY OVERVIEW

Site size:	±0.88 Acres (±38,160 land sq. ft.)
Jurisdiction:	City of Novato
Addresses:	7455 Redwood Boulevard 1130 First Street
Assessor's Parcel numbers:	141-244-03 141-244-12 141-244-17
Zoning Designation:	CG – General Commercial
General Plan Designation:	CG – General Commercial
Zoning Description:	The CG zoning district is applied to areas appropriate for a range of community serving commercial, regional retail, and service land uses. The CG zoning district is consistent with the General Commercial land use designation of the General Plan.
:	
Floor Area Ratio:	According to the City of Novato municipal code, the Floor Area Ratio in the CG zoning district is set at 0.40, with a max building coverage of 40% of the site and a maximum building height of 35 feet. There is no minimum area defined for the creation of new parcels. $\pm 38,160 \text{ land SF} \times 0.40 \text{ FAR} = \pm 15,264 \text{ developable building sq. feet}$



PROPERTY OVERVIEW

7455 REDWOOD BOULEVARD / 1130 FIRST STREET / OLIVE AVENUE, NOVATO, CALIFORNIA



NEWMARK



PROPERTY OVERVIEW

The property is well located in the downtown core of Novato, within walking distance of public transit and with easy access to U.S. Highway 101. Each of the three (3) parcels comprising of the property are in the CG (General Commercial) zoning district in the City of Novato.

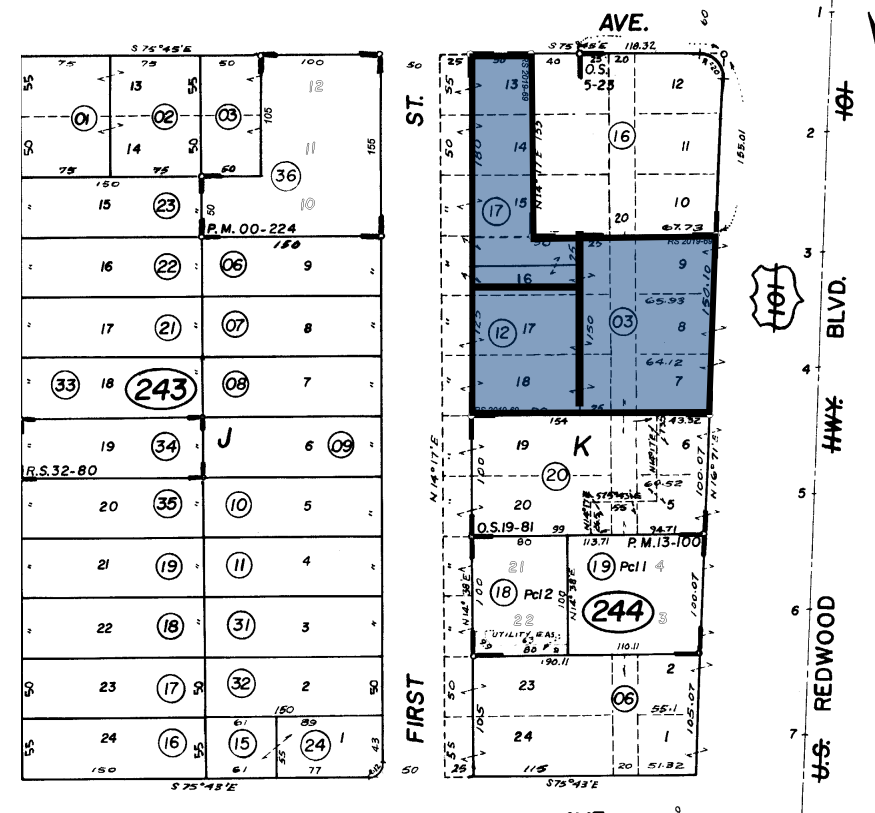
Two of the three parcels comprising the property will be delivered vacant, while the third parcel (1130 Third Street) is triple-net leased through May 31, 2026, to a self-service car wash. The tenant is currently paying \$2,450 per month, set to increase on June 1st, 2025, to \$2,600 per month through the remainder of the term.

7455 Redwood Blvd, the largest parcel of the three, is the site of a former Unocal service station which has undergone soil vapor and groundwater remediation and is nearing case closure. More information is available upon request as well as accessible via the State of California Water Board's website.

Address	Assessor's Parcel Number	Current Use	Site Size
N/A	141-244-17	Vacant	±10,000 SF (±0.23 Acres)
1130 First Street	141-244-12	Self-service car wash	±11,250 SF (±0.26 Acres)
7455 Redwood Blvd	141-244-03	Vacant	±16,910 SF (±0.38 Acres)
Total:	Three (3) Parcels		±38,160 Land SF (±0.88 Acres)

Permitted uses in the CG zoning district include:

- Health/fitness facilities
- Studios -art, dance, martial arts, music, etc
- Live/work residential projects
- Auto parts sales
- Plant nurseries and garden supply stores
- Banks
- Financial services
- Medical-clinics, offices, and laboratories
- Offices
- Parking facilities



INVESTMENT HIGHLIGHTS

A PROMINENT SUBURBAN DOWNTOWN SITE

The property is in downtown Novato, at the well trafficked intersection of Redwood Blvd and First Street, half-mile west of Highway 101.

INCREDIBLE LOCATION AND WALKABILITY

The property is blocks from dozens of restaurants, cafes, shops, as well as supermarkets Whole Foods and Trader Joe's. The site is an approximate half mile from SMART's Novato Downtown commuter rail station and is less than a block from the Redwood and Grant Transit Center.

COMPELLING NEIGHBORHOOD DEMOGRAPHICS

Median household income (2-mile radius) in the neighborhood exceeds \$108,000. The median home value exceeds \$800,000.



SMART Train in Novato, CA





NEIGHBORHOOD AMENITIES

● Restaurants, cafes, bars
 ● Grocery
 ● Shops, retail

1 Starbucks	9 Creekside Bakery	17 Trader Joe's	24 Loop Neighborhood Market
2 Chianti Cucina	10 McDonald's	18 Rojas Market	25 T Block Studio
3 Bacon	11 Finnegan's Marin Restaurant & Bar	19 La Chulada Market	26 NAPA Auto Parts
4 China House	12 Gazie Restaurant	20 La Carreta Market	27 Pretty Masonry Inc
5 The Village Italian Restaurant	13 Flour Chylde Bakery	21 Whole Foods Market	28 Novato Boxing Club
6 Marvin's Breakfast Club	14 Wicked Slush	22 Brothers Farmers Market	29 Chase Bank
7 Italian Delite	15 Trek Winery	23 Lucky	30 Bank of Marin
8 Ming Yen	16 The Donut Works		31 Westamerica Bank

7455 REDWOOD BOULEVARD / 1130 FIRST STREET / OLIVE AVENUE, NOVATO, CALIFORNIA



37

LAKEVILLE

TO
SANTA ROSA
27 miles

101

SAN MARIN PLAZA

AMERICAS BEST
VALUE INN

THE DONUT WORKS

DNA AUTOMOTIVE

STARBUCKS

TRADER JOE'S

OLIVE AVE

LOOP NEIGHBORHOOD
MARKET

1st STREET

REDWOOD BOULEVARD

NOVATO PEDIATRIC
DENTISTRY

NEWMARK

7455 REDWOOD BOULEVARD / 1130 FIRST STREET / OLIVE AVENUE, NOVATO, CALIFORNIA

IGNACIO VALLEY
PRESERVE



WHOLE FOODS
MARKET

BLUE BARN
NOVATO

NOVATO BUILDER'S
SUPPLY

TREK WINERY

CHIANTI CUCINA

ITALIAN DELITE SUB
SANDWICHES

NAPA AUTO PARTS

VALLEJO AVE

REDWOOD BOULEVARD

FIRST STREET

OLIVE AVE

FIREHOUSE SUBS

DNA AUTOMOTIVE

NEWMARK

OFFERING MEMORANDUM

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. | 7.17.25

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 415.526.7676

nmrk.com

ALISA BELEW

415.526.7663 Alisa.Belew@nmrk.com
CA RE LIC #01821371

JOE MCCALLUM

415.526.7672 Joe.Mccallum@nmrk.com
CA RE LIC #02048815

NEWMARK