



For Lease : Busy Novato Retail Storefront

1535 S. Novato Blvd., Ste. F, Novato, CA

- Excellent Retail Location
- Good Glass Line
- Signage
- Between Pini Ace Hardware and Grocery Outlet
- Close to USPS

Offering Summary

Available Sq. Ft.:	1,600 +/- sf
Initial Base Rent:	\$1.75 psf
CAM Charge:	\$0.10 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

Bob Knez
 (415) 446-4220
bob@hlcre.com
 Lic#: 00640535

Max Dostal
 (415) 755-0506
max@hlcre.com
 Lic#: 02120541



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

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Property Description:

This Novato retail space includes an open retail space and a private bathroom. The exterior of the entire shopping center was remodelled and updated in 2005. The zoning for this suite includes service retail, financial services and insurance. Owner will remove interior walls as needed.

Location Description:

This property is located in the Nave Shopping Center, a busy neighborhood shopping center that includes a U.S. Post Office, Grocery Outlet, Pini Ace Hardware, a bicycle shop, Orchid Cleaners and many more.

Space Information/Features:

Total Available Square Feet:	1,600 +/- sq. ft. (owner is source, agents have not verified)
Retail Type:	Shopping Center
Can Add:	No
Signage:	Yes, Fascia
Parking Ratio:	1:294 sq. ft. for entire shopping center

Building Information/Features:

Total Building Size:	50,000 +/- square feet
Year Constructed:	1974 +/-
Zoning Designation:	CN (Neighborhood Commercial) This district is applied to neighborhood shopping areas to meet the retail and service needs of nearby residents
Fire Sprinklers:	No
Heating & Air Conditioning:	
Flood Zone Designation:	Zone AO (100-year Floodplain)

An area subject to inundation by 100-year flooding (usually sheet flow on sloping terrain) where average depths have been determined. Flood depths range from 1 to 3 feet. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Lease Terms:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.75 per sq. ft.
CAM Charges:	\$0.10 per sq. ft.
Base Rent Increases:	3 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	PG&E, interior janitorial, trash

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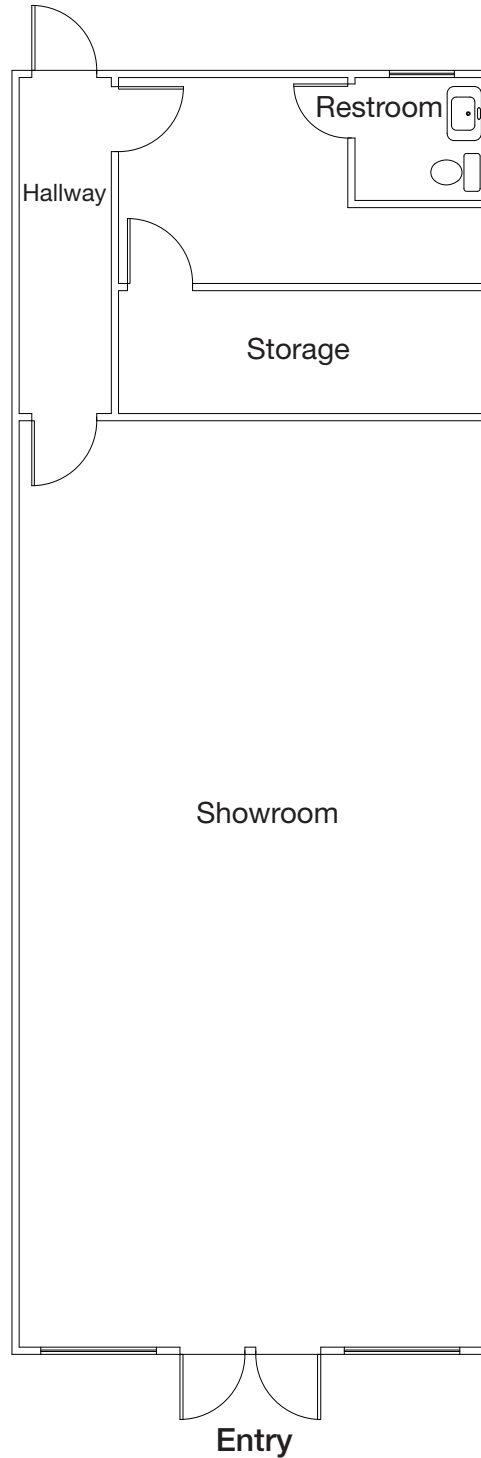
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Floor Plan Not to Scale