



For Lease : Busy Novato Retail

1557 S. Novato Blvd., Novato, CA

- Freshly Painted Interior
- Retail Storefronts
- Good Glass Line
- Signage
- Close to USPS, Grocery Store & Pini Ace Hardware

Offering Summary

Available Sq. Ft.:	3,125 +/- sf
Initial Base Rent:	\$1.65 psf
CAM Charge:	\$0.25 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
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1557 S. Novato Blvd., Novato, CA 94947

Property Description:

This Novato retail space includes two offices, a storage area and a private bathroom. The exterior of the entire shopping center was remodeled and updated in 2005. The zoning for this suite includes service retail, financial services and insurance. The suite has been recently repainted and ready for new occupancy!

Location Description:

This property is located in the north part of 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: 3,125 +/- sq. ft.
(owner is source, agents have not verified square footage)

Suite No.	Sq. Ft.	Rent/ mo.
Suites 1557	3125 +/- sq. ft.	\$5,156 + CAM

Retail Type: Shopping Center
Can Add: Yes
Signage: Yes, Fascia
Parking Spaces: 30 unreserved parking spaces

Building Information/Features:

Total Building Size: 16,303 +/- square feet
Year Constructed: 1964 +/-
Zoning Designation: [CN \(Neighborhood Commercial\)](#)
Fire Sprinklers: No
Heating & Air Conditioning: Yes, heat only
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: \$1.65 per sq. ft.
CAM Charges: \$0.25 psf/mo (CAM increases 5% on January 1st each year)
Base Rent Increases: 3 % per annum
Lease Type: Modified Gross
Tenant Expenses: PG&E, interior janitorial, trash

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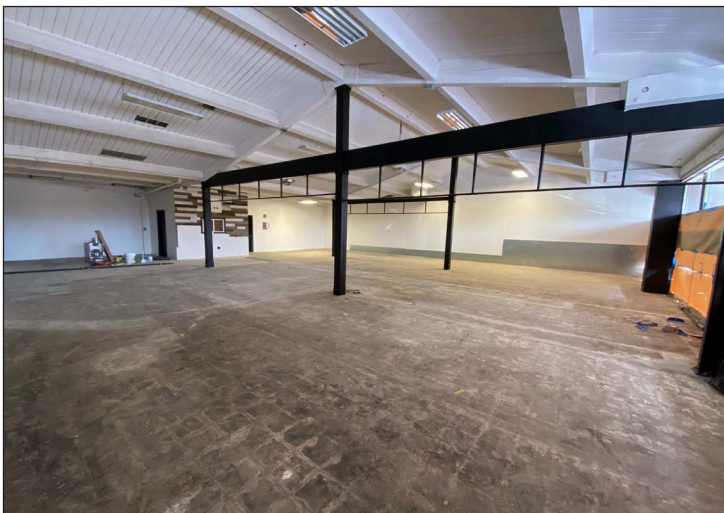
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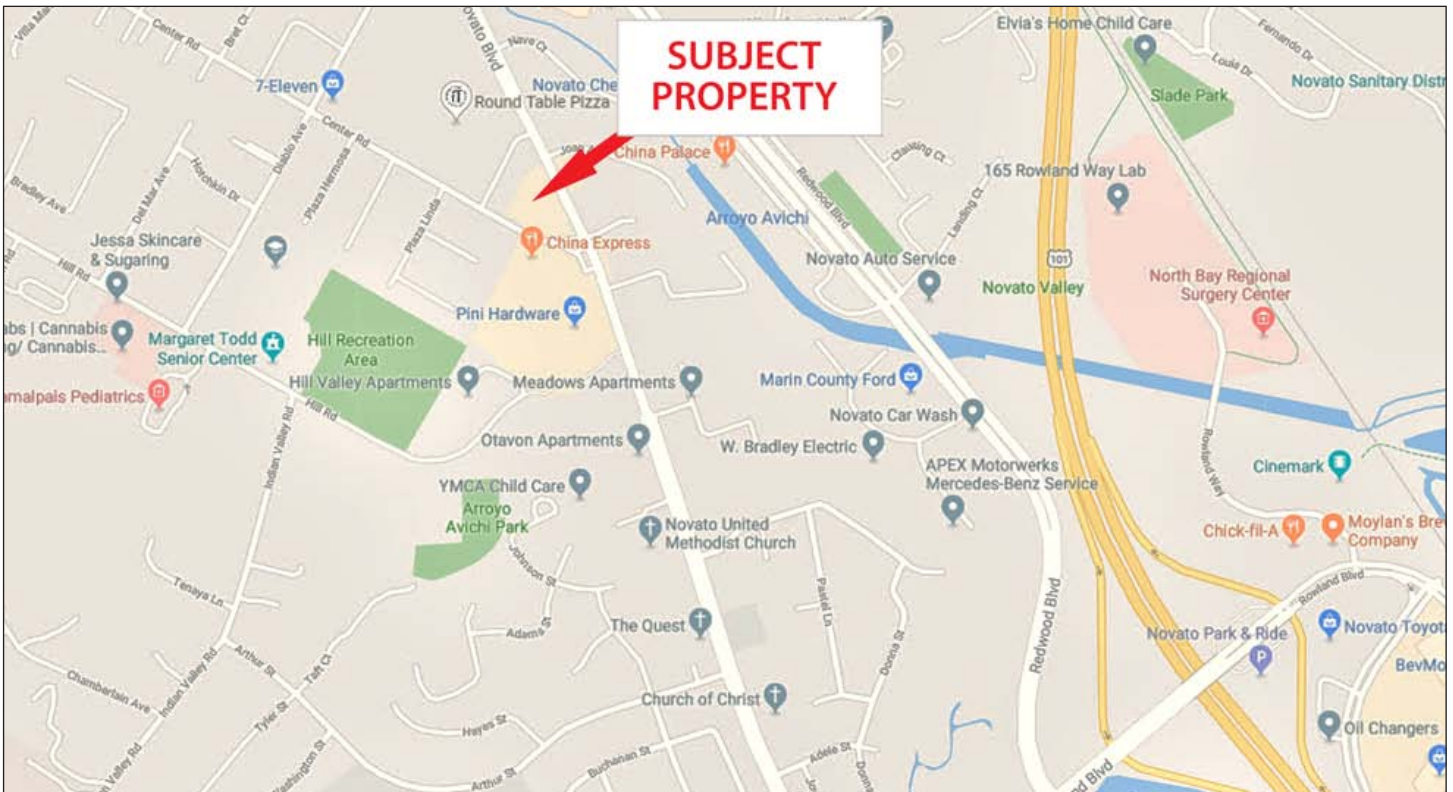


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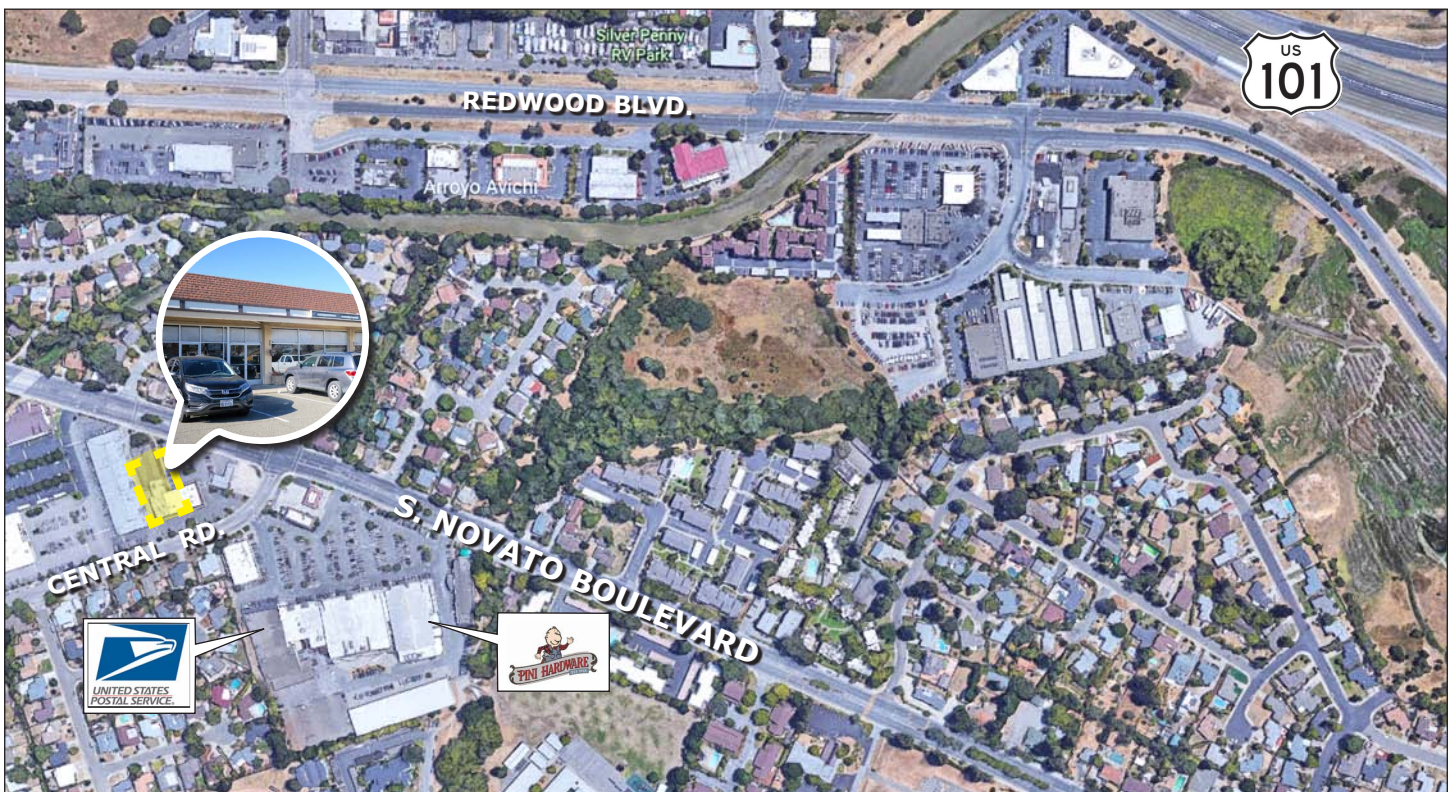
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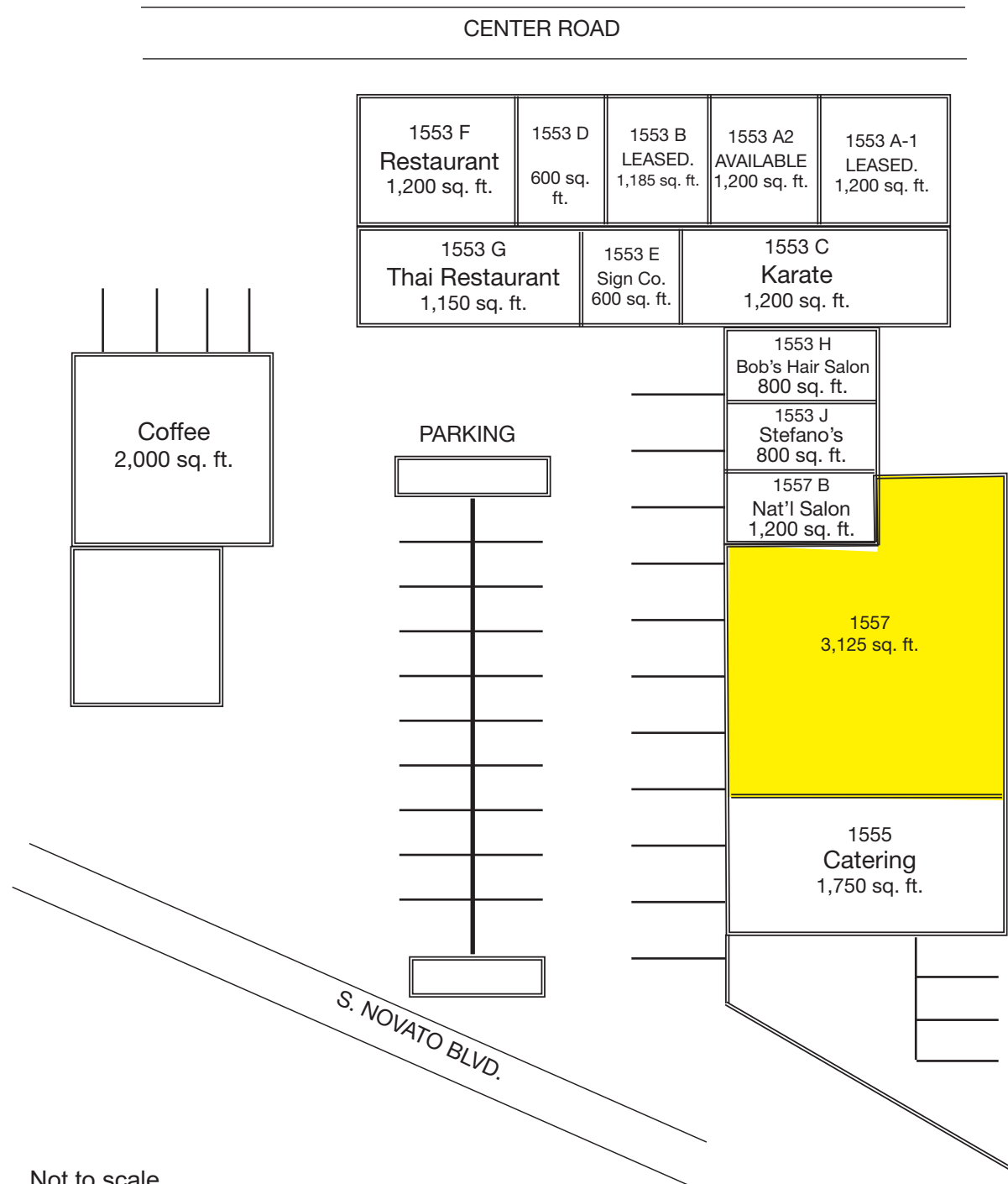
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Not to scale,
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