



**READY for  
Occupancy!  
MOTIVATED  
Landlord!**



## 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

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

Contact: **Bob Knez**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
DRE#: 00640535



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903-2102  
[www.hlcre.com](http://www.hlcre.com)

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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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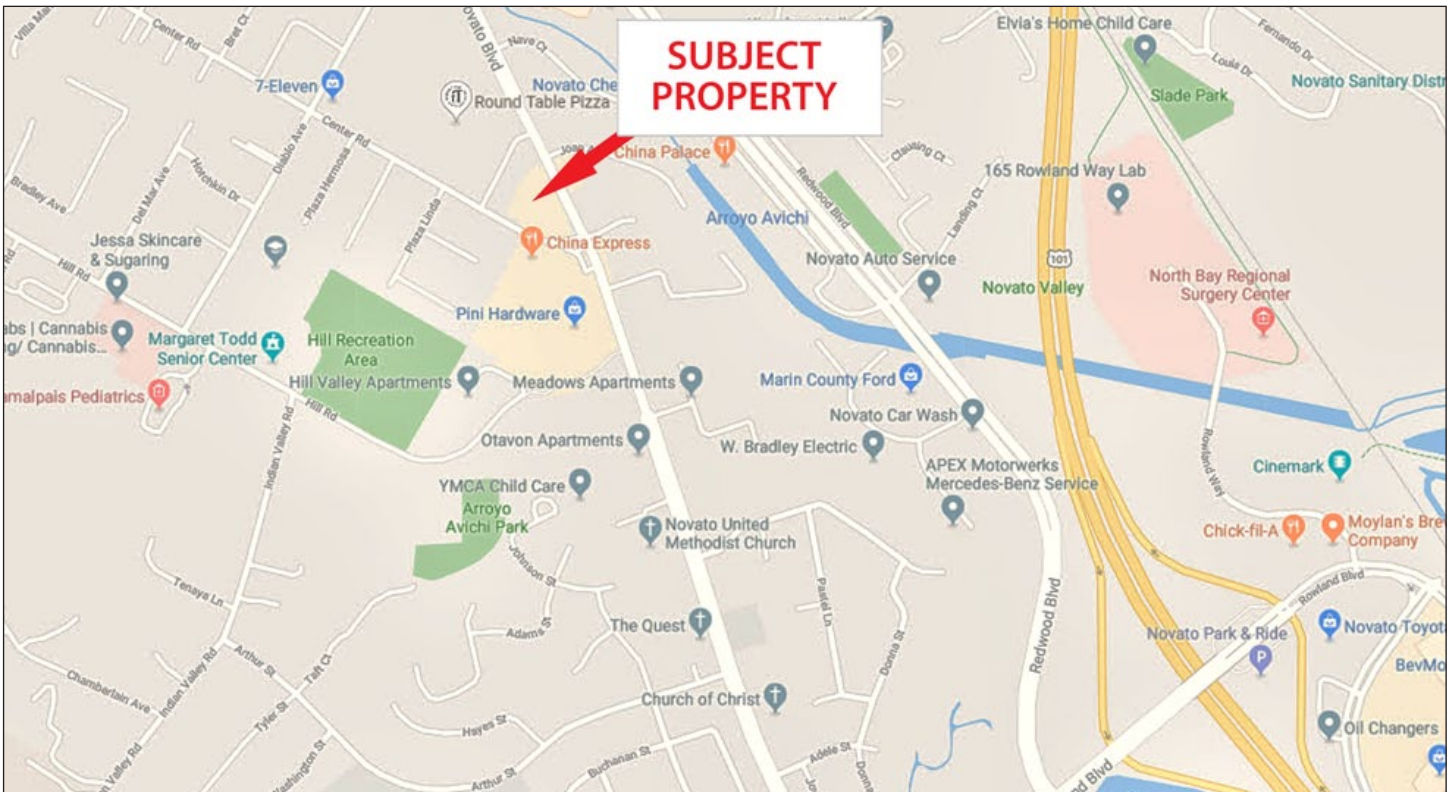
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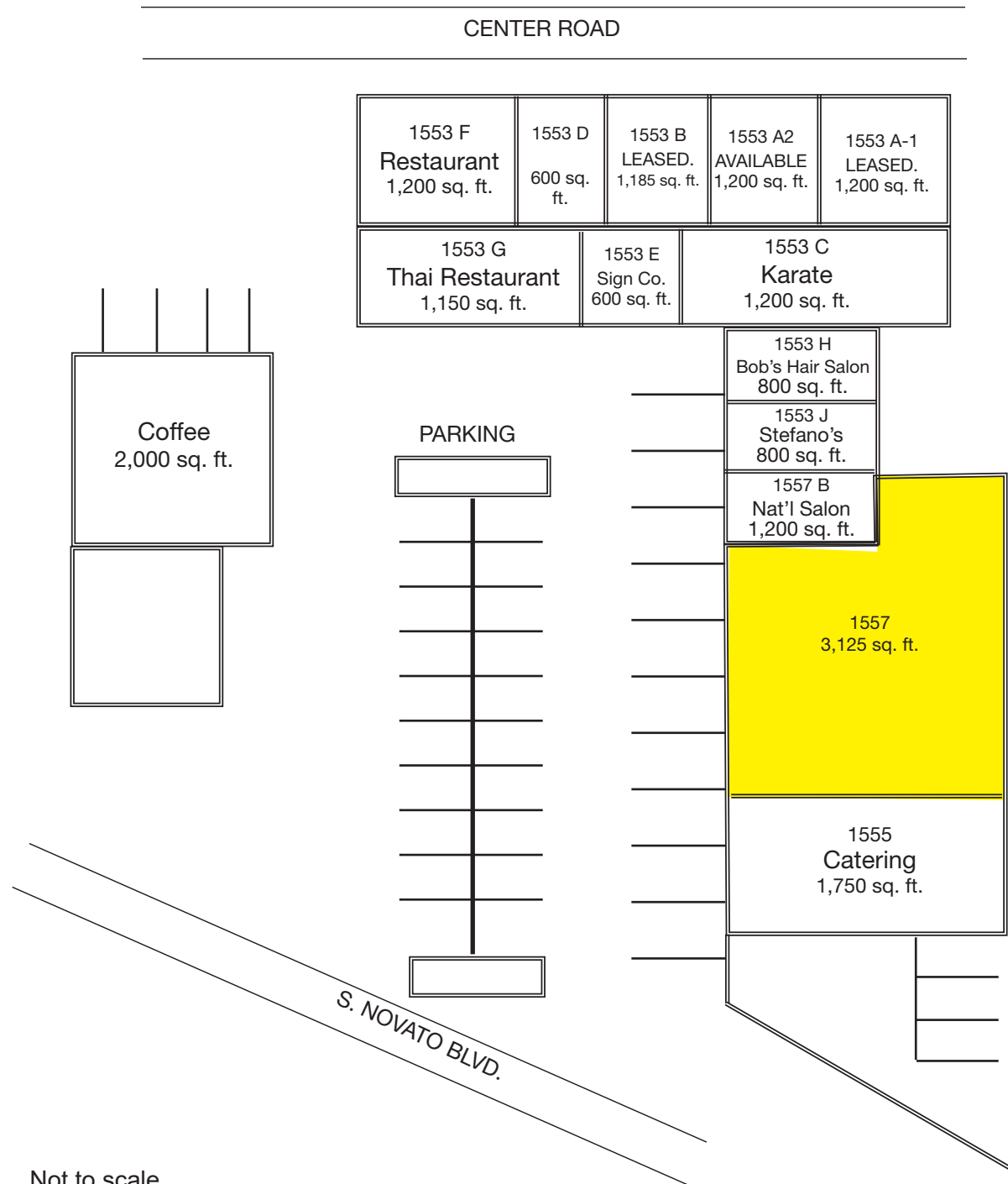
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Not to scale,  
For Illustration only