

For Lease : Old Town Novato Retail Space

904 Grant Avenue, Novato, CA

- Central Downtown Location
- All New Storefront
- Wide Range of Uses
- High Foot Traffic
- 10' Ceiling Heights
- ADA Bathroom

Offering Summary	
Available Sq. Ft.:	714 +/- sf
Initial Base Rent:	\$2.60 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	11/1/24

Contact:

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 70 Mitchell Blvd., Suite 202
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For Lease : Old Town Novato Retail Space

904 Grant Avenue, Novato, CA 94945

Property Description:

This Old Town Novato retail space features 10-foot ceilings in a central location. The space includes ceramic tile flooring, a private restroom, and a ductless HVAC unit. Owner will be installing a complete new storefront for the business. Permits have been issued and work is commencing in August.

Location Description:

The property is conveniently located close to highway 101 and there is ample street parking and city lots. 904 Grant is surrounded by lively restaurants, cafes, coffee shops, the police station, gas stations, banks, and is less than 1 mile from the San Marin Smart train station.

Space Information/Features:

Total Available Square Feet:	714 +/- sq. ft. (owner building plans are source, agents have not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes, on fascia wall above awning
Parking:	Street only (City lot 1 block away)

Building Information/Features:

Total Building Square Feet:	2,974 +/- sq. ft.
Year Constructed/Renovated:	1940/ 2014
Zoning Designation:	CDR: D:H (Downtown Core Retail:Downtown Novato Specific Plan:Historic)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Terms:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.60 per sq. ft.
Base Rent Increases:	3 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, trash, water, telephone, internet, % of shared water costs (approx. \$20 every 2 months)

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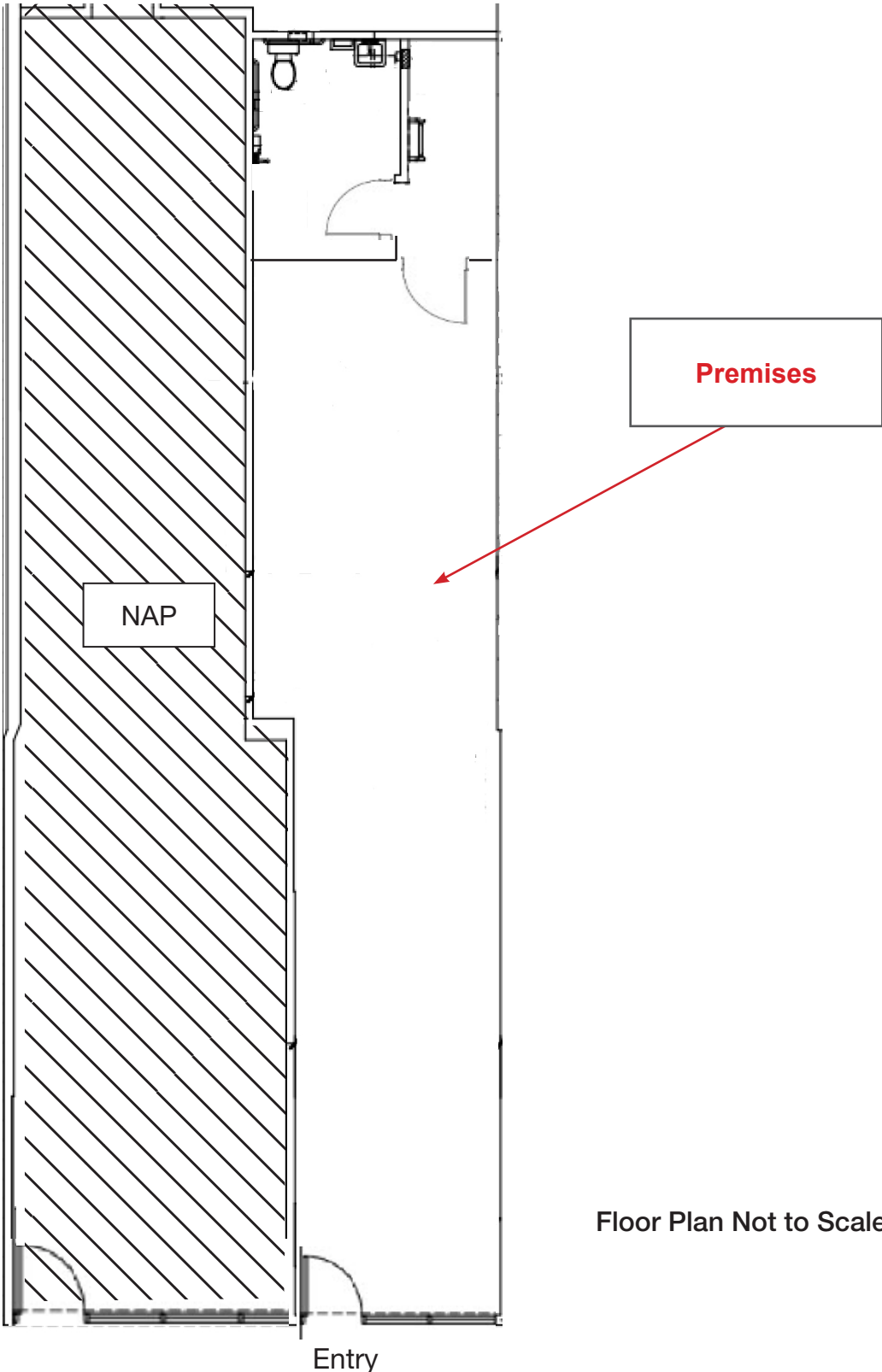
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Photo of existing storefront
"before" remodel

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Floor Plan Not to Scale

Grant Avenue

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[Click here to View in Google Maps](#)

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