FOR SALE

46

DIGITAL DRIVE, UNIT 2
NOVATO, CA

Two Story
Industrial Condominium

HL Commercial Real Estate
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San Rafael, CA 94903
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DISCLOSURE STATEMENT

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals.
The prospective purchaser/lessee should independently verify all information. 10/15/26

HIGHLIGHTS

20 FT CLEAR CEILING HEIGHT

WAREHOUSE WITH MULTIPLE SKYLIGHTS

TWO PRIVATE OFFICES

100 AMP/3 PHASE ELECTRICAL SERVICE

OFFERING SUMMARY

ASKING PRICE

$750,000

PRICE PER SQ. FT.

$350.14

TOTAL BUILDING SQ. FT.

2,142+/-

PROPERTY INFORMATION/FEATURES

LOCATION:	46 Digital Drive, Unit 2 Novato, CA 94949
APN:	157-501-48
TOTAL CONDO SQUARE FEET:	2,142 +/- sq. ft.
YEAR CONSTRUCTED:	1990+/-
TYPE OF CONSTRUCTION:	Concrete Tilt-Up
ROOF:	2017
CEILING HEIGHT:	20'+/-
POWER:	100 Amp/ 3 Phase
PARKING:	84 Spaces
ROLL-UPS:	1
FLOOD ZONE DESIGNATION:	Out
ZONING:	PD / Planned Development
ASSOCIATION DUES:	$357/month

PROPERTY OVERVIEW

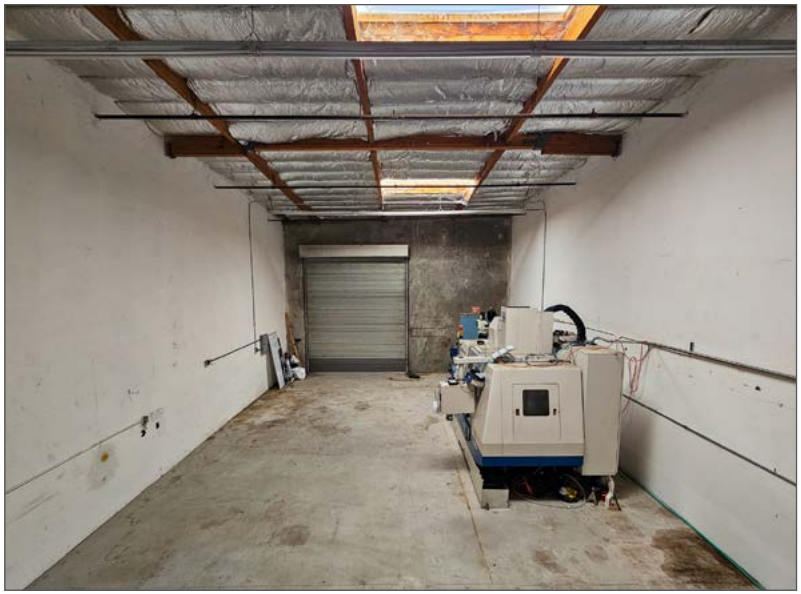
The subject property consists of a 2,142 +/- square foot industrial condominium featuring a large open warehouse with 20-foot clear ceiling height. The warehouse condominium includes two private offices, one of which is located on the mezzanine overlooking the warehouse, a grade-level roll-up door, and 100-amp, 3-phase power. Ample parking is available at the front and rear of the project, with generous space for large trucks and trailers to maneuver. The versatile layout is well suited for warehouse, light industrial, manufacturing, or contractor uses.

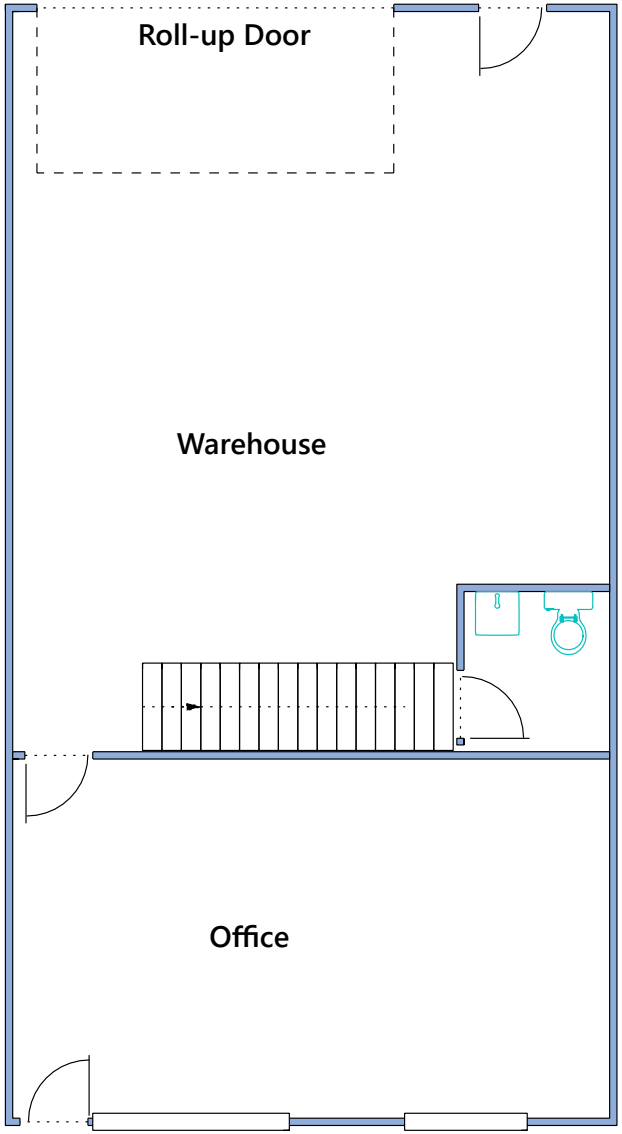
NOVATO HISTORY

Novato is one of Marin County's largest and most business-friendly communities, offering excellent access via Highway 101 and a strategic position between San Rafael and Petaluma. Known for its balance of suburban character and commercial accessibility, Novato continues to attract a diverse mix of retail, office, and light industrial users.

Downtown Novato, particularly along Grant Avenue, serves as a vibrant commercial corridor with strong foot traffic, local businesses, and community-driven events. This environment supports consistent demand for ground-floor retail, while nearby office spaces appeal to professional and service-based tenants seeking convenience and a more approachable setting than larger urban markets.

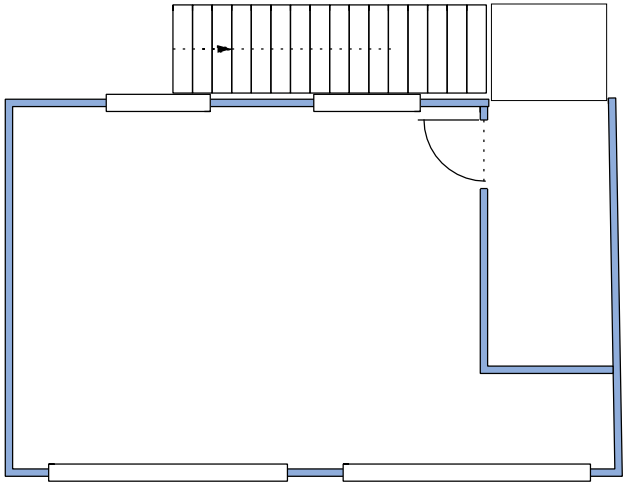
The area benefits from a stable local economy, strong demographics, and continued population growth within the North Bay. With relatively limited inventory in prime locations, well-positioned commercial properties in Novato offer long-term stability and attractive opportunities for both investors and owner-users looking to establish or expand their presence in Marin County.





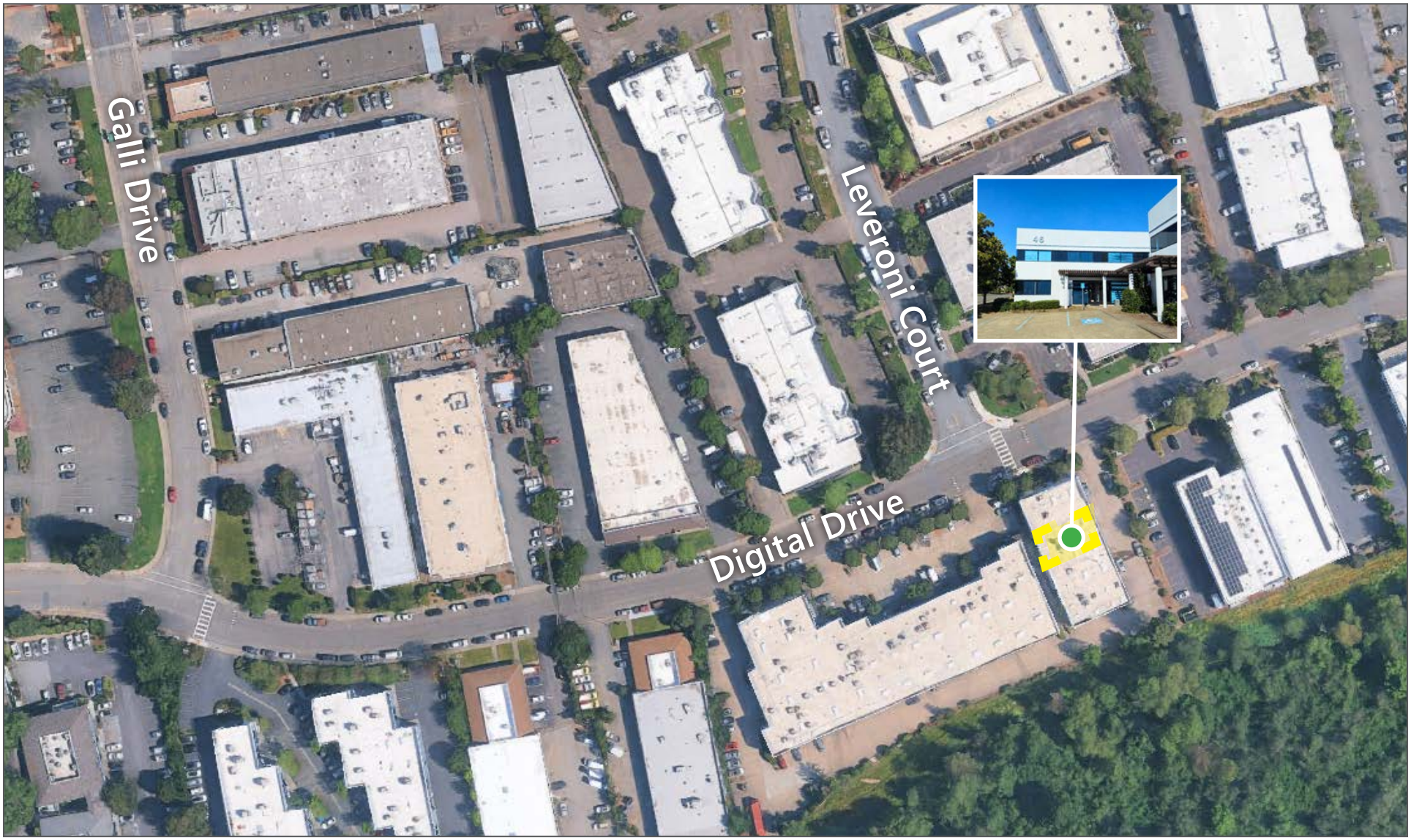
First Floor

Floor Plans Not to Scale
For Illustration Only



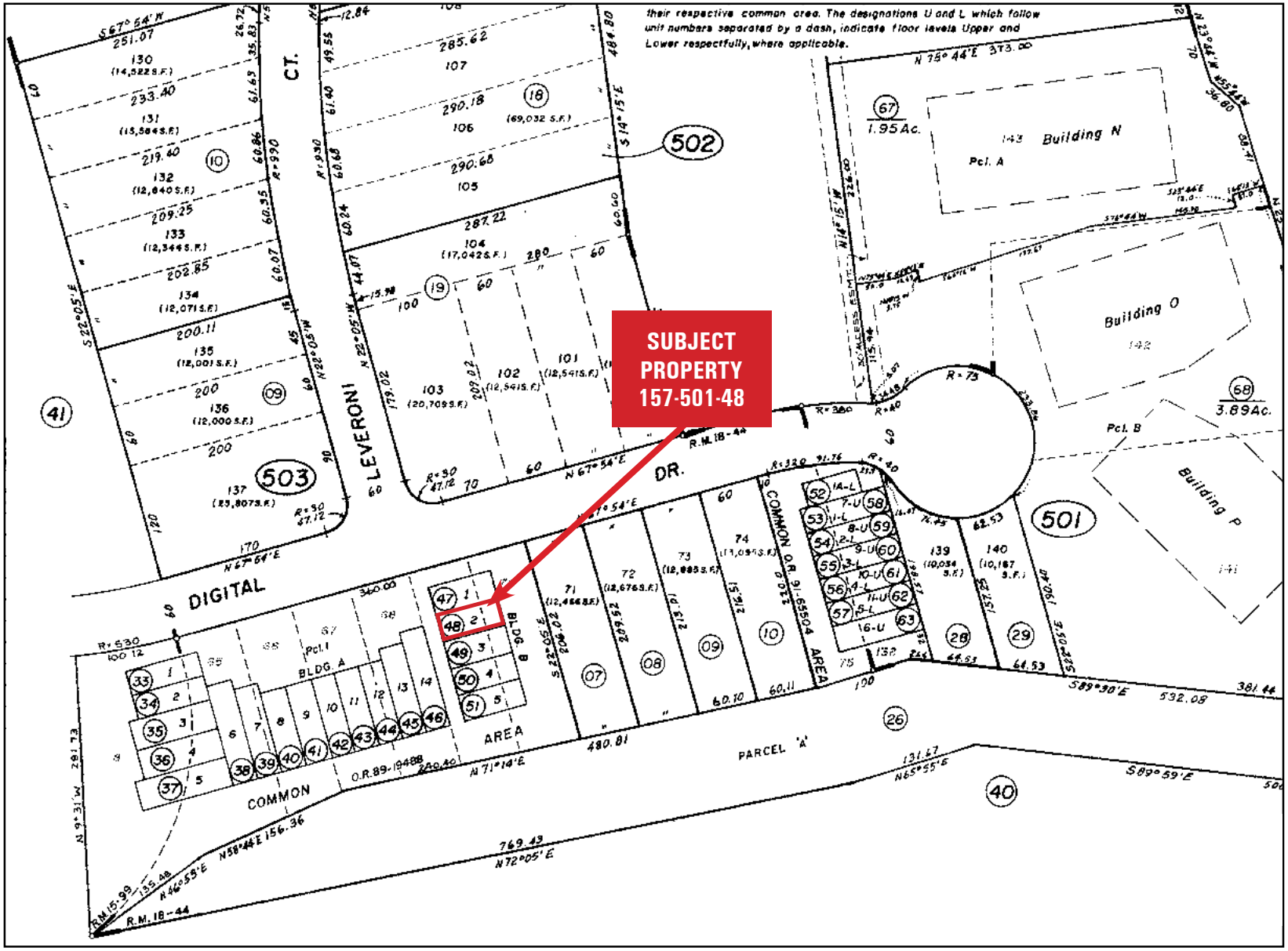
Second Floor

Click here to View in Google Maps

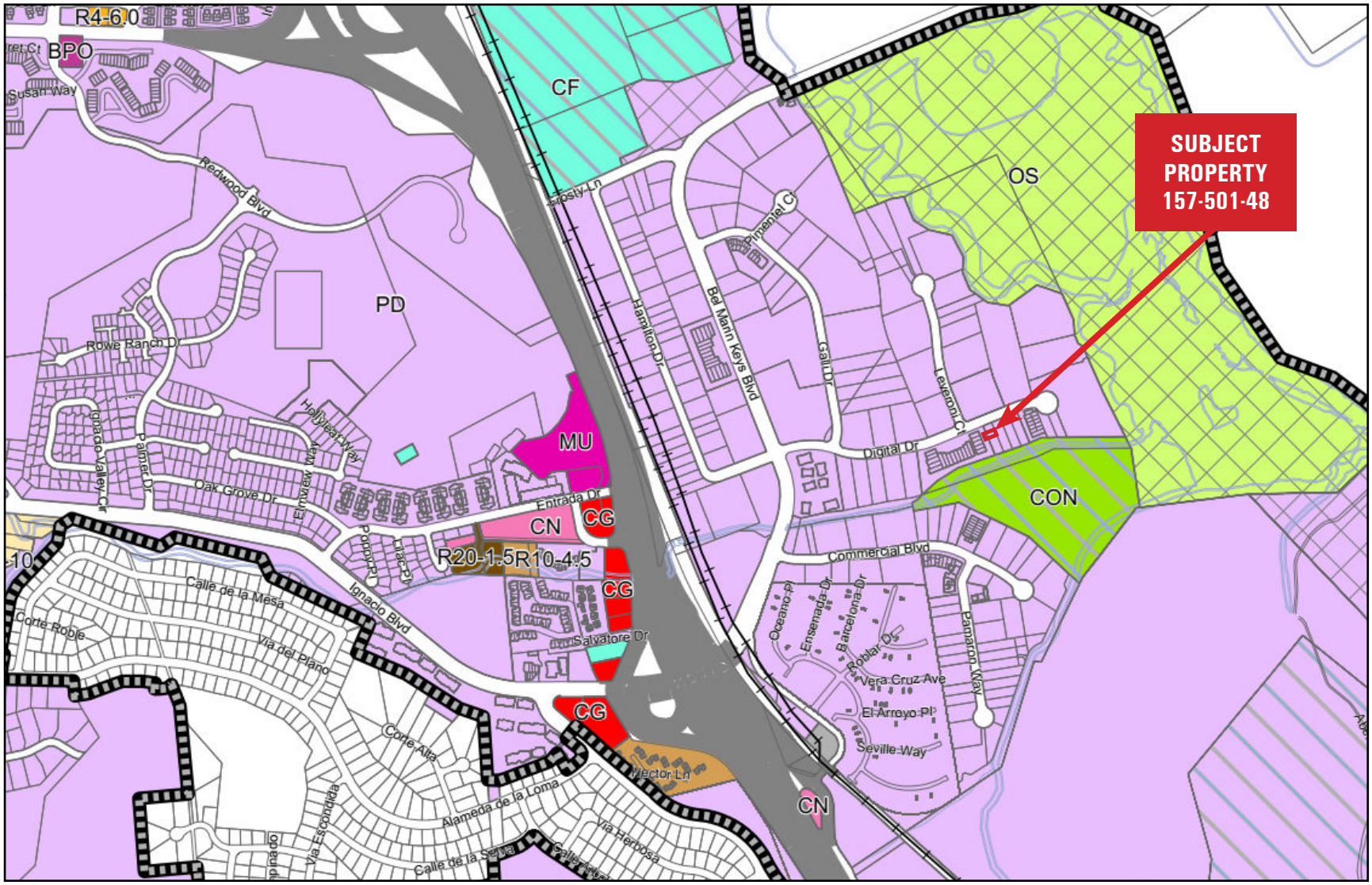


Click here to View in Google Maps

ASSESSOR'S PARCEL MAP



ZONING MAP



SUBJECT PROPERTY 157-501-48
R4-6.0
BPO
CF
OS
PD
MU
CN
CG
R20-1.5
R10-4.5
CON
Redwood Blvd
Rowe Ranch Dr
Ignacio Valley Cir
Palmer Dr
Oak Grove Dr
Hollyleaf Way
Elmview Way
Entrada Dr
Hamilton Dr
Bel Marin Keys Blvd
Pimentel Ct
Galli Dr
Leveroni Ct
Digital Dr
Commercial Blvd
Ignacio Blvd
Calle de la Mesa
Corte Roble
Via del Plano
Salvatore Dr
Corte Alta
Alameda de la Loma
Via Escondida
Calle de la Selva
Via Herbosa
Hector Ln
Oceano Pl
Ensenada Dr
Barcelona Dr
Roblar Dr
Vera Cruz Ave
El Arroyo Pl
Seville Way
Pamaron Way

POSSIBLE 10% DOWN PAYMENT FINANCING

The US Small Business Administration ("SBA") offers qualified buyers purchase financing with 10% down payments. Below is an estimate for SBA 504 loan financing.

ESTIMATED LOAN TERMS AS OF JULY 2026

PROPERTY ACQUISITION COST		
		$750,000
SBA/CDC Fees (to be confirmed)		$8,000
Total Acquisition Costs		$758,000
LOAN STRUCTURE		
Bank Loan	50%	$379,000
SBA 504 Loan	41%	$308,000
Borrower	10%	$75,000

LOAN INTEREST RATE/TERMS

Bank Loan	6.75%/Annum	25 Years
SBA 504 Loan	6.17%/Annum	25 Years

LOAN PAYMENTS	MONTHLY	ANNUAL
Bank Loan	**$2,591**	**$31,092**
SBA 504 Loan	**$2,017**	**$24,204**
	$4,608	**$55,296**

RENT VS OWN COMPARISON

The estimated $4,608 monthly loan payment for 42 Digital Drive, Unit 2, Novato, CA 94949 **is equivalent to a monthly rent of $2.15/sq ft,** plus typical operating costs of the property.

LOAN DETAILS

SBA 504 Loan Rate: The SBA loan interest rate is determined on a monthly basis, and fixed at the time the debenture for the loan is sold in the financing market. However, the interest rate is fixed for the term of the loan.

Bank Loan Fees: The bank loan fees can vary from lender to lender and are not included in the SBA/CDC Fees estimate.

SBA/CDC Loan Fees: SBA/CDC loan fees are typically 2.65% of the SBA loan amount, plus legal fees.

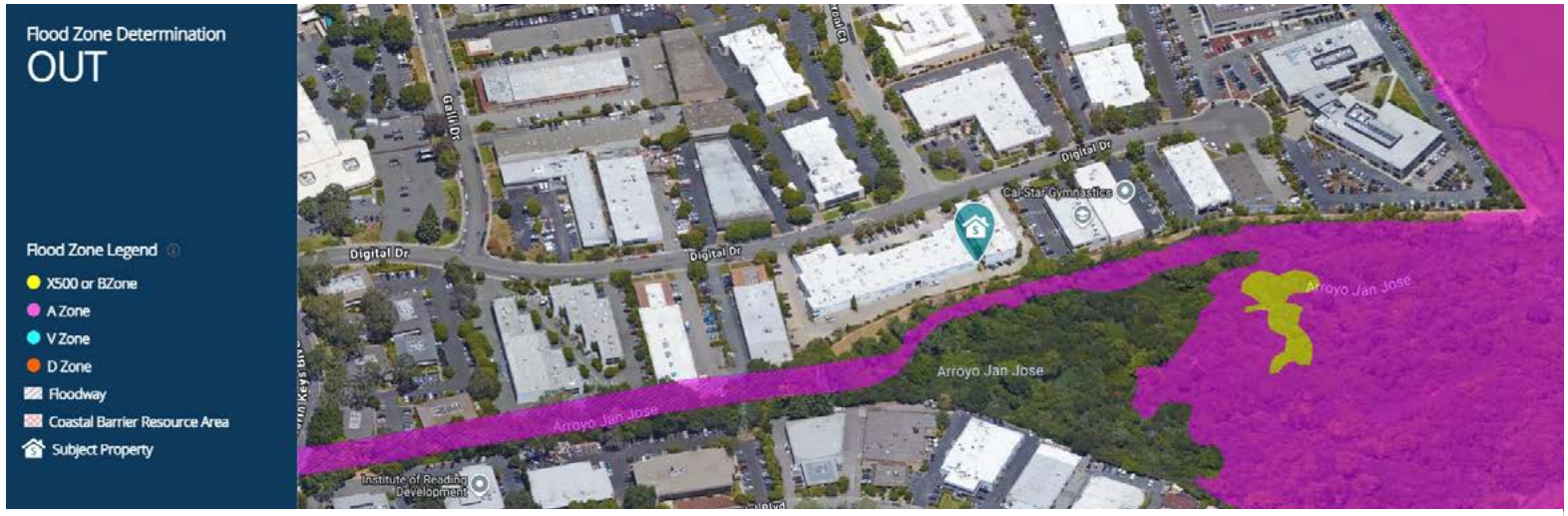
Variable Loan Costs: The bank loan fees and SBA/CDC loan fees do not include costs of appraisal, environmental inspection reports, other inspections reports, and escrow closing costs. However, the SBA may permit the appraisal, environmental inspection report and escrow closing costs to be added to and included in the SBA loan.

Borrower: Borrower must be a United States Citizen or United States National, and must meet the financial and other qualifications established by the bank and SBA. Verify with bank and SBA on qualifications if Borrower is an entity (i.e. corporation, LLC, etc.)

Occupancy: For existing improved real property, borrower must occupy 51% of the property area within 1 year of funding. For new construction, borrower must occupy 60% of completed property.

DISCLAIMER

The information in this financing estimate is not an offer to lend, nor guarantee of a loan for buyer. The rates and loan terms are subject to change, and are not guaranteed by HL Commercial Enterprises, Inc. The information herein is intended to be a general estimate of a potential loan for a qualified buyer and subject to verification by buyer. Prospective buyer and the property must qualify for, and satisfy all lending requirements of the bank lender and SBA.



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	79 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060178-0284E
FLOOD ZONE CODE	X
PANEL DATE	3/16/2016
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	1/19/1978
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Novato, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SALE COMPARABLES

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	$ PER SF	TYPE	BUILT
	SUBJECT PROPERTY	$750,000	46 Digital Dr. #2	Novato	2,142	$350.14	Ind. Condo	1990
1.	3/17/2025	$599,000	74 Digital Dr. #6	Novato	1,700	$352.35	Flex Condo	1991
2.	10/20/2023	$923,000	46 Digital Dr. #1	Novato	2,289	$403.23	Flex Condo	1990
3.	9/21/2023	$840,000	42 Digital Dr. #6A	Novato	2,075	$404.82	Flex Condo	1990
4.	7/27/2023	$840,000	42 Digital Dr. #9	Novato	2,634	$318.91	Flex Condo	1990

1. **74 Digital Dr. #6**
Novato, CA 94949

Price:	$599,000
Type:	Flex Condo
Square Feet:	1,700
Price Per Sq. Ft.:	$352.35

2. **46 Digital Dr. #1**
Novato, CA 94945

Price:	$923,000
Type:	Flex Condo
Square Feet:	2,289
Price Per Sq. Ft.:	$403.23

3. **42 Digital Dr. #6A**
Novato, CA 94945

Price:	$840,000
Type:	Flex Condo
Square Feet:	2,075
Price Per Sq. Ft.:	$404.82

4. **42 Digital Dr. #9**
Novato, CA 94949

Price:	$840,000
Type:	Flex Condo
Square Feet:	2,634
Price Per Sq. Ft.:	$318.91

NOVATO, CA

POPULATION
55,523

MEDIAN AGE
45.6

MEDIAN HOUSEHOLD INCOME
$96,743

NUMBER OF EMPLOYEES
28,529

MEDIAN PROPERTY VALUE
$732,200

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term
relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial rea estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.

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