



FOR SALE

42

DIGITAL DRIVE, UNIT 13/14
NOVATO, CA

[Multi-Bay Industrial
Condominium]



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DISCLOSURE STATEMENT



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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. 10/13/26

HIGHLIGHTS

20 FT CLEAR CEILING HEIGHT

TWO 14' ROLL-UP DOORS

STREET-FACING UNIT(S)

200 AMP/3 PHASE ELECTRICAL SERVICE

OFFERING SUMMARY

ASKING PRICE

\$2,179,000

PRICE PER SQ. FT.

\$325.08

TOTAL BUILDING SQ. FT.

6,703^{+/-}

PROPERTY INFORMATION/FEATURES

LOCATION:	42 Digital Drive, Unit 13/14 Novato, CA 94945
APN:	157-501-45, 157-501-46
TOTAL BUILDING SQUARE FEET:	6,703 ^{+/-} sq. ft. (Includes Office, Warehouse and Mezzanine)
YEAR CONSTRUCTION:	1990 ^{+/-}
TYPE OF CONSTRUCTION:	Concrete Tilt-Up
ROOF:	2017
CEILING HEIGHT:	20' ^{+/-}
POWER:	200 Amp/ 3 Phase
PARKING:	84 Spaces
ROLL-UPS:	Two
FLOOD ZONING DESIGNATION:	Out
ZONING:	PD: Planned Development
ASSOCIATION DUES:	\$958/month

PROPERTY OVERVIEW

42 Digital Drive, Units 13 and 14, is a two-unit industrial/commercial condominium totaling approximately 6,703 SF, offered as two legally separate condominium units, each held under its own parcel number. Both units feature a front office buildout with a large rear warehouse offering 20' clear ceiling height, fire sprinklers, and a 14' clear height roll-up door, along with a usable second-floor mezzanine. Unit 14 is an end unit and includes a newly installed metal prefabricated staircase to its mezzanine. Each unit has its own private restroom, though Unit 13's restroom sits within Unit 14's parcel boundary.

Both units are separately metered for electric and gas, though Unit 14 itself is not plumbed for gas. The wood-framed, non-load-bearing wall dividing the two warehouse spaces can be removed to create a single, open 6,703 SF warehouse condominium, giving a buyer the flexibility to occupy the full combined space as one user or occupy one unit while leasing the other to a tenant for investment income.

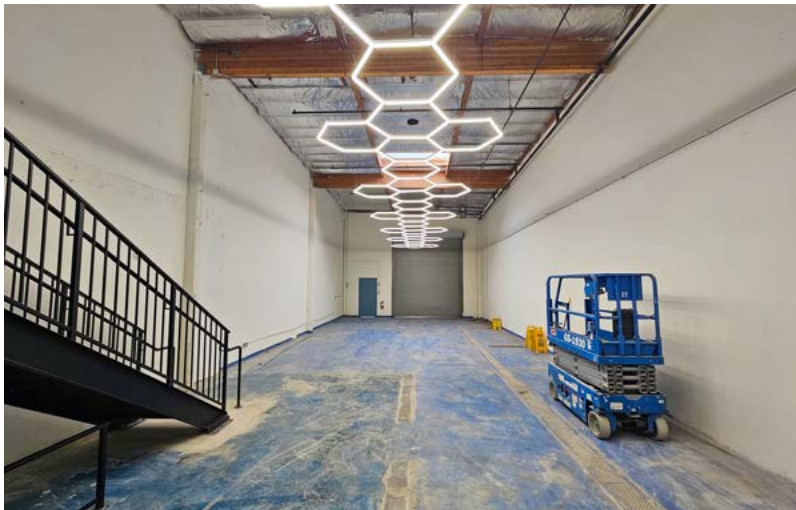
NOVATO HISTORY

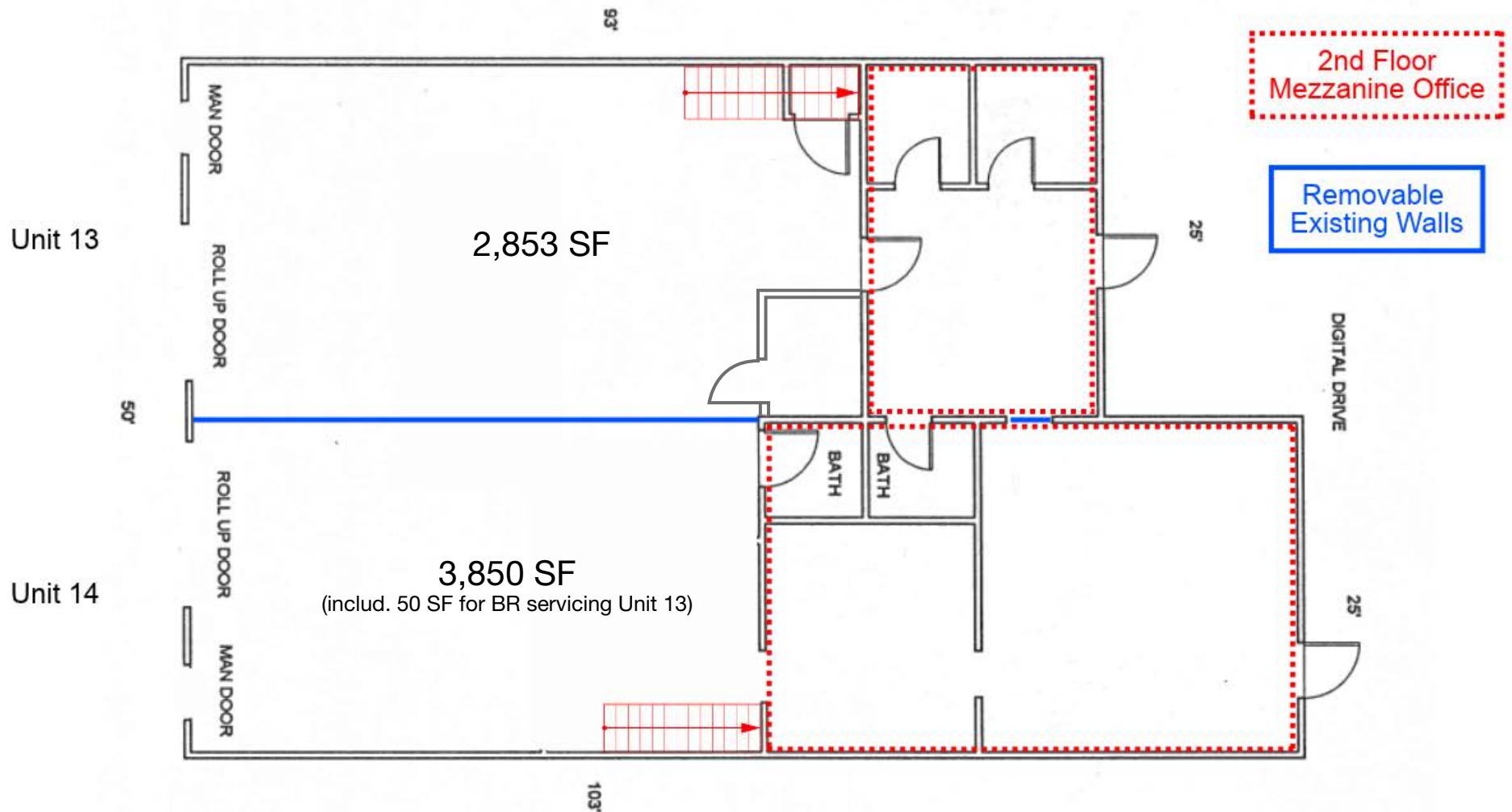
Novato is one of Marin County's largest and most business-friendly communities, offering excellent access via Highway 101 and a strategic position between San Rafael and Petaluma. Known for its balance of suburban character and commercial accessibility, Novato continues to attract a diverse mix of retail,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







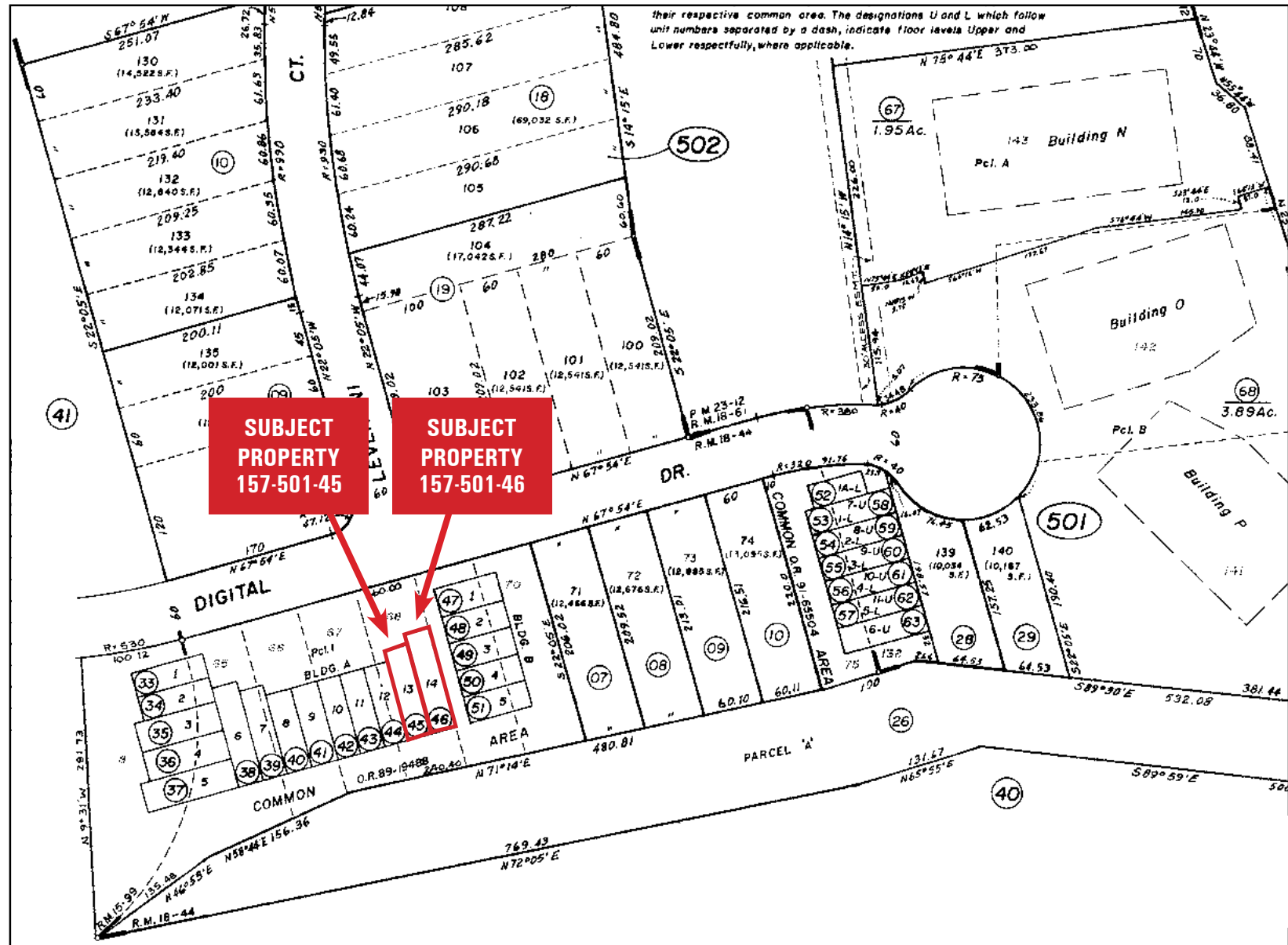


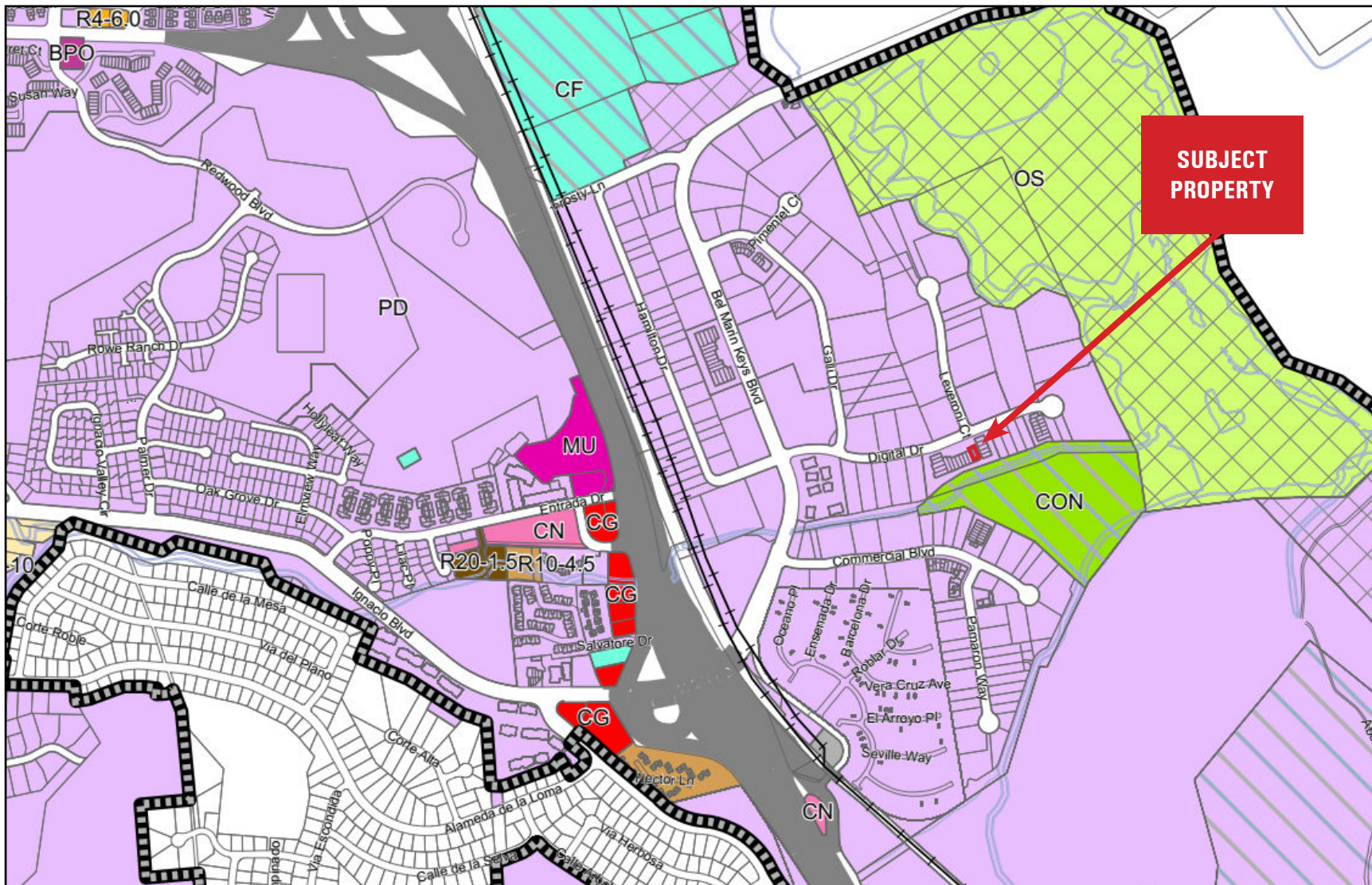
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ASSESSOR'S PARCEL MAP





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		\$2,179,000
SBA/CDC Fees (to be confirmed)		\$23,250
Total Acquisition Costs		\$2,202,250
LOAN STRUCTURE		
Bank Loan	50%	\$1,101,125
SBA 504 Loan	41%	\$883,225
Borrower	10%	\$217,900

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	\$7,608	\$91,294
SBA 504 Loan	\$5,783	\$69,393
	\$13,391	\$160,687

RENT VS OWN COMPARISON

The estimated \$13,406 monthly loan payment for 42 Digital Drive, Unit 2, Novato, CA 94949 **is equivalent to a monthly rent of \$2.00/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.

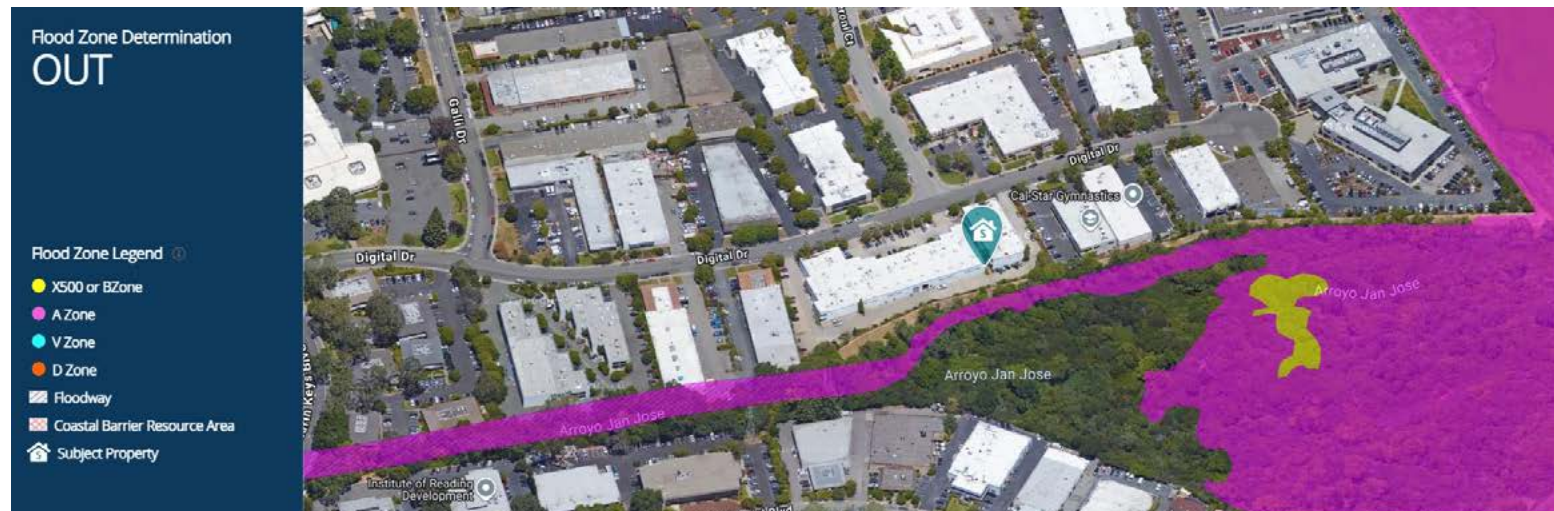
Borrower: Borrower must be a United States Citizen or United States National, and must meet the financial and other qualifications established by the bank and SBA. Verify with bank and SBA on qualifications if Borrower is an entity (i.e. corporation, LLC, etc.)

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 DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT	CONDO?
	SUBJECT	\$2,179,000	42 Digital Dr, Units 13/14	NOVATO	6,703	\$325.08	INDUSTRIAL CONDO	1990	YES
1	3/17/2025	\$599,000	74 Digital Dr #6	Novato	1,700	\$352.35	Office Condo	1991	YES
2	9/20/2024	\$721,000	701 De Long Ave #A	Novato	1,760	\$409.66	Industrial Condo	1990	YES
3	10/20/2023	\$923,000	46 Digital Dr #1	Novato	2,289	\$403.23	Flex Condo	1990	YES
4	9/21/2023	\$840,000	42 Digital Dr #6A	Novato	2,075	\$404.82	Flex Condo	1990	YES

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74 Digital Dr

Novato, CA 94949 (Marin County) - Novato/Ignacio/N Marin Submarket

Office Condo

Condo Unit	6, 1st Floor	Sale Price	\$599,000 (\$352.35/SF)
Sold	3/17/2025	Sale Comp Status	Public Record
Condo Size	1,700 SF	Sale Comp ID	7106833
Built	1991	Parcel Numbers	157-501-63



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46 Digital Dr - Novato Business Center

Novato, CA 94949 (Marin County) - Novato/Ignacio/N Marin Submarket

Flex Condo

Condo Unit	1, 1st Floor	Price Status	Confirmed
Sold	10/20/2023	Sale Comp Status	Research Complete
Condo Size	2,289 SF	Sale Comp ID	6545908
Built	1990	Parcel Numbers	157-501-47
Sale Price	\$923,000 (\$403.23/SF)		



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42 Digital Dr - Novato Business Center

Novato, CA 94949 (Marin County) - Novato/Ignacio/N Marin Submarket

Flex Condo

Condo Unit	6A, 1st Floor	Price Status	Confirmed
Sold	9/21/2023	Sale Comp Status	Research Complete
Condo Size	2,075 SF	Sale Comp ID	6516137
Built	1990	Parcel Numbers	157-501-41
Sale Price	\$840,000 (\$404.82/SF)		



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701 De Long Ave - DeLong Industrial Park

Novato, CA 94945 (Marin County) - Novato/Ignacio/N Marin Submarket

Industrial Condo

Condo Unit	A, 1st Floor	Price Status	Full Value
Sold	9/20/2024	Sale Comp Status	Public Record
Condo Size	1,760 SF	Sale Comp ID	6866947
Built	1990	Parcel Numbers	153-330-01
Sale Price	\$721,000 (\$409.66/SF)		



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 real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



Higher Level Commercial Real Estate

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