



DOWNTOWN RETAIL - FOR SALE

CENTER DOWNTOWN NOVATO - OWNER USER RETAIL
7380 REDWOOD BLVD, NOVATO, CA

Northern California's Premier Commercial Real Estate Firm



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



FOR SALE SUMMARY

PRICING

Asking Price:	\$1,270,670
Price per Square Foot:	\$449.00
Highest & Best Use:	Owner / User Retail
On-Site Parking:	Approximately 8 spaces

SITE / BUILDING

Approximate Building Sq. Ft.:	2,830 +/-
Zoning / Land Use:	CDR:D:H Downtown Core Retail Historic District
APN:	153-044-03
Lot:	0.143+/- Acres
On-Site Parking:	Approximately 8 spaces
Street Frontage:	Approximately 70+/- ft.
Built:	Circa 1950



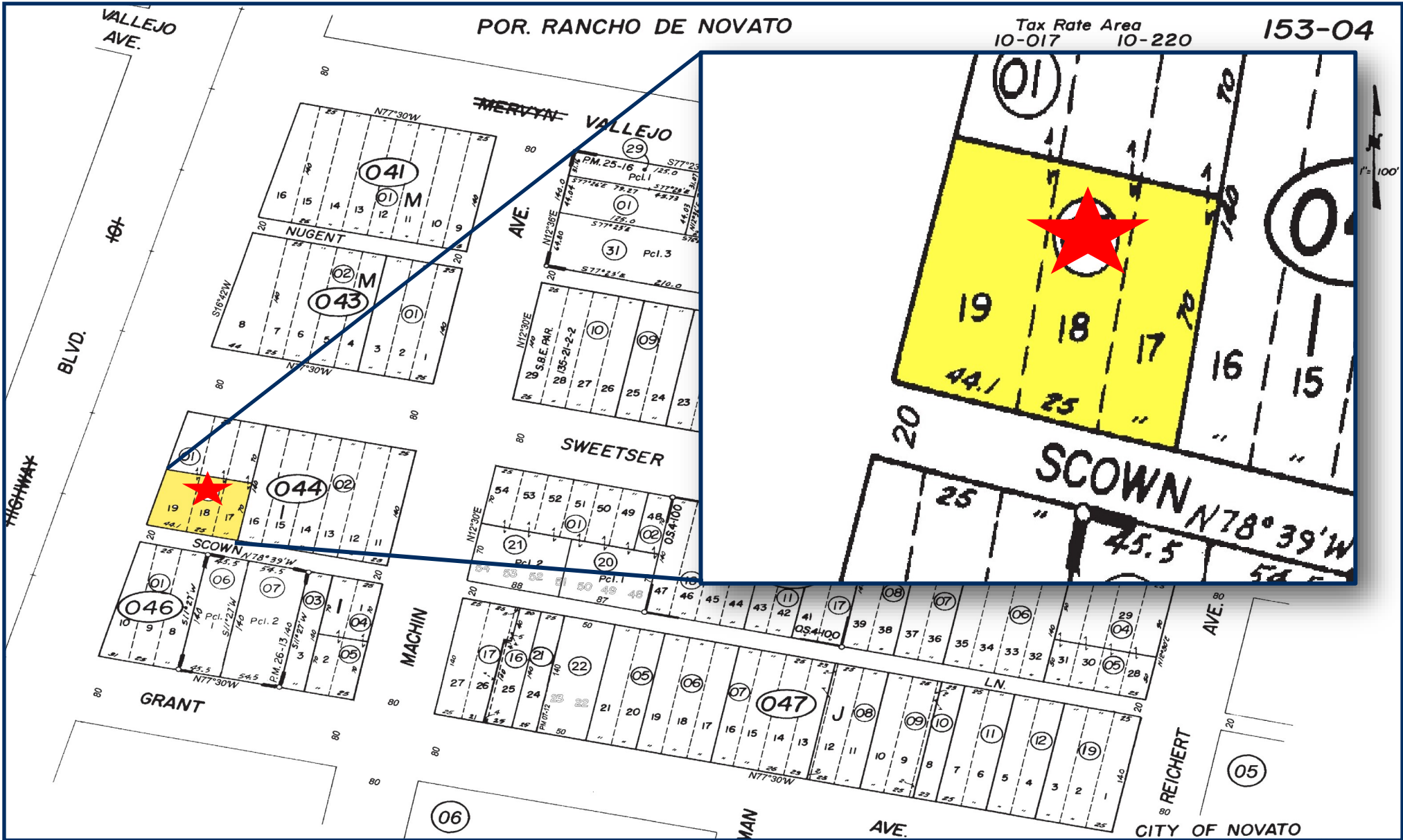
7380 REDWOOD BLVD, NOVATO, CA

- Perfect owner / user building in the heart of downtown. Subject property has been an operating deli for over 40 years.
- Current deli tenant is on a month-to-month lease. Deli occupies approximately 80% of the building.
- Recording Studio has a lease through September 30, 2021 and one five year option. Studio occupies 540+/- sq. ft. per lease agreement.

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PARCEL MAP



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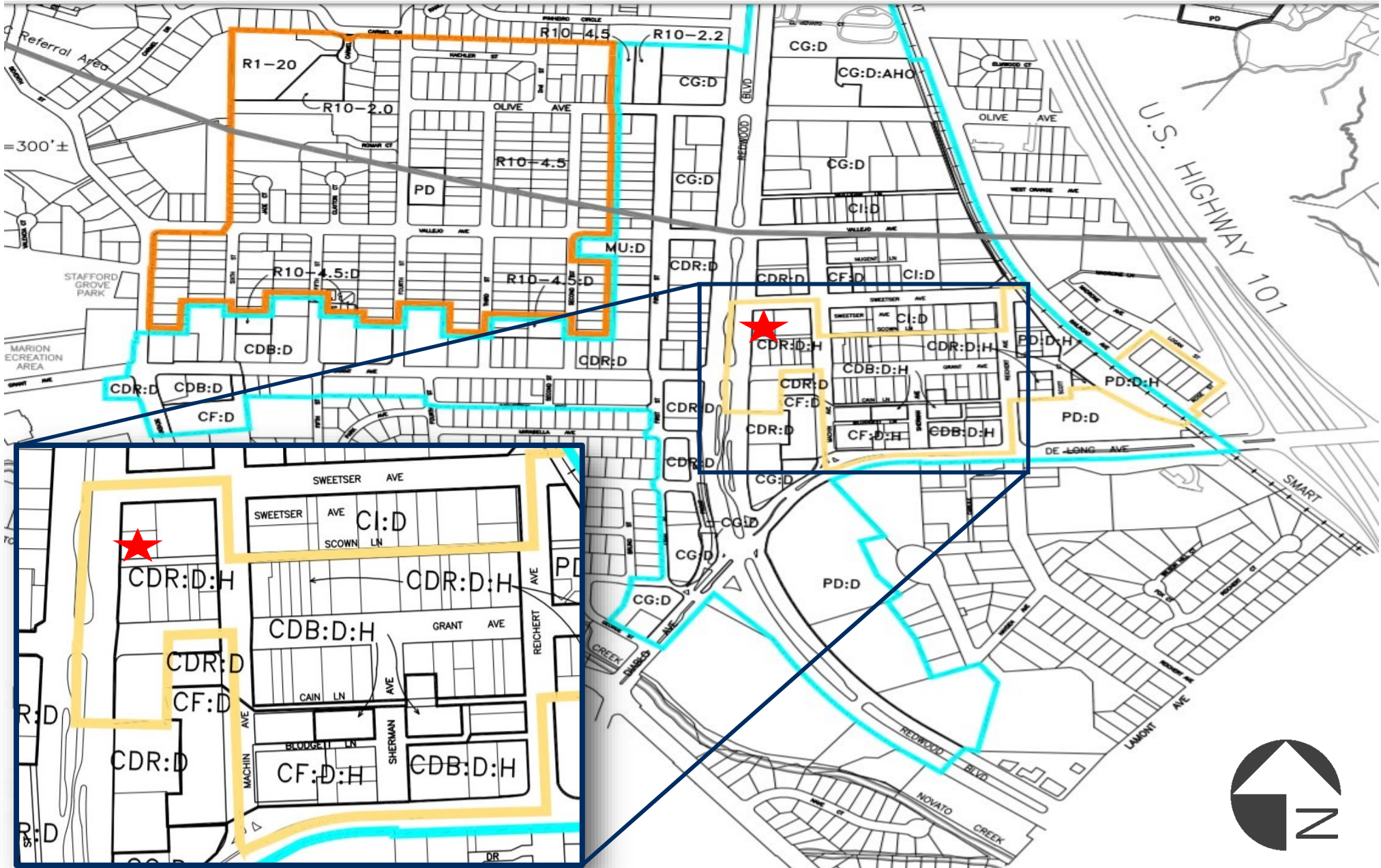
AERIAL MAP



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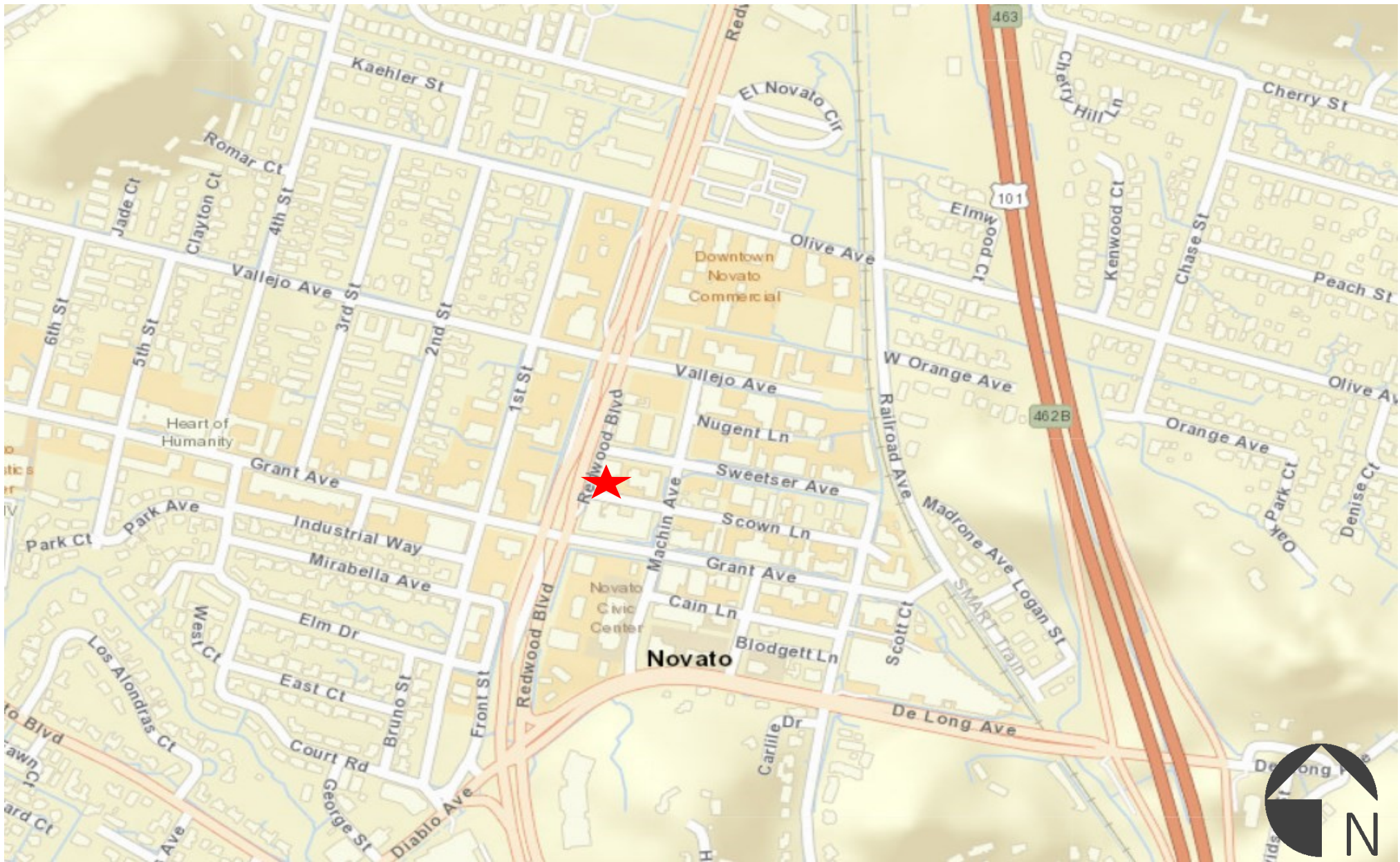
ZONING MAP



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DOWNTOWN NOVATO MAP



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BROKER TEAM



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