

Novato Retail Space
For Lease

1604 Grant Avenue
Novato, CA 94945

\$1.50 psf, NNN

Motivated landlord

Coveted Grant Avenue
retail space

Excellent downtown
location

On-site parking

PACIFIC
PRIVATE MONEY

earn **8%** or more
— Using Your
Savings & IRA

Secure High Yield Investments
◆
Real Estate Investor Loans

Nathan Ballard, Partner & Theo Banks, Agent

CA License #s: 01743417 & 01359605

101 Larkspur Landing Circle, Suite 112 • Larkspur, CA 94939

(415) 461-1010 • Fax (415) 925-2310

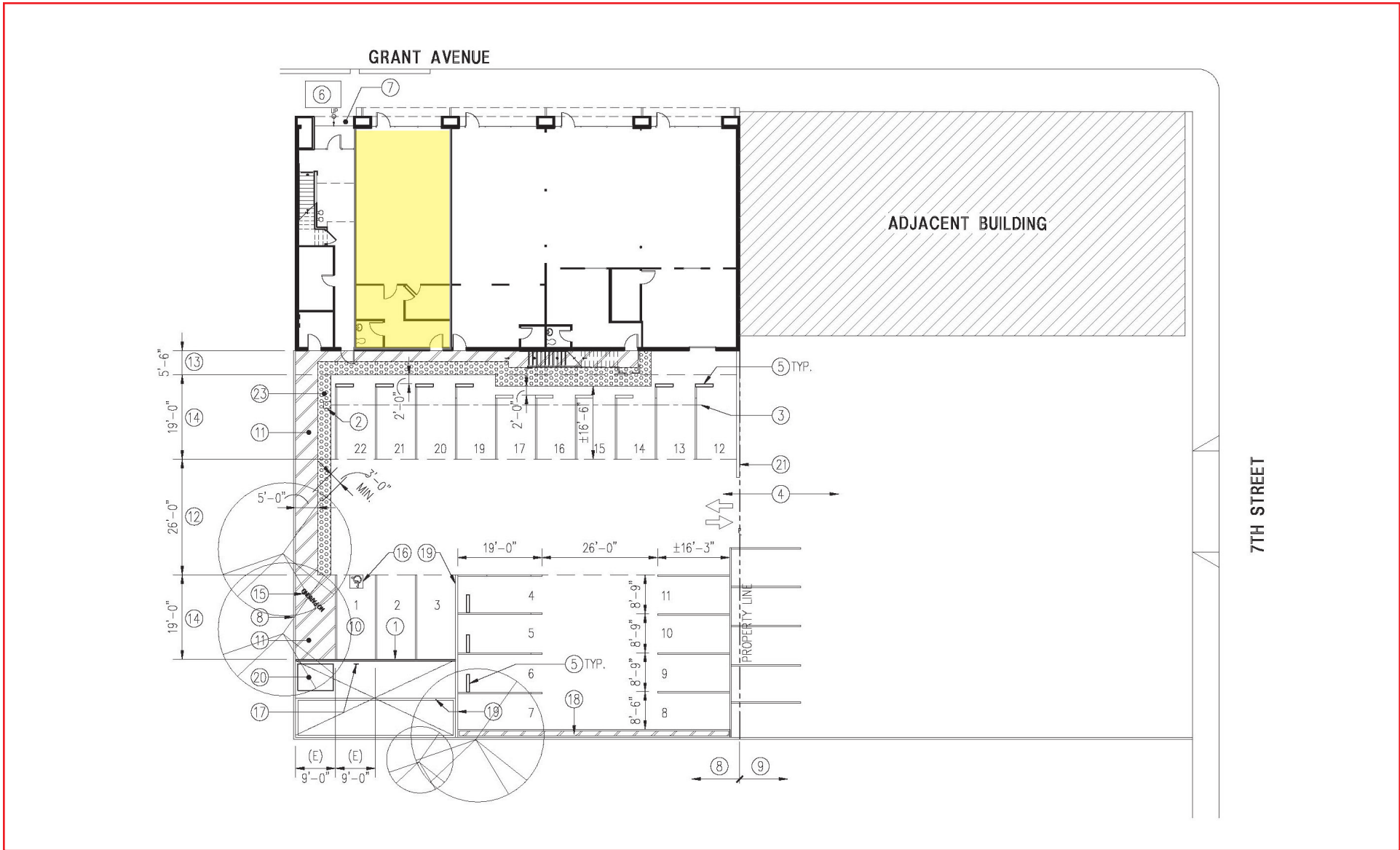
nballard @ keegancoppin.com • tbanks@keegancoppin.com



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL
Commercial Real Estate Services

1604 Grant Avenue — Floor Plan



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1604 Grant Avenue — Property Information

DOWNTOWN NOVATO RETAIL COMMERCIAL SPACE

User Space:	Retail	Rentable Space:	1,056 sf
City:	Novato, CA 94945	Rent:	\$1.50 psf, NNN
Address:	1604 Grant Avenue	Total Building sf:	10,000±
Zoning:	CDB : D	Parking:	On-Site / Street

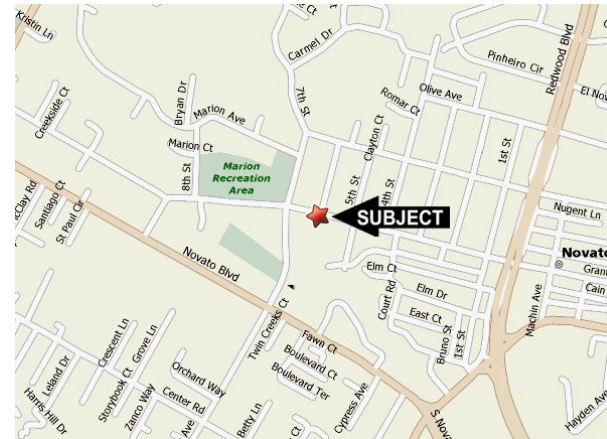
Description of Premises & Location:

Nicely improved retail space with strong street presence and excellent location. Space includes large showroom area, rear office, private restroom and storage. Building is scheduled for a complete re-hab of front fascia.

Located on west Grant Avenue, a vibrant retail district with many banks, shops, and restaurants.

Lease Terms:

3-5 year lease term. NNN expenses estimated at \$.60 psf.



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