



Keegan & Coppin
COMPANY, INC.

FOR LEASE

DOWNTOWN NOVATO RETAIL/OFFICE FOR LEASE
BEST IN CLASS



REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM



RETAIL/OFFICE SPACE FOR LEASE

PROPERTY INFORMATION



DOWNTOWN NOVATO
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DESCRIPTION OF PREMISES

With immediate access to Grant Avenue and Redwood Boulevard, 7320 Redwood Boulevard is a unique opportunity to lease space in one of the most prominent buildings along the Redwood Boulevard corridor, surrounded by a bustling mix of restaurants, services and city offices. Fitness and related users will appreciate a studio built to the highest standards, with a reception area, two studios, and state of the art locker rooms. The property will appeal to all businesses seeking strong visibility, excellent quality and high accessibility.

DESCRIPTION OF AREA

Novato is the northernmost city in Marin County, located approximately 29 miles north of San Francisco and 37 miles northwest of Oakland. Novato, which covers 28 square miles, has a population of nearly 53,000. Just off the city's major transportation arteries lies Grant Avenue, a hub of vibrant retail and commercial activities in the heart of Novato's historic downtown. Businesses providing services to local and regional residents mix with boutiques, spas, and restaurants, all housed in recently built or beautifully restored buildings. Street parking is plentiful, creating an unmatched ease of use.

HIGHLIGHTS

- 3,880+/- sq ft
- \$3.00 per sq ft, gross unserviced
- 5 year term preferred
- Signage opportunity
- On-site parking
- Zoning: CDR
- Many office uses possible

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	14,911	46,075	62,706
Median Household Income:	\$93,635	\$113,117	\$112,285
Median Home Value:	\$731,544	\$806,650	\$798,052

NEARBY AMENITIES

- Immediate proximity to Novato’s downtown core
- Diverse and eclectic mix of restaurants and shops
- Steps from all city services
- Adjacent to a wide variety of professional and medical services

TRANSPORTATION ACCESS

- Novato Transit Center, 1/2 block



Golden Gate Transit Route 70: immediately adjacent



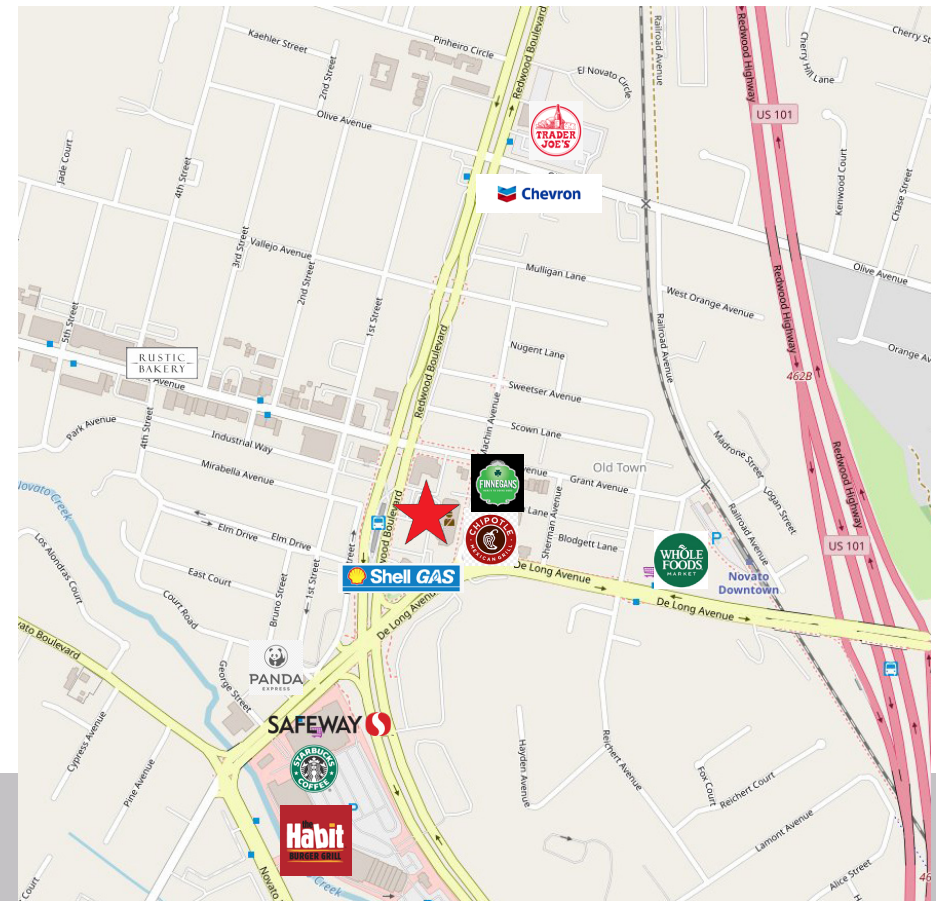
Downtown Novato SMART Train: 0.8 miles



Highway 101: 1.6 miles



Larkspur Ferry Terminal: 13.5 miles



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7320 REDWOOD BOULEVARD INTERIOR PHOTOS



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