



Keegan & Coppin
COMPANY, INC.

FOR LEASE

999 GRANT AVENUE
NOVATO, CA

RETAIL AND OFFICE SPACE



REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
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MATT STORMS, PARTNER
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RETAIL & OFFICE SPACE FOR LEASE



999 GRANT AVENUE
NOVATO, CA

**DOWNTOWN NOVATO'S
BEST ADDRESS**

PROPERTY INFORMATION

DESCRIPTION OF BUILDING

999 Grant Avenue is an outstanding mixed-use retail/office building, conveniently located in downtown Novato at the prime southeastern corner of Grant Avenue and Redwood Boulevard. Its prominent location and exceptional architecture will appeal to tenants 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

- Highly sought-after location
- Downtown Novato
- Efficient layouts
- Steps from popular restaurants and shops
- Signage opportunity

Keegan & Coppin Co., Inc.
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Larkspur, CA 94939
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(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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RETAIL SPACE FOR LEASE



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PROPERTY INFORMATION

RETAIL SPACE

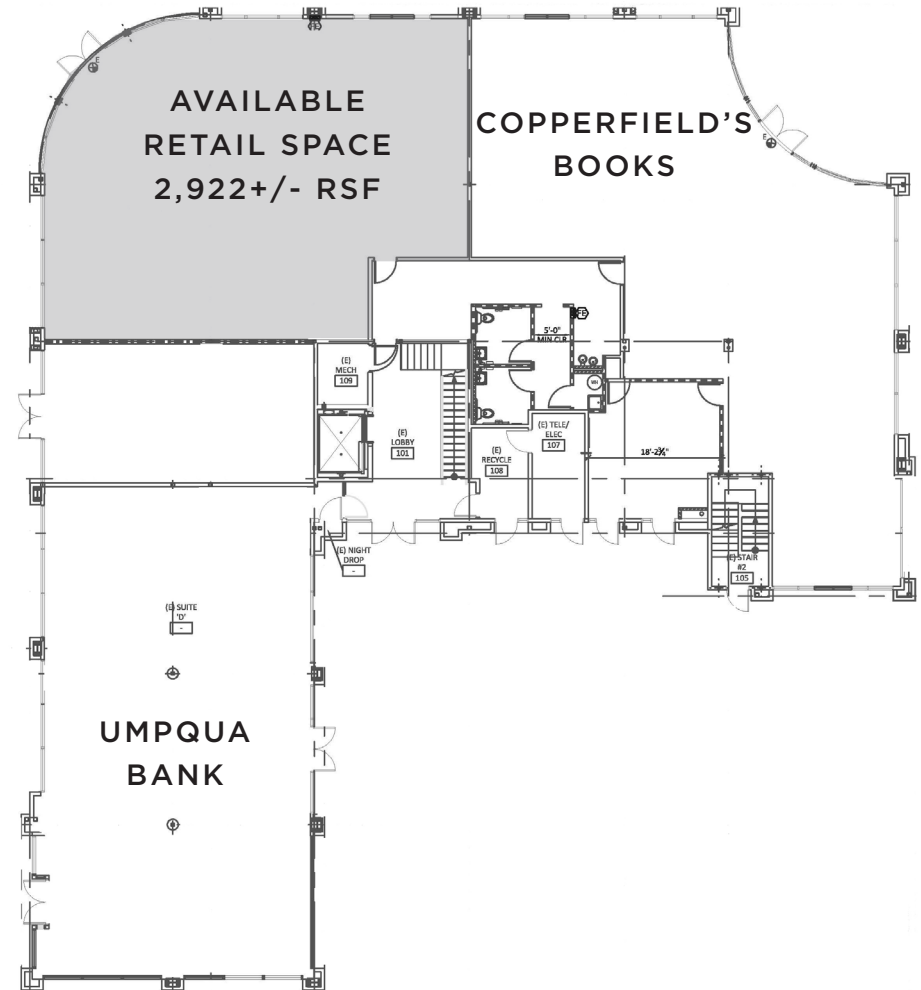
Size 2,922± rentable sq ft

Rate \$2.50 per sq ft

Terms Gross unserviced
with a base year

DESCRIPTION OF SUITE

High visibility anchor retail space at the corner of Grant Avenue and Redwood Boulevard.



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OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

OFFICE SPACE

Size Suite 201: 4,987 - 9,748± rentable sq ft
Rate \$2.25 per sq ft
Terms Modified gross
 Base year for operating expenses

DESCRIPTION OF SUITE 201

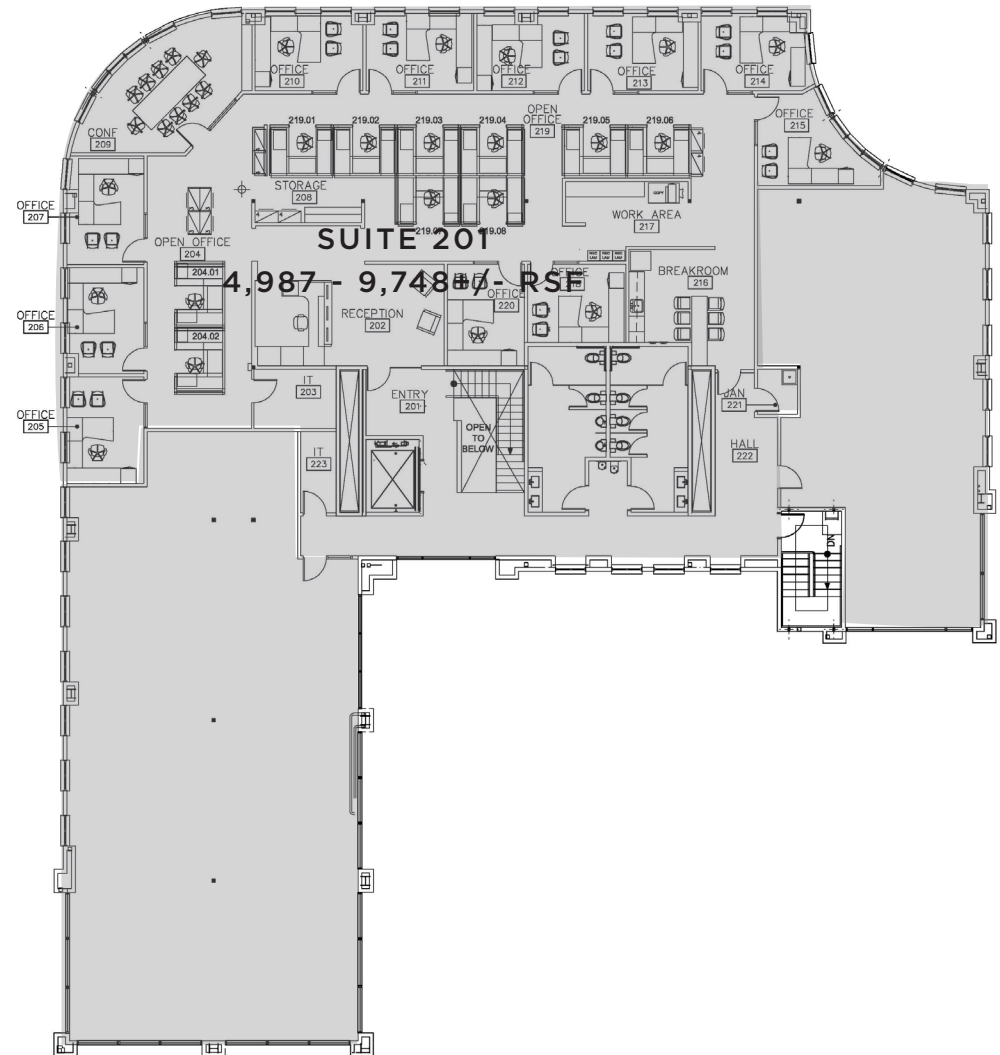
General purpose buildout that features 11 private offices, conference room, reception, kitchen/break area and open workspace.

Can expand the space to 9,748 sq. ft.



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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



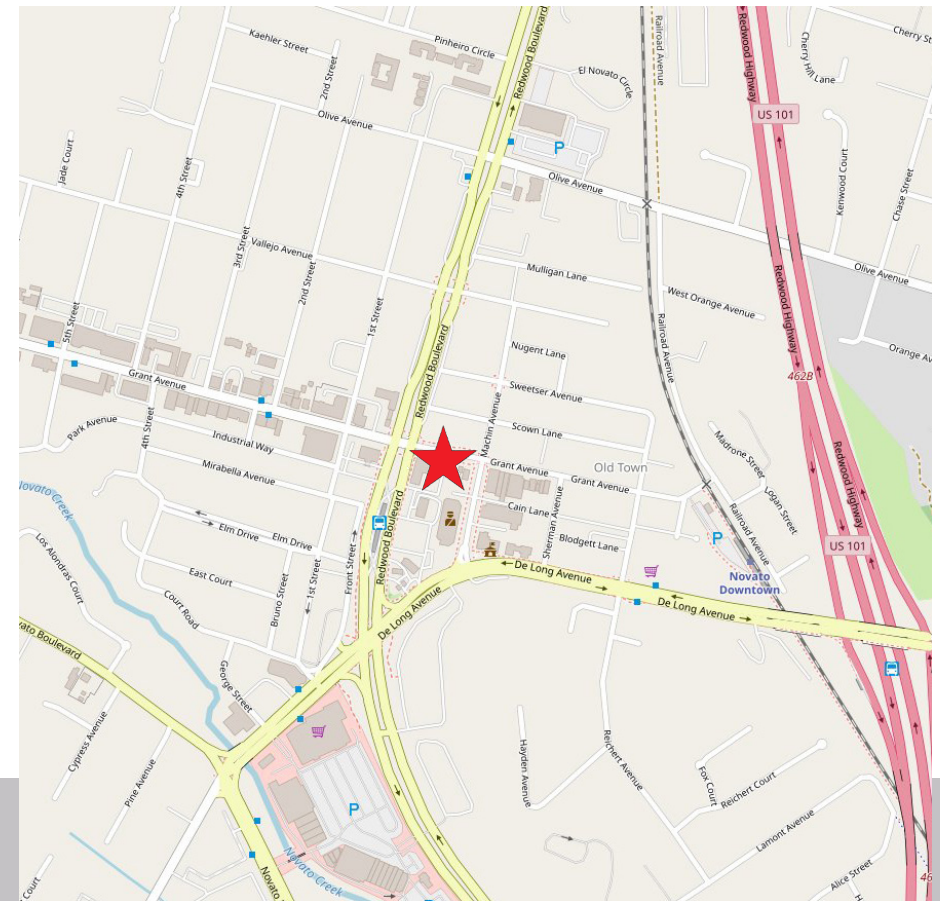
Downtown Novato SMART Train: 0.8 miles



Highway 101: 1.6 miles



Larkspur Ferry Terminal: 13.5 miles



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