



San Marin
Animal Hospital
SUBWAY

RESTAURANT
SPACE W/
RESTROOMS
±1,000 SF

Harvest Market

AVAILABLE
SUITES
1,500 SF -
8,452 SF

ACE
Hardware

POTENTIAL
DEVELOPMENT
PAD
±4,000SF

Allstate
Edward Jones

NEIGHBORHOOD GROCERY-ANCHORED CENTER NEAR NEW BAY CLUB; THREE SPACES AVAILABLE

ALPHA
REAL ESTATE ADVISORS

155 SAN MARIN DR. | NOVATO, CA 94945

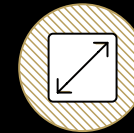
FOR LEASE

INVESTMENT HIGHLIGHTS



SAN MARIN PLAZA

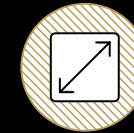
155 SAN MARIN DR.
NOVATO, CA 94945



GLA

1,500 - 8,452 SF

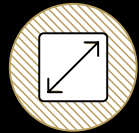
Suites Available
next to Ace Hardware



GLA

±1,000 SF

Restaurant Space
with Restrooms



GLA

Up to 4,000 SF

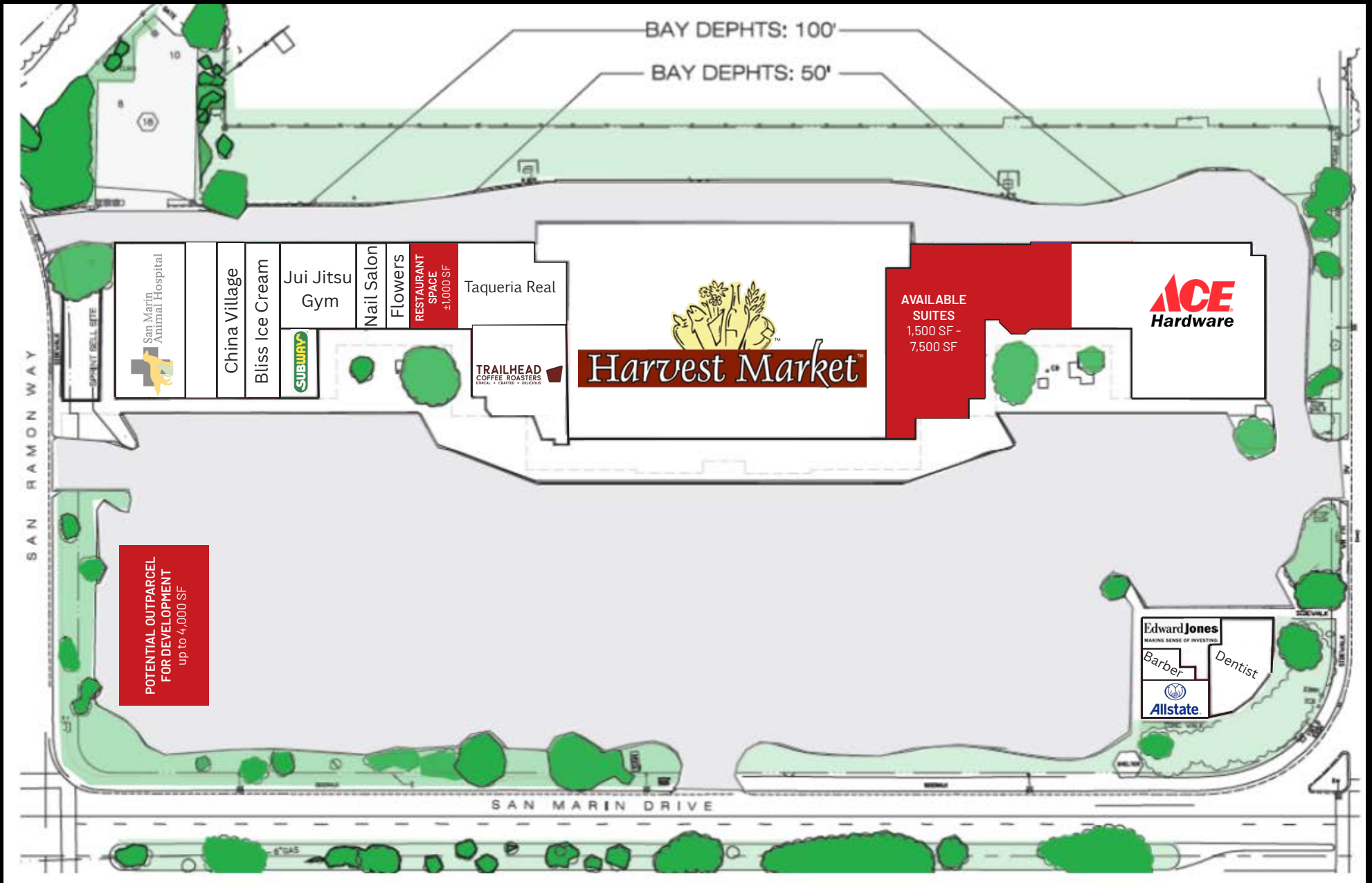
Potential
Outparcel

PROPERTY HIGHLIGHTS

- Anchored by Harvest Market and a brand new Ace Hardware arriving soon
- This is one of Novato's premier grocery-anchored neighborhood shopping centers with over 70,000 SF of retail
- Other tenants include San Marin Animal Hospital, Subway, Allstate Insurance, and Ace Hardware
- Ability for a 4,000 SF outparcel
- 2nd generation restaurant of 1,000 SF with restrooms
- Ability for 1,500 SF to 8,542 SF next to Ace Hardware
- Brand new Bay Club just behind center



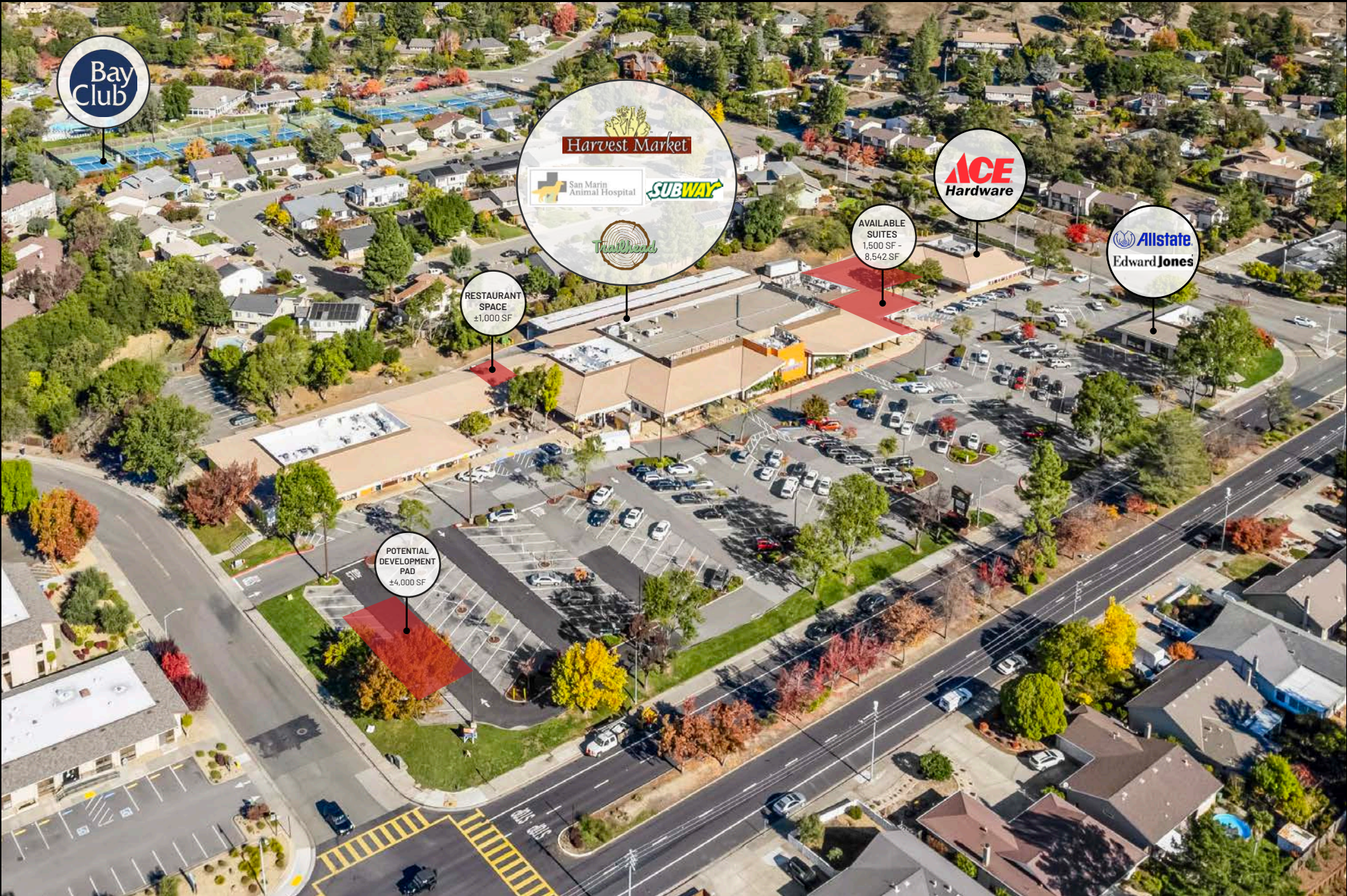
SITE PLAN



PROPERTY PHOTOS



RETAIL MAP



RETAIL MAP



DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	31,366	46,130	169,317
2028 Population Projection	31,213	45,911	168,026
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	-0.1%	-0.1%	-0.2%
Median Age	46.9	46.7	46.7

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	12,097	17,984	67,092
2028 Household Projection	12,042	17,902	66,585
Annual Growth 2023-2028	-0.1%	-0.1%	-0.2%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$141,460	\$141,400	\$139,248
Median Household Income	\$115,389	\$111,335	\$109,231
< \$25,000	1,195	1,622	5,966
\$25,000 - 50,000	1,702	2,512	8,830
\$50,000 - 75,000	1,312	2,060	8,366



Novato, CA

Novato, California, embodies a unique blend of small-town charm and economic vitality, making it an attractive location for retail businesses. Situated in Marin County, Novato benefits from its proximity to both the San Francisco Bay Area and the wine country, providing a distinctive appeal for residents and visitors alike. The city's strategic location along Highway 101 enhances accessibility and ensures a steady flow of potential customers passing through.

The local economy in Novato has experienced notable growth, driven by a mix of industries such as technology, biotechnology, and professional services. This economic diversity contributes to a robust consumer base, creating a favorable environment for retail establishments. The city's commitment to sustainable development and community well-being further enhances its appeal, creating an attractive backdrop for businesses looking to align with environmentally conscious consumer values.

Novato's demographic landscape includes a mix of families, professionals, and outdoor enthusiasts drawn to the city's natural beauty and recreational opportunities. The community actively participates in local events and festivals, fostering a strong sense of connection that retailers can leverage for community engagement and brand-building initiatives.

Retail spaces in Novato vary from charming storefronts in the historic downtown area to modern commercial developments, offering a range of options for businesses. As a commercial real estate agent, I am excited about the retail listing I have in Novato, confident that it provides a promising opportunity for businesses seeking to thrive in a community-oriented and economically dynamic environment. Novato's unique character, economic stability, and engaged population make it a compelling choice for retailers looking to establish a presence in Northern California.



EXCLUSIVELY LISTED BY

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