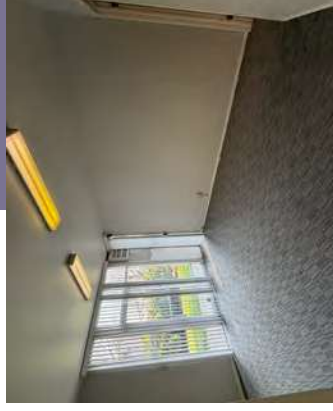
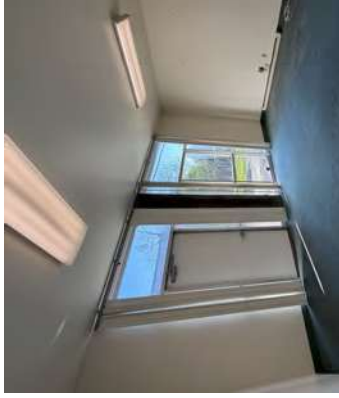




Everyday Destinations. Extraordinary Locations.

Pacheco Plaza is a well-established neighborhood retail center located in Novato, California, serving the surrounding residential community with convenient, everyday retail and services. Positioned along Ignacio Boulevard, the center benefits from strong connectivity and easy access, making it a natural destination for local shopping and dining. Situated within a mature and highly desirable trade area, Pacheco Plaza offers a necessity-based retail environment that aligns with the lifestyle of Novato residents and continues to play an integral role within the local community.



PACHECO PLAZA PROFESSIONAL OFFICES

NOVATO, CALIFORNIA | TOTAL SQUARE FEET: 64,826



PACHECO PLAZA

366 IGNACIO BLVD., NOVATO, CA 94949



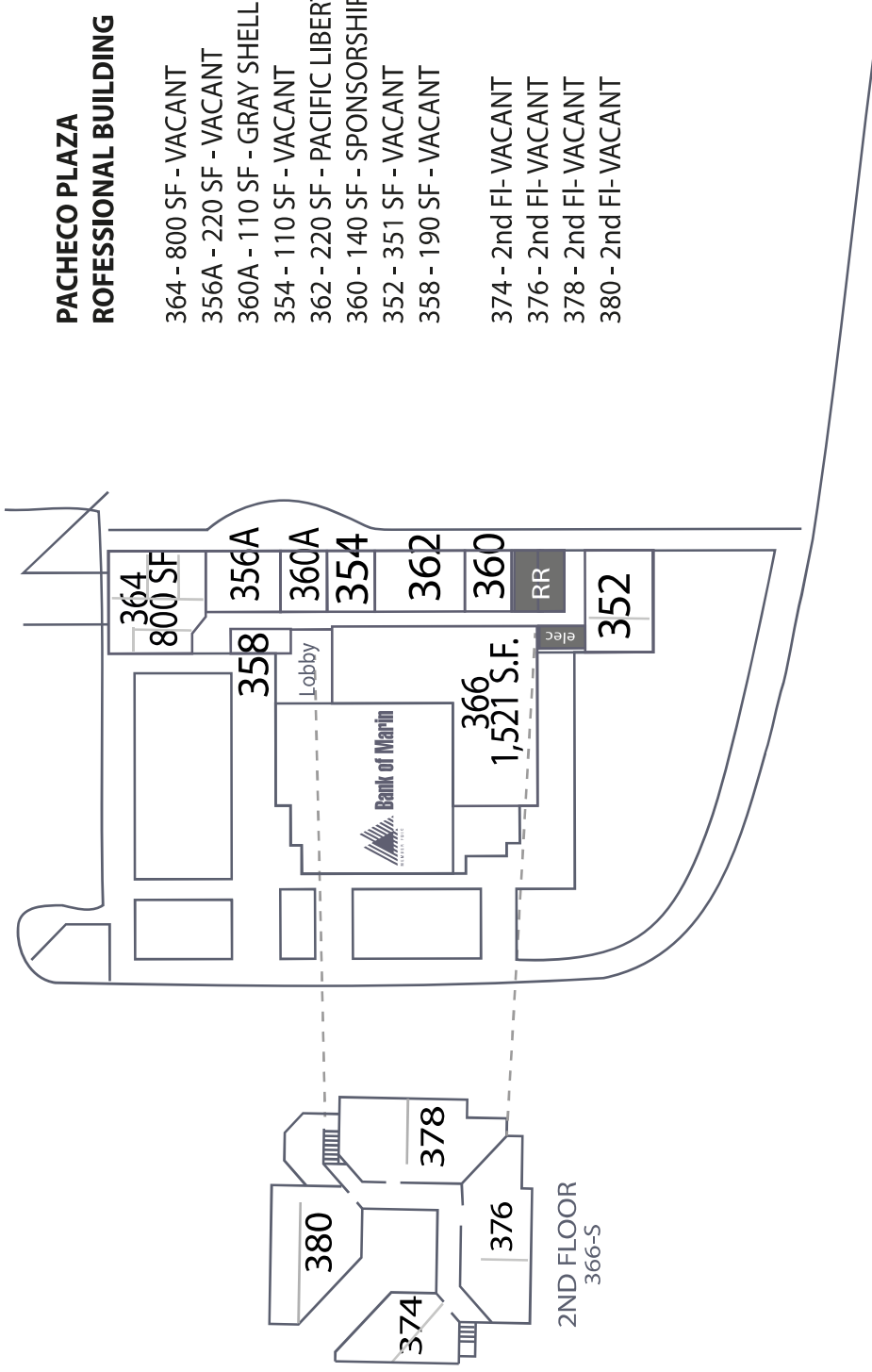
AVERAGE
DAILY TRAFFIC

12,459 ADT
Ignacio Blvd.
@ Alameda Del Prado

19,424 ADT
Ignacio Blvd.
@ Enfrente RD

168,600 ADT
Highway 101

44,250 ADT
Redwood Highway



PACHECO PLAZA PROFESSIONAL BUILDING

- 364 - 800 SF - VACANT
- 356A - 220 SF - VACANT
- 360A - 110 SF - GRAY SHELL
- 354 - 110 SF - VACANT
- 362 - 220 SF - PACIFIC LIBERTY MORTGAGE
- 360 - 140 SF - SPONSORSHIP STRATEGIES
- 352 - 351 SF - VACANT
- 358 - 190 SF - VACANT
- 374 - 2nd FI - VACANT
- 376 - 2nd FI - VACANT
- 378 - 2nd FI - VACANT
- 380 - 2nd FI - VACANT

LEASING MANAGER

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C 949-677-8098
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PROPERTY MANAGER

Jackie Teixeira
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C 925-595-1611
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,301	36,675	88,566
Average HH Income	\$160,353	\$183,346	\$186,040
Median HH Income	\$113,707	\$132,972	\$132,829