

# DOWNTOWN *Novato* C·E·N·T·E·R



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“Bringing the neighborhood & downtown back together.”

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Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260



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Bringing the **neighborhood**  
& **downtown** back together.






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# Highlights

- Anchor, shopping opportunities, and restaurant space available facing Grant Ave
- Novato is the most northern city in Marin county and has a great reputation for its strong sense of family draw and community
- Situated on Grant Ave, Novato's historic downtown shopping district
- Easy access from Highway 101
- Proposed drive-thru pad site on the SW end of the center
- Centermost shopping center of Novato as it's positioned in the middle of retail and residential
- Ample parking and great visibility

# Demographics 2016

	1-mile	3-mile	5-mile
 Population	15,512	43,583	58,143
 Average HH Income	\$99,263	\$115,007	\$118,426
 Day Time Polulation	11,891	30,804	42,141

# Traffic Counts

Hwy 101 @ DeLong Ave                      97,000 ADT





Available #1769A



Suites	Tenant	SF	Suites	Tenant	SF
1701 - 1	Available	1,600 SF	1767	Available	2,197 SF
1701 - 2	Tagliaferri's Delicatessen	1,600 SF	1761	Lucky	37,451SF
1707	CVS	21,500 SF	1763	Available	790 SF
1711	US Bank	3,250 SF	1765	Available	1,302 SF
1719	Creekside Bakery	1,766 SF	1769.5	Baskin Robbins	915 SF
1721	Morning Glory Florist	484 SF	1769 A	Available	630 SF
1727-1747	Sonoma Fitness	18,259 SF + Mezz 3,257 SF	1769 B	Novato Pilates	1,555 SF
1757	Available	2,328 SF	1769 C	Orchid Blossom Nail Salon	1,215 SF



Peets Coffee & Tea. nékter JUICE BAR

CYCLEBAR. TOAST. petfood express

SUPER DUPER. SAFEWAY



STAPLES. Chick-fil-A. TACO BELL

CINEMARK. Mancini's SLEEPWORLD. MOVLANE

SAFEWAY. RITE AID

pet food express. JACK IN THE BOX. STARBUCKS COFFEE. KFC. Habit BURGER GRILL

DOLLAR TREE. SUBWAY. Long John Silver's

ROSS DRESS FOR LESS. COSTCO WHOLESALE. Marshalls

SPORTS AUTHORITY. Pier 1 imports. OLD NAVY

Target. Starbucks COFFEE. IN-N-OUT BURGER. DSW DISCOUNT SHOES WAREHOUSE

Chevys FRESH MEAT. petco. HOPMONK



HISTORIC DOWNTOWN  
NOVATO SHOPPING



#### DOWNTOWN NOVATO CENTER



Novato Pilates  
Orchard Blossom Nails  
Precision Hair Style  
Tags Delicatessen  
Creekside Bakery  
Morning Glory Florist



REDWOOD BLVD.

GRANT AVE.



	1-mile	3-mile	5-mile
<b>Census 2010 Summary</b>			
Population	15,021	41,532	56,373
Households	5,775	16,115	21,994
Families	3,692	11,049	14,891
Average Household Size	2.54	2.54	2.54
Owner Occupied Housing Units	3,233	11,148	15,362
Renter Occupied Housing Units	2,542	4,967	6,632
Median Age	42.2	43.9	44.0

<b>2016 Summary</b>			
Population	15,675	42,803	58,052
Households	5,963	16,390	22,333
Families	3,802	11,221	15,109
Average Household Size	2.57	2.58	2.58
Owner Occupied Housing Units	3,259	11,100	15,274
Renter Occupied Housing Units	2,703	5,289	7,059
Median Age	43.6	45.5	45.6
Median Household Income	\$69,521	\$84,144	\$86,332
Average Household Income	\$97,443	\$115,290	\$119,905

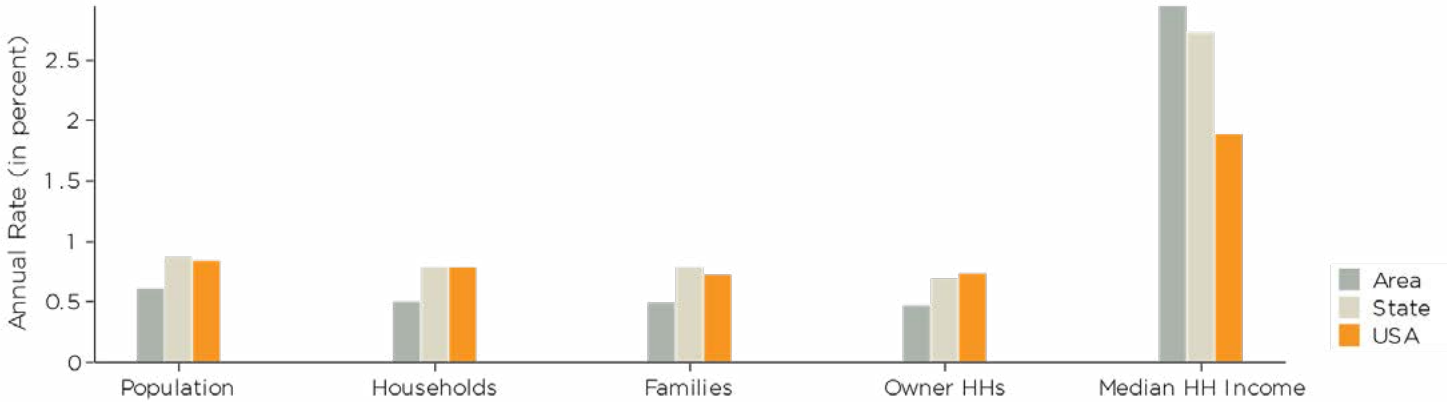
	1-mile	3-mile	5-mile
<b>2021 Summary</b>			
Population	16,313	44,150	59,858
Households	6,176	16,820	22,899
Families	3,934	11,505	15,486
Average Household Size	2.59	2.60	2.59
Owner Occupied Housing Units	3,400	11,390	15,639
Renter Occupied Housing Units	2,775	5,429	7,260
Median Age	44.5	46.6	46.6
Median Household Income	\$75,079	\$95,548	\$99,837
Average Household Income	\$106,219	\$126,391	\$131,599

<b>Trends: 2016-2021 Annual Rate</b>			
Population	0.80%	0.62%	0.61%
Households	0.70%	0.52%	0.50%
Families	0.68%	0.50%	0.49%
Owner Households	0.85%	0.52%	0.47%
Median Household Income	1.55%	2.57%	2.95%

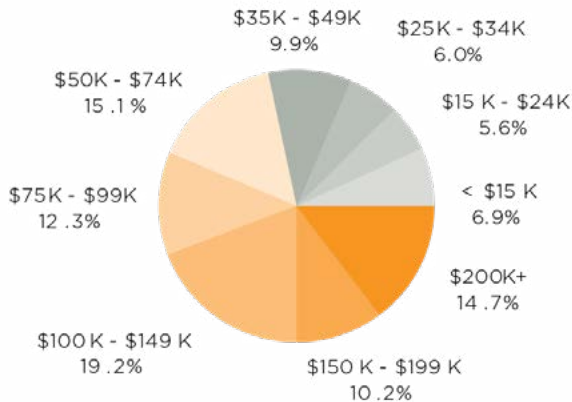
<b>Data for all business in area</b>			
Total Businesses:	1,037	2,040	2,861
Total Employees:	7,262	15,593	21,094
Total Residential Population:	15,675	42,803	58,052
Employee/Residential Population Ratio (per 100 Residents)	0.46:1	0.36:1	0.36:1

5 miles

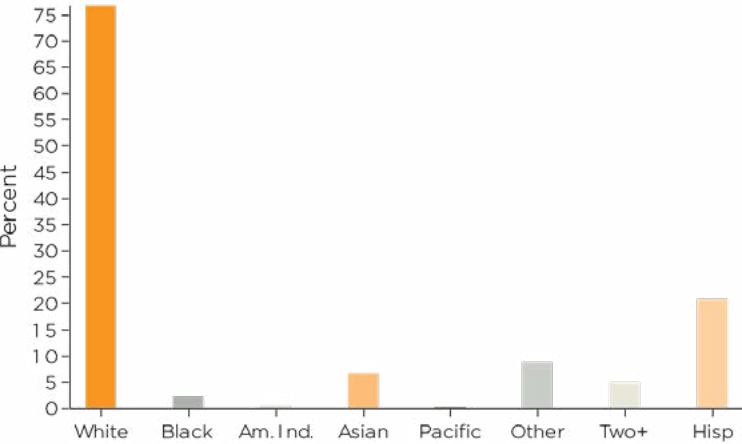
Trends 2016 -2021



2016 Household Income



2016 Population by Race



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