



OUR NEIGHBORHOOD

NOVATO

366 IGNACIO BLVD

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Highlights

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Project Description

- Charming neighborhood shopping center anchored by Nugget Market and situated at the entrance of southern Novato's residential neighborhood
- Pacheco Plaza is situated less than 0.5 miles from HWY 101 at the entrance of Southern Novato's residential neighborhood
- Healthy mix of daily services and iconic local tenants; Traffic counts of 21,234 on fronting street, Ignacio Boulevard
- Center completely remodeled in 2008 with a leisure outdoor-garden design and al-fresco dining options
- Two floors of mixed-use offices with an executive suite atmosphere; ideal for medical/dental users
- 31.9 million square feet of office space in close proximity to site




Availability

| | | |
|-----|------------------|----------|
| 444 | Available 2/2020 | 1,200 SF |
| 430 | Available | 1,382 SF |
| 438 | Available | 1,012 SF |
| 464 | Available | 1,604 SF |

Traffic Counts

Highway 101 @ Ignacio Boulevard 21,234 ADT

Demographics 2017

| |  Population |  Average HH Income |  Day Time Population |
|--------|--|---|---|
| 1-mile | 7,921 | \$116,199 | 3,740 |
| 3-mile | 38,346 | \$126,625 | 15,268 |
| 5-mile | 88,883 | \$127,867 | 40,526 |



Retail space

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| # | Tenant | Sq. Ft. |
|-----|--------------------------|---------|
| 476 | Subway | 1,000 |
| 474 | Woodlands Pet Food | 5,740 |
| 470 | Nugget Market | 22,327 |
| 466 | Marin Coffee Roasters | 1,197 |
| 464 | Available | 1,604 |
| 456 | Boca Pizzeria & Wine Bar | 2,465 |
| 452 | Taki Japanese Restaurant | 2,880 |
| 450 | The Daily Method | 2,160 |

| # | Tenant | Sq. Ft. |
|-----|----------------------|---------|
| 448 | The UPS Store | 1,155 |
| 446 | Pacheco Dry Cleaners | 1,500 |
| 444 | Available 2/2020 | 1,200 |
| 442 | Crystal Nail Spa | 1,500 |
| 440 | Marin Eye Care | 1,988 |
| 438 | Available | 1,012 |
| 434 | Salon 434 | 1,200 |
| 430 | Available | 1,382 |

| # | Tenant | Sq. Ft. |
|-----|-------------------------|---------|
| 416 | Clothes Fit Alterations | 800 |
| 412 | Joseph's Shoe & Repair | 1,117 |
| 408 | Some Like It Hot Yoga | 2,453 |
| 402 | Chase Bank | 3,470 |
| 368 | Bank of Marin | 2,500 |

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BEL MARIN KEYS

- 1,500,000 SF OF LIGHT INDUSTRIAL & OFFICE
- BIOMARIN HEADQUARTERS & MANUFACTURING
- VARIOUS SMALL AND MEDIUM TENANTS

HAMILTON LANDING OFFICE PARK

- ±300K SF OF CREATIVE OFFICE SPACE
- GAMING & OTHER TECH TENANTS (HIGH CEILING, COLLABORATIVE SPACE)

PELL PLAZA

- 150,000 SF CLASS A OFFICE
- BANK OF MARIN
- WINERY EXCHANGE

Demographics

Census 2010 Summary

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|--------|--------|--------|
| Population | 2,135 | 35,334 | 97,188 |
| Households | 936 | 13,732 | 35,872 |
| Families | 600 | 8,981 | 23,519 |
| Average Household Size | 2.26 | 2.55 | 2.61 |
| Owner Occupied Housing Units | 620 | 8,768 | 22,461 |
| Renter Occupied Housing Units | 316 | 4,964 | 13,411 |
| Median Age | 42.6 | 41.4 | 38.1 |

2016 Summary

| | | | |
|-------------------------------|----------|----------|----------|
| Population | 2,192 | 36,695 | 101,071 |
| Households | 951 | 14,137 | 36,905 |
| Families | 607 | 9,241 | 24,210 |
| Average Household Size | 2.29 | 2.57 | 2.64 |
| Owner Occupied Housing Units | 614 | 8,810 | 22,609 |
| Renter Occupied Housing Units | 337 | 5,327 | 14,296 |
| Median Age | 43.7 | 42.4 | 38.7 |
| Median Household Income | \$63,287 | \$71,946 | \$74,889 |
| Average Household Income | \$93,478 | \$96,932 | \$95,335 |

2021 Summary

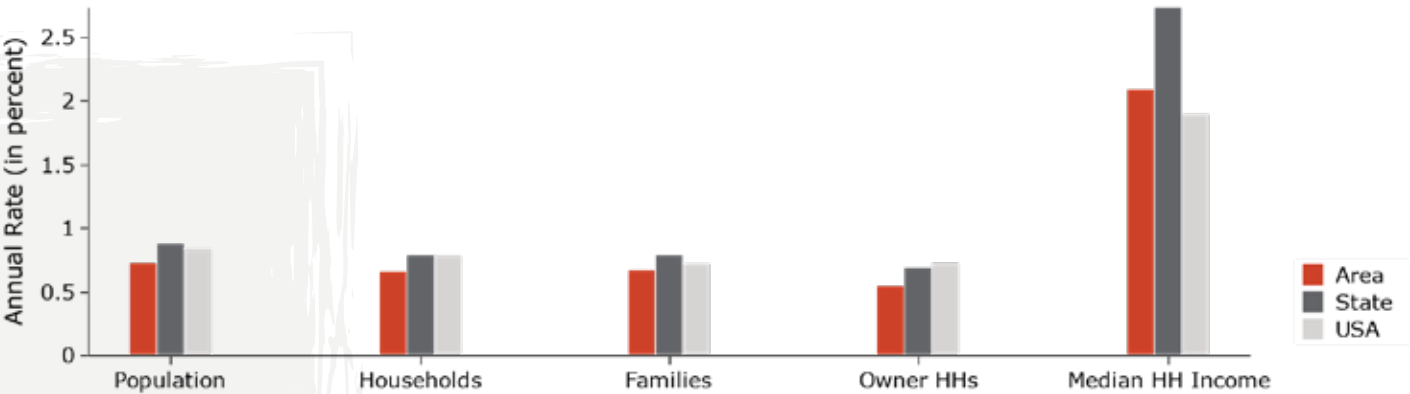
| | | | |
|-------------------------------|-----------|-----------|-----------|
| Population | 2,262 | 38,098 | 104,828 |
| Households | 976 | 14,620 | 38,130 |
| Families | 623 | 9,557 | 25,026 |
| Average Household Size | 2.30 | 2.58 | 2.65 |
| Owner Occupied Housing Units | 630 | 9,075 | 23,229 |
| Renter Occupied Housing Units | 347 | 5,545 | 14,901 |
| Median Age | 44.3 | 43.2 | 39.2 |
| Median Household Income | \$73,962 | \$81,717 | \$83,068 |
| Average Household Income | \$102,309 | \$106,141 | \$104,354 |

Trends: 2016-2021 Annual Rate

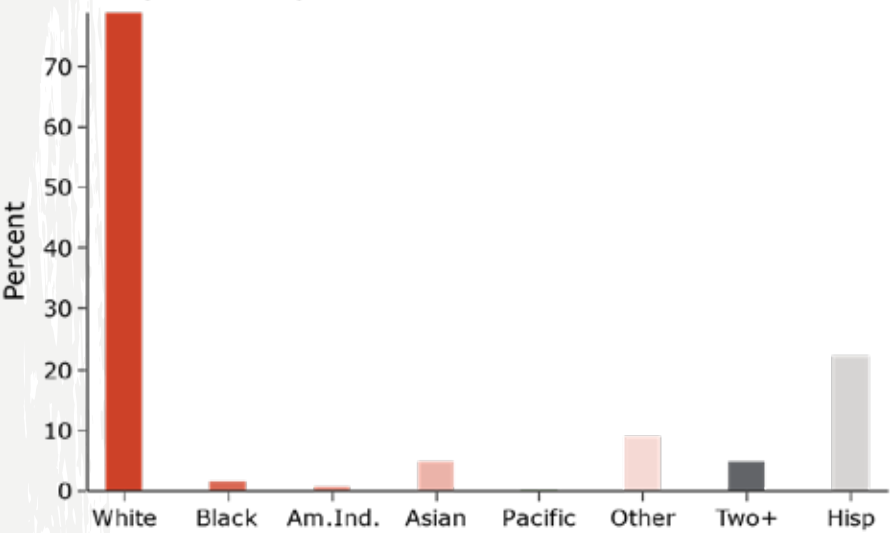
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|-------------------------|-------|-------|-------|
| Population | 0.63% | 0.75% | 0.73% |
| Households | 0.52% | 0.67% | 0.66% |
| Families | 0.52% | 0.67% | 0.67% |
| Owner Households | 0.52% | 0.59% | 0.54% |
| Median Household Income | 3.17% | 2.58% | 2.09% |

5 miles

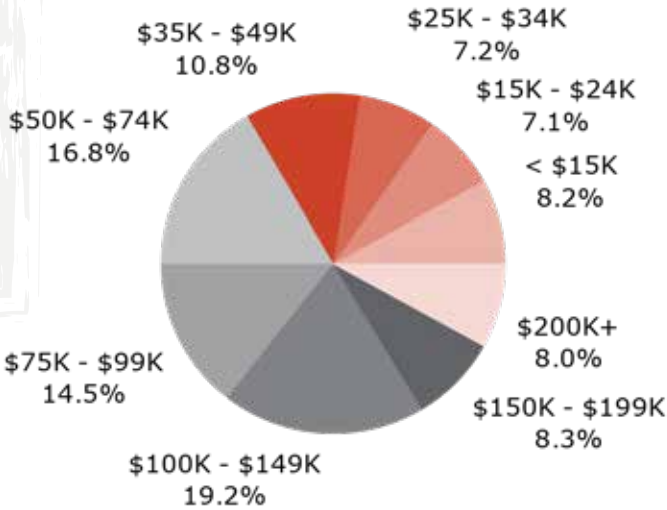
Trends 2016-2021



2016 Population by Race



2016 Household Income



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