

For Sale



**FREE STANDING BUILDING
WITH ABUNDANT PARKING**



1801 NOVATO BLVD

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NOVATO, CALIFORNIA

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Executive Summary

Cushman & Wakefield is proud to present 1801 Novato Boulevard, a vacant building in Novato.

This asset offers 5,838 SF. A former mortuary building that is currently vacant, allowing an owner occupier to take advantage or possible residential development.

Situated a few blocks away from downtown Novato, the property has numerous potential uses.

The P.D. zoning allows for creative possible uses at the property from commercial to housing with abundant parking.

ASKING PRICE



\$1,995,000

SIZE



5,838 SF

STATUS



VACANT

ABOUT



TWO STORY





PROPERTY OVERVIEW

ADDRESS	1801 Novato Boulevard, Novato
YEAR BUILT	1964
APN#	140-021-51
NET RENTABLE AREA (RSF)	5,838 SF
LOT SIZE	46,609 SF 1.070 Acres
NUMBER OF STORIES	2
PARKING	On-Site, approximately 42 spaces
ZONING	P.D. (Planned Development)
CONSTRUCTION	Wood Frame / Stucco
WATER, SEWER	City





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Location Overview

Novato

As the northernmost city in Marin County, Novato offers a unique blend of small-town charm and economic vitality. Spanning 28 square miles with a population of approximately 53,000, Novato is known for its low density, abundant open space, and family-friendly atmosphere.

Downtown Novato features a walkable historic core with local shops, restaurants, and year-round community events, including the Festival of Art, Wine & Music and the 4th of July Parade, one of the largest in the Bay Area. The city is well-connected via Highway 101, SMART rail, and proximity to San Francisco, Sonoma, and Napa Counties, making it a strategic location for both residents and businesses.

Novato supports a diverse economy, home to corporate headquarters, biotech firms, and retail centers, including Vintage Oaks. With award-winning schools, a strong commitment to sustainability, and over 3,600 acres of protected open space, Novato offers an ideal balance of lifestyle, opportunity, and natural beauty.

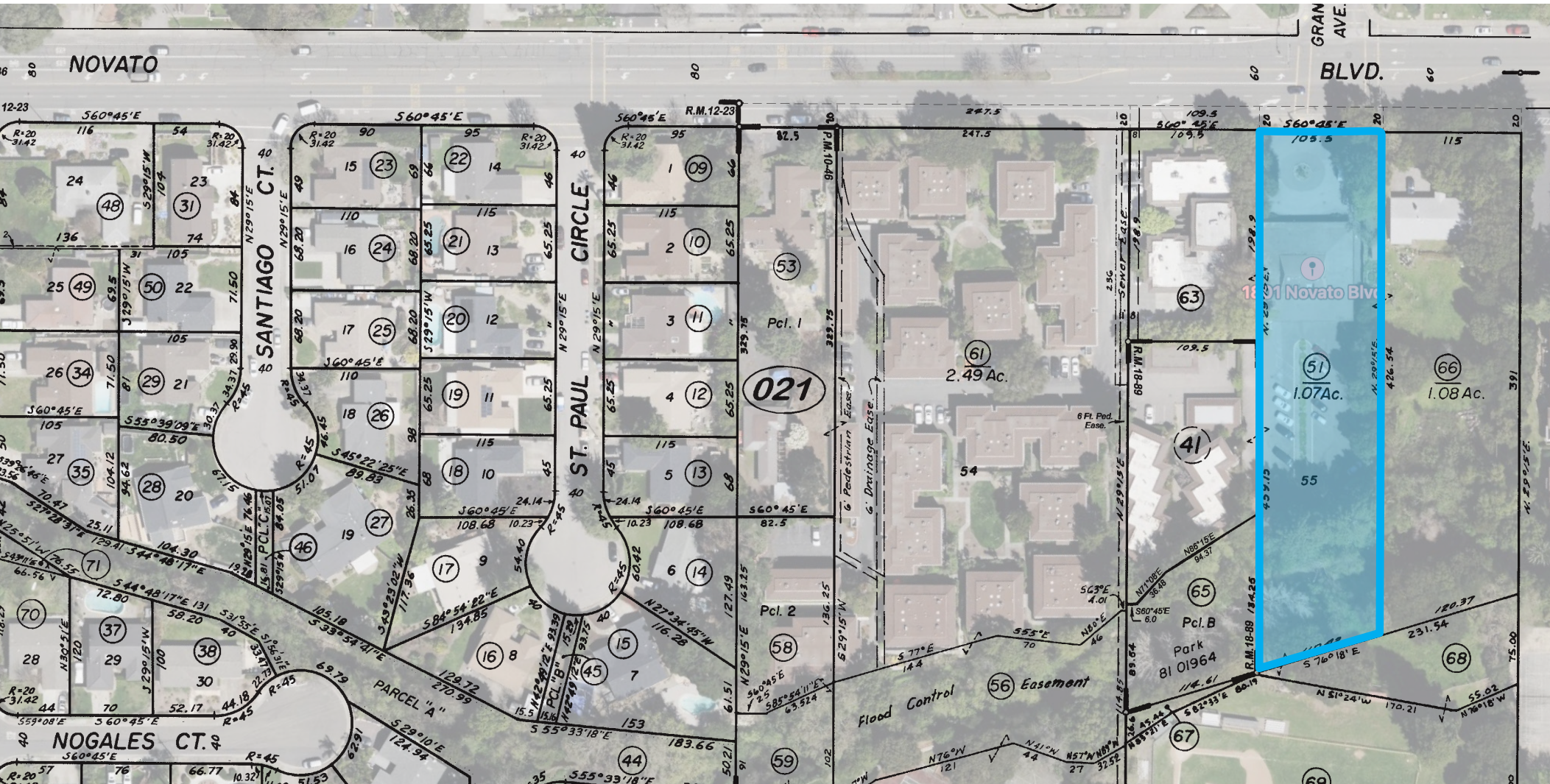
Learn more about Novato:
www.novato.org.



Property Photos

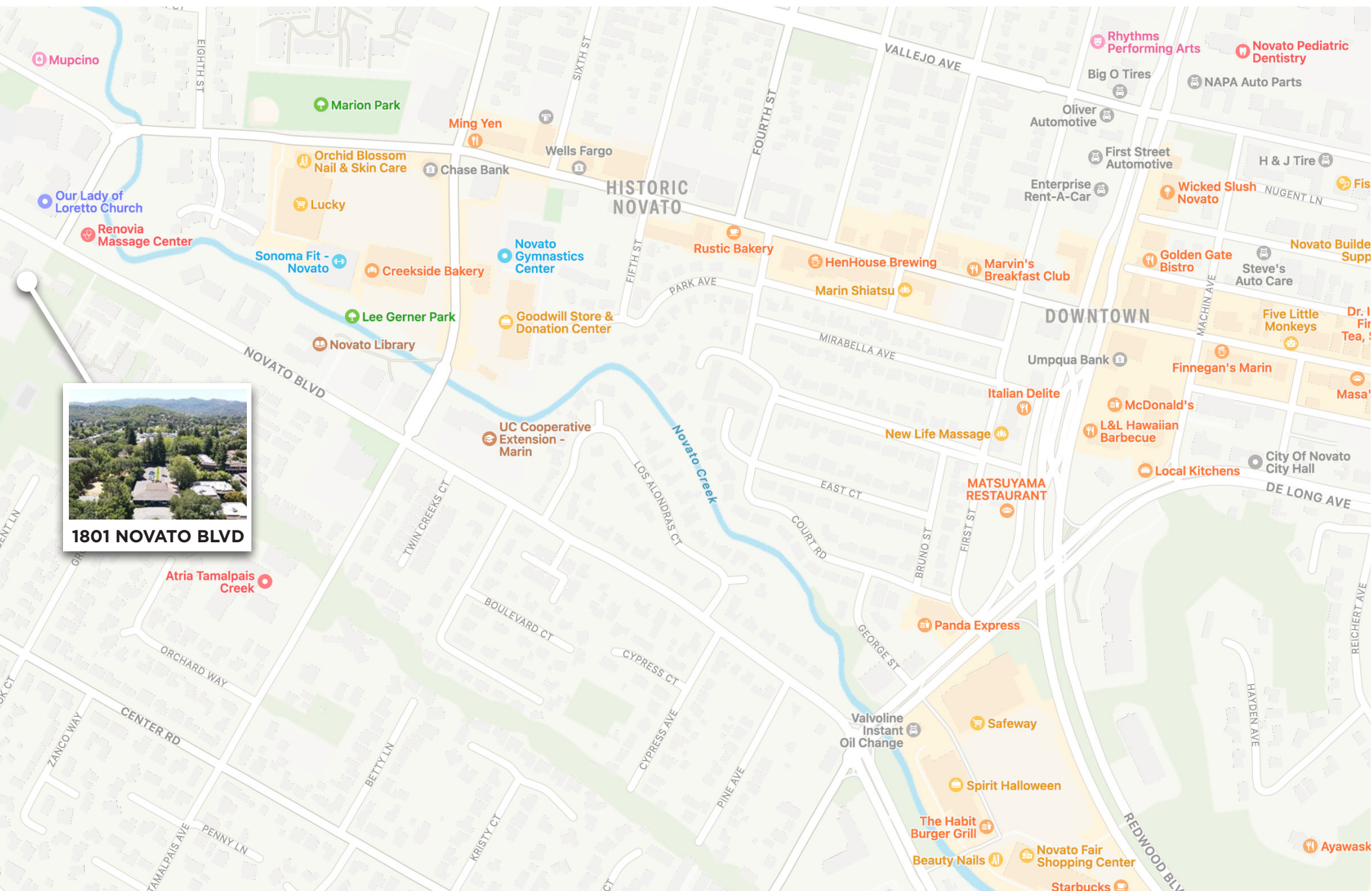


Parcel Map



APN # 140-021-51

Amenities Map





03

Debt Service Overview

SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
Property Address: [1801 Novato Blvd, Novato](#)
Date Prepared: [8/28/2025](#)

Project Details			
Purchase Price	\$2,100,000	Property Address	1801 Novato Blvd, Novato
Improvements		Building Size (s.f.)	5,838
		Price Per Sq. Ft.	\$359.71
Total Project Cost	\$2,100,000		

SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,050,000	6.45%	25	25	\$7,057
SBA (2nd)*	40%	\$863,000	6.23%	25	25	\$5,682
Down Payment	10%	\$210,000				
* Includes financed SBA fee of		\$23,000				
Total Monthly Payment						\$12,739
Total Payment PSF						\$2.18

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$ 12,739	Down Payment	\$210,000
Insurance & Property Tax	\$ 2,275	Estimated Bank Fees	\$10,500
Total Monthly Cash Outlay:	\$ 15,014	Appraisal & Environmental Reports	\$5,800
Average Principal Paydown Benefit:	\$ (2,692)		
Total Effective Monthly Costs:	\$ 12,322	Total Out of Pocket Costs	\$226,300

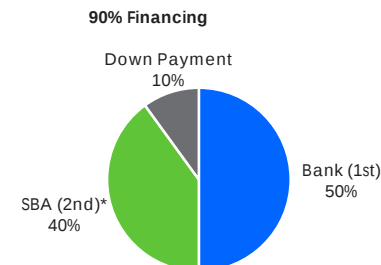
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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