

OWNER-USER OPPORTUNITY

FOR SALE

5 COMMERCIAL BLVD

NOVATO, CA 94949

**FURTHER PRICE
REDUCTION**

\$124.37 PSF



CUSHMAN &
WAKEFIELD

Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
Lic #: 00909604

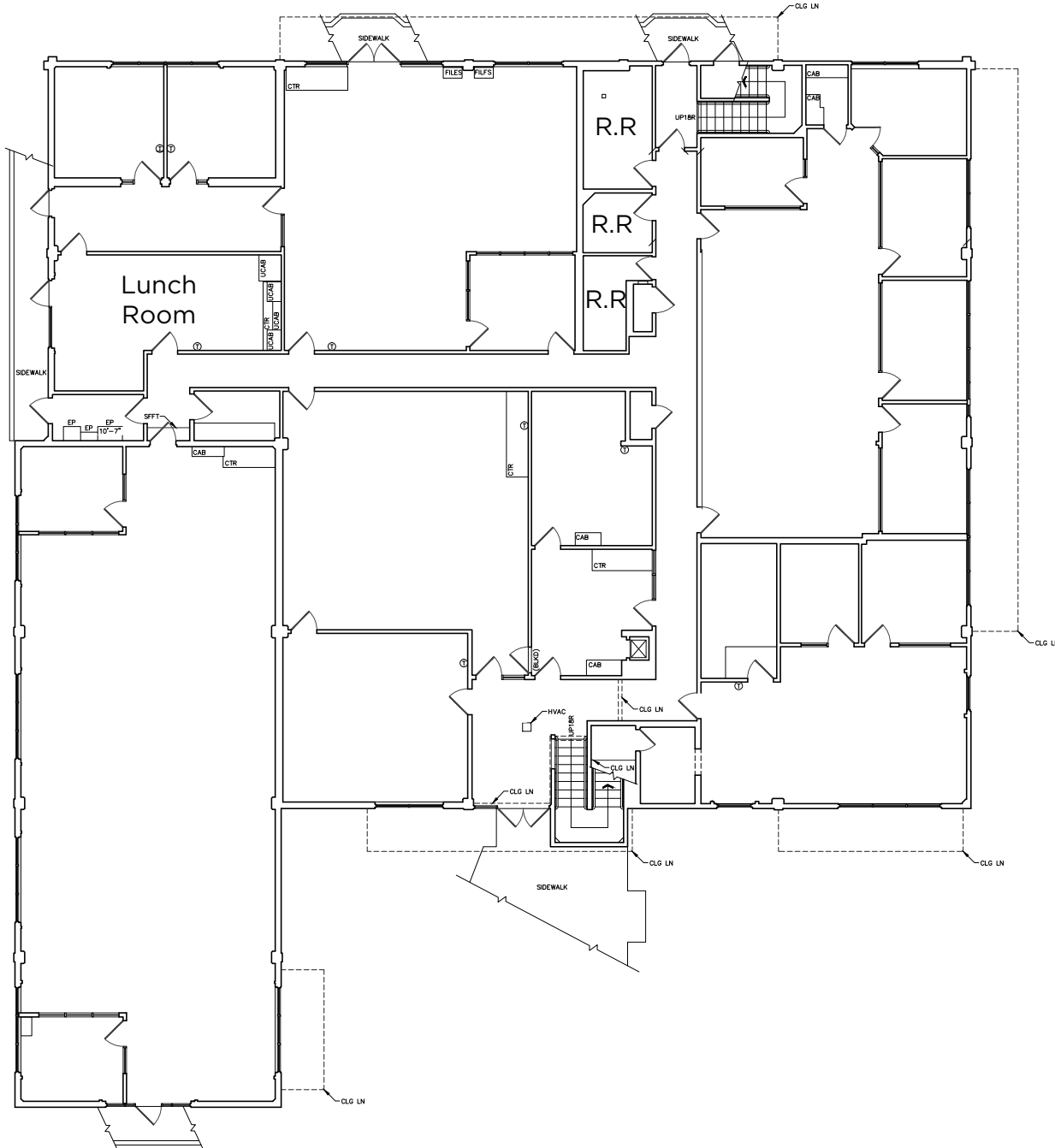
Brian Foster
Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059



- \$2,350,000 (\$124.37 PSF)
- ±18,895 SF
 - First Floor: ±10,500 SF Office
 - Second Floor Office: ±8,300 SF
- Lot Size: 1.31 Acres
- APN: 157-421-31
- New video studio for filming & editing
- Renovated in 2020
- Building can be converted to R&D/Warehouse
- Second-story outdoor deck overlooking Arroyo San Jose Creek
- Zoning: PD – Part of the Bel Marin Commerce Park Planned Division, allowing various industrial and commercial uses

EXISTING FLOOR PLAN

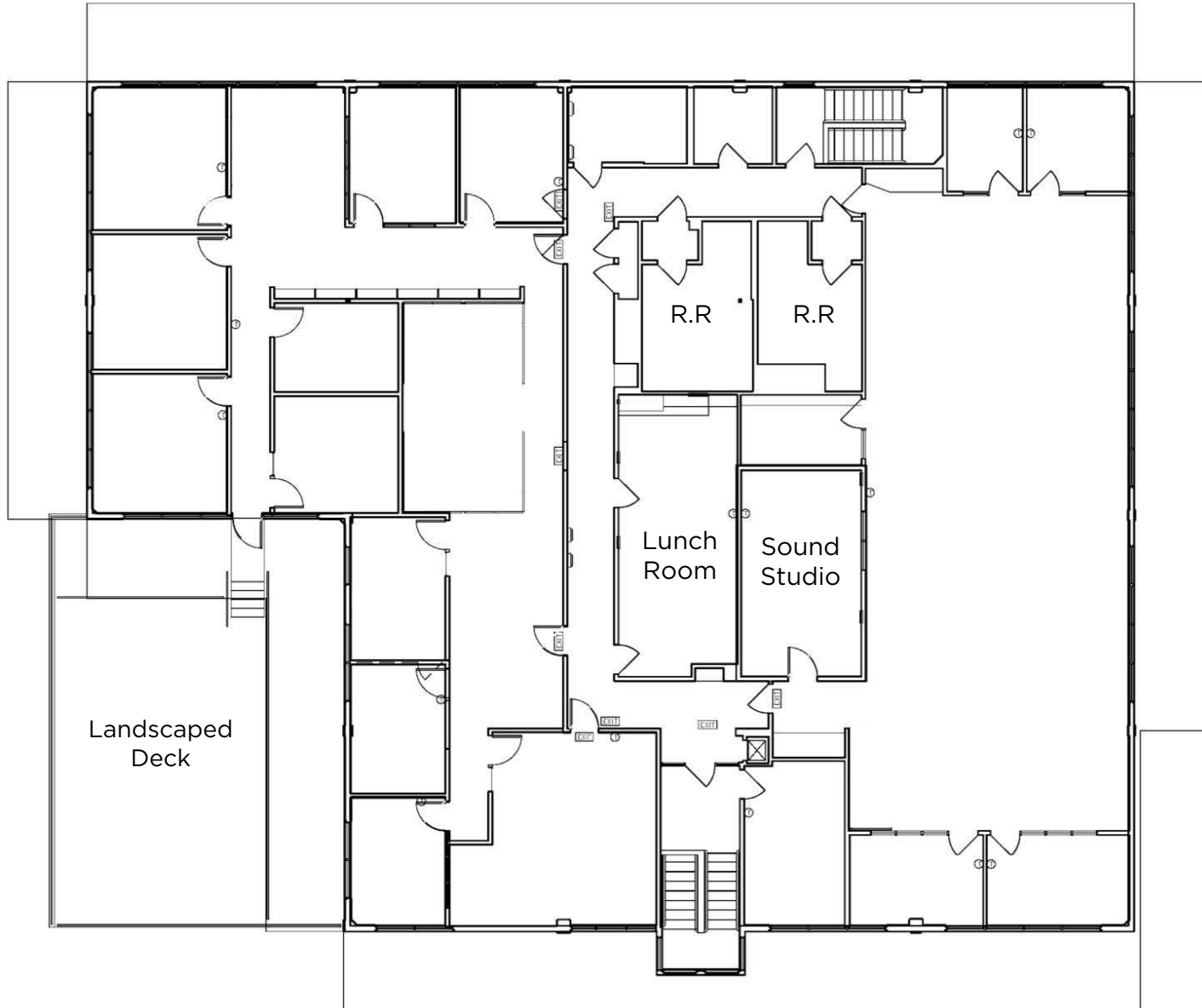
FIRST FLOOR OFFICE/WAREHOUSE SPACE



Commercial Blvd

EXISTING FLOOR PLAN

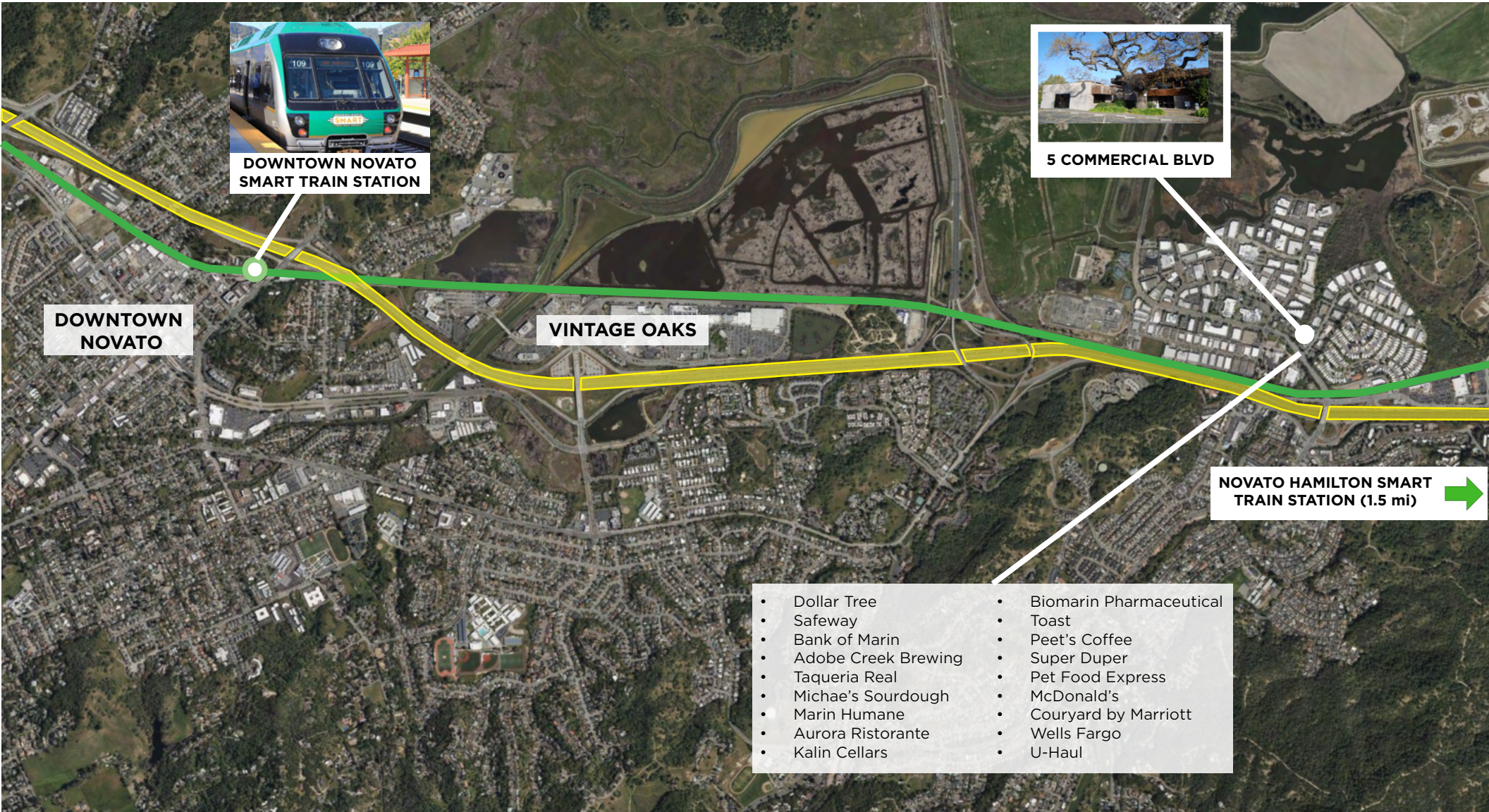
FUNCTIONAL SECOND FLOOR OFFICE



Commercial Blvd

PHOTOS





**DOWNTOWN NOVATO
SMART TRAIN STATION**



5 COMMERCIAL BLVD

**DOWNTOWN
NOVATO**

VINTAGE OAKS

**NOVATO HAMILTON SMART
TRAIN STATION (1.5 mi)** →

- Dollar Tree
- Safeway
- Bank of Marin
- Adobe Creek Brewing
- Taqueria Real
- Michae's Sourdough
- Marin Humane
- Aurora Ristorante
- Kalin Cellars
- Biomarin Pharmaceutical
- Toast
- Peet's Coffee
- Super Duper
- Pet Food Express
- McDonald's
- Couryard by Marriott
- Wells Fargo
- U-Haul

DOWNTOWN NOVATO:

- Whole Foods
- Trek Winery
- Trader Joe's
- Safeway
- Rustic Bakery
- Taco Bell
- McDonald's
- Blue Barn
- Dr. Insomniac's
- Redwood Credit
- Bank of the West
- Village Pizzeria
- Chase Bank
- Baskin Robbins
- Novato Oral Surgery
- Bacon
- Medical Center of Marin
- Best Value Inn
- Firehouse Subs
- NAPA AutoParts
- Big O Tires

- Enterprise Rent-A-Car
- Creekside Bakery
- Mi Pueblo
- Finnegan's
- Novato DMV
- Book Place
- Indian Valley Brewing
- My Thai II
- Old Town Sports

VINTAGE OAKS:

- Costco Wholesale

- Nordstrom Rack
- Banana Republic
- LOFT
- In-n-Out
- Sephora
- Petco
- Marshalls
- Old Navy
- Mattress Firm
- HopMonk Tavern
- Target/CVS

- Starbucks
- See's Candies
- Panera
- Supercuts
- Charlotte Tilbury
- Ross Dress for Less
- Extreme Pizza
- Bevmo!
- Benefit Cosmetics
- Sushi Holic
- Ulta Beauty

- Sports Basement
- Verizon
- Nick the Greek
- Chipotle
- IHOP
- Jamba Juice
- Chick-fil-A
- Moylan's Brewing Co
- Century Rowland
- Mancini's Sleepworld
- KIA Marin

SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
Property Address: [5 Commercial Blvd, Novato](#)
Date Prepared: [9/4/2024](#)

Project Details

Purchase Price	\$2,350,000	Property Address	5 Commercial Blvd, Novato
Improvements		Building Size (s.f.)	18,895
		Price Per Sq. Ft.	\$124.37

Total Project Cost **\$2,350,000**

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank(1st) -25 yr fixed	50%	\$1,175,000	6.25%	25	25	\$7,751	
SBA (2nd)*	40%	\$965,000	6.04%	25	25	\$6,241	
Down Payment	10%	\$235,000					
* Includes financed SBA fee of \$25,000							
						Total Monthly Payment	\$13,992
						Total Payment PSF	\$0.74

Monthly Ownership Costs

Mortgage Payments	\$	13,992
Insurance & Property Tax	\$	2,546
Total Monthly Cash Outlay:	\$	16,538
5-Yr Average Principal Paydown Benefit:	\$	(3,520)
Total Effective Monthly Costs:	\$	13,018

Out of Pocket Costs

Down Payment	\$235,000
Estimated Bank Fees	\$5,875
Appraisal & Environmental Reports	\$6,300
Total Out of Pocket Costs	\$247,175

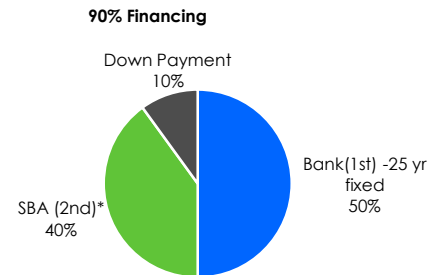
Assumptions

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 .5% 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.

For more information contact:

Claudia Cohen
Capital Access Group
SVP / Director of Marketing
415-217-7604
ccohen@capitalaccess.com



OWNER-USER OPPORTUNITY

FOR SALE

**5 COMMERCIAL
BLVD**



Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
Lic #: 00909604

Brian Foster
Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059



© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENEWAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.