

# Development Opportunity



\$ 2,495,000



7409 Redwood Blvd, Novato, CA 94945

- » MLS #: 322024259
- » Commercial | 1,050 ft<sup>2</sup> | Lot: 26,250 ft<sup>2</sup> (0.6 acres)
- » 150 Ft. Frontage on Redwood Blvd and First St. - 2 access points
- » Current use is with 3 different tenants
- » City says: zoned CDR and CD - located in Downtown Area
- » More Info: 7409RedwoodBlvd.com



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Own prime 150Ft of Frontage on Redwood Blvd and First St. This property has been owned by one family for many decades and is now your opportunity to develop. Currently the property has 3 different tenants - a landscape company space 3, Enterprise vehicle rental cars Space 1, and First St. Automotive Space 2 in the only building on site. The property is zoned Downtown Commercial Retail (CDR) and carries a General Plan Land Use of Commercial Downtown (CD). Both of these designations pace a priority of commercial uses, though residential is allowed as a component of a mixed use project. The CDR designation is one that attempts to focus primarily on retail and entertainment uses for downtown liveliness but certainly allows for most kinds of shopfront retail uses (historic Grant Avenue types for example) and very much allows for restaurants (but not drive thrus). According to Novato Community Development Department - the bottom line is commercial mixed use of retail/office or other combination of allowable commercial activity or mixed use of commercial and residential with potential for bonus on the residential. 7409 Redwood Blvd has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot. It also is a nine minute walk from the SMART Main Line at Novato Downtown Station Stop. This location is waiting to be developed to its highest and best use. Call

