

1702 Novato Blvd.

NOVATO, CA | ±1,700 SF

FOR LEASE | Available Feb 2027



FORMER OPTOMETRY SPACE

Turnkey space for your next location.

Please do not disturb tenant.

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PROPERTY SUMMARY

Address	1702 Novato Blvd.
SF	±1,700 SF
Availability	February 1, 2027
Existing Use	Optometry Office
Parking	On-Site Parking Available
Rent	Please Inquire with Broker

Turnkey Space with Flexibility for Your Business

- **Existing optometry improvements** offer a head start for medical, wellness and service-oriented users
- **Flexible ±1,700 SF layout** with private rooms suitable for a variety of professional and specialty retail concepts
- **Prominent Novato Boulevard visibility** along a major east-west commercial corridor
- **Convenient on-site parking** for customers, clients and staff
- **Affluent North Marin demographics** with strong household incomes and an established residential customer base
- **Minutes from Downtown Novato, Highway 101**, Downtown Novato Center and the Novato DMV
- **New Dutch Bros Coffee coming soon nearby**, further strengthening the surrounding retail trade area



Designed to Make Your Next Move Easier

1702 Novato Blvd. offers ±1,700 SF of turnkey commercial space with an existing optometry buildout, providing an opportunity for businesses that can benefit from an established layout rather than starting from a blank shell. With on-site parking, prominent visibility and convenient access to Downtown Novato and Highway 101, the space is positioned to serve both customers and the surrounding Novato community.



STOREFRONT



STOREFRONT

IDEAL FOR

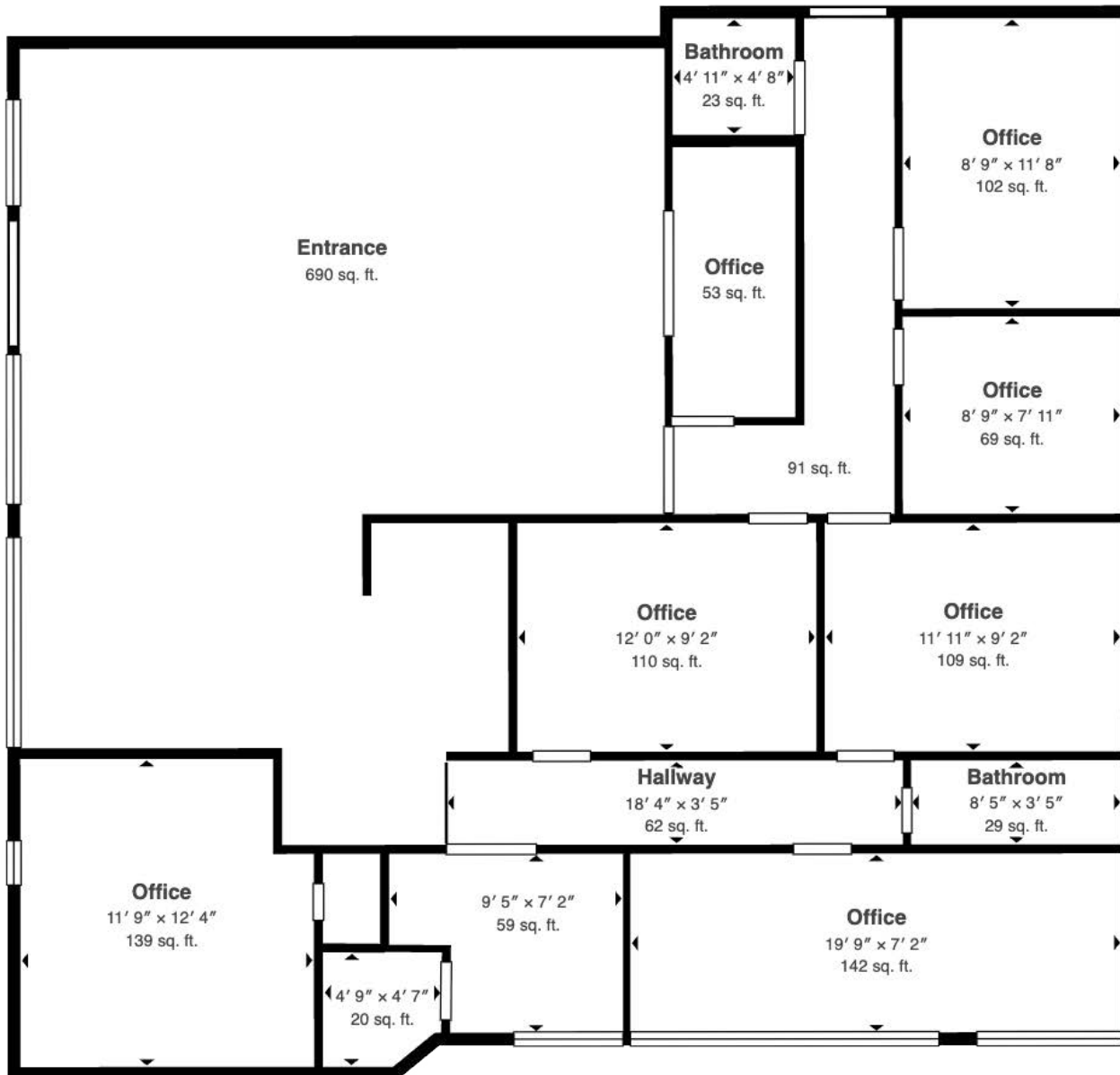
- ▶ Medical
- ▶ Optometry / Eye Care
- ▶ Wellness
- ▶ Beauty / Personal Care
- ▶ Professional Services
- ▶ Specialty Retail
- ▶ Physical Therapy / Chiropractic

 WALKTHROUGH



RECEPTION

NOVATO BLVD.



±1,700 SF

- ▶ Existing private rooms
- ▶ Existing optometry buildout
- ▶ Flexible configuration
- ▶ Available February 1, 2027

[WALKTHROUGH](#)



1 MILE | 3 MILES | 5 MILES



POPULATION

1 MILE	3 MILES	5 MILES
14,134	41,984	57,190



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,566	16,463	22,798



EST. AVG. HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.61 M	\$2.3 M	\$2.32 M



EST. AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$154,587	\$189,764	\$193,857



BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
46.6%	53.3%	53.1%



TOTAL RETAIL ANNUAL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$298.89 M	\$988.65 M	\$1.37 B





LOCKEHOUSE

RETAIL GROUP

1702

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