

77 HAMILTON

NOVATO, CALIFORNIA

[▶ PROJECT VIDEO](#)



Jones Lang LaSalle Brokerage, Inc.
Real Estate License # 01856260

RARE DISTRIBUTION/WAREHOUSE OPPORTUNITY IN MARIN COUNTY
Highway 101 Frontage - Average Daily Traffic Count: $\pm 173,300$ Vehicles
 $\pm 21,896$ SF (Divisible to $\pm 6,800$ SF)

BUILDING HIGHLIGHTS



±21,896 SF
divisible to
±6,800 SF



26'-28'
clear height



**±2,912 SF &
±810 SF** of
office space



3 dock-high doors
2 grade-level doors
144' dock apron



Concrete tilt-up
industrial warehouse



Zoning: Planned
Development (PD)



200 amps at
277/480v, 3 phase



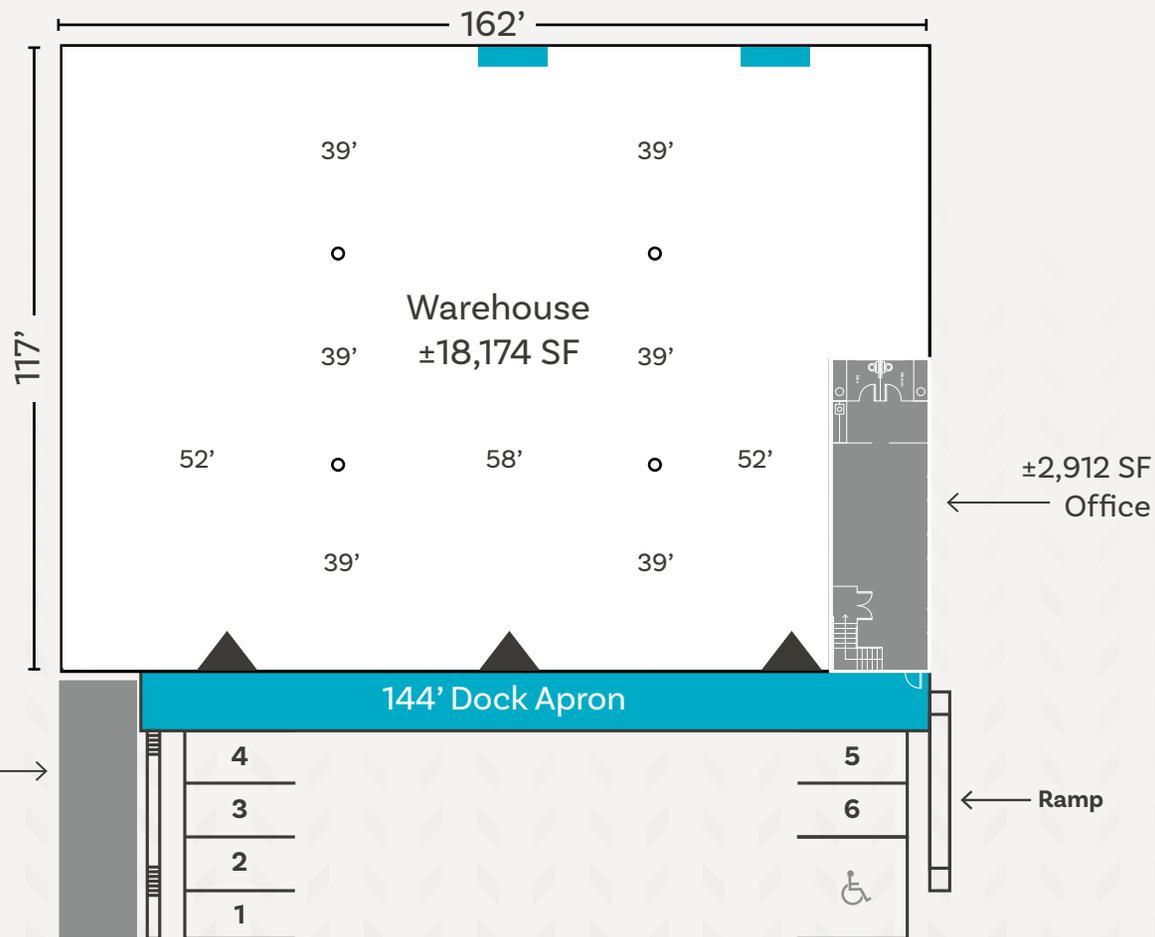
27 parking spaces &
±8,500 SF of yard area

SITE PLAN

±21,896 SF (Divisible to ±6,800 SF)



Parking / Secured Yard Area



▲ Dock-High Loading Door

■ Grade-Level Loading Door

Hamilton Drive

► N

PROPERTY PHOTOS

77 HAMILTON DRIVE | NOVATO, CA

[▶ PROJECT VIDEO](#)



LOCATION MAP

INGRESS/EGRESS



YOUR ACCESS TO NORTHERN CALIFORNIA

Santa Rosa	30 miles
Rohnert Park	24 miles
Petaluma	15 miles
Sonoma	20 miles
Napa	30 miles
Fairfield	36 miles
Richmond	20 miles
Oakland	30 miles
San Francisco	25 miles
Sacramento	76 miles

105 miles

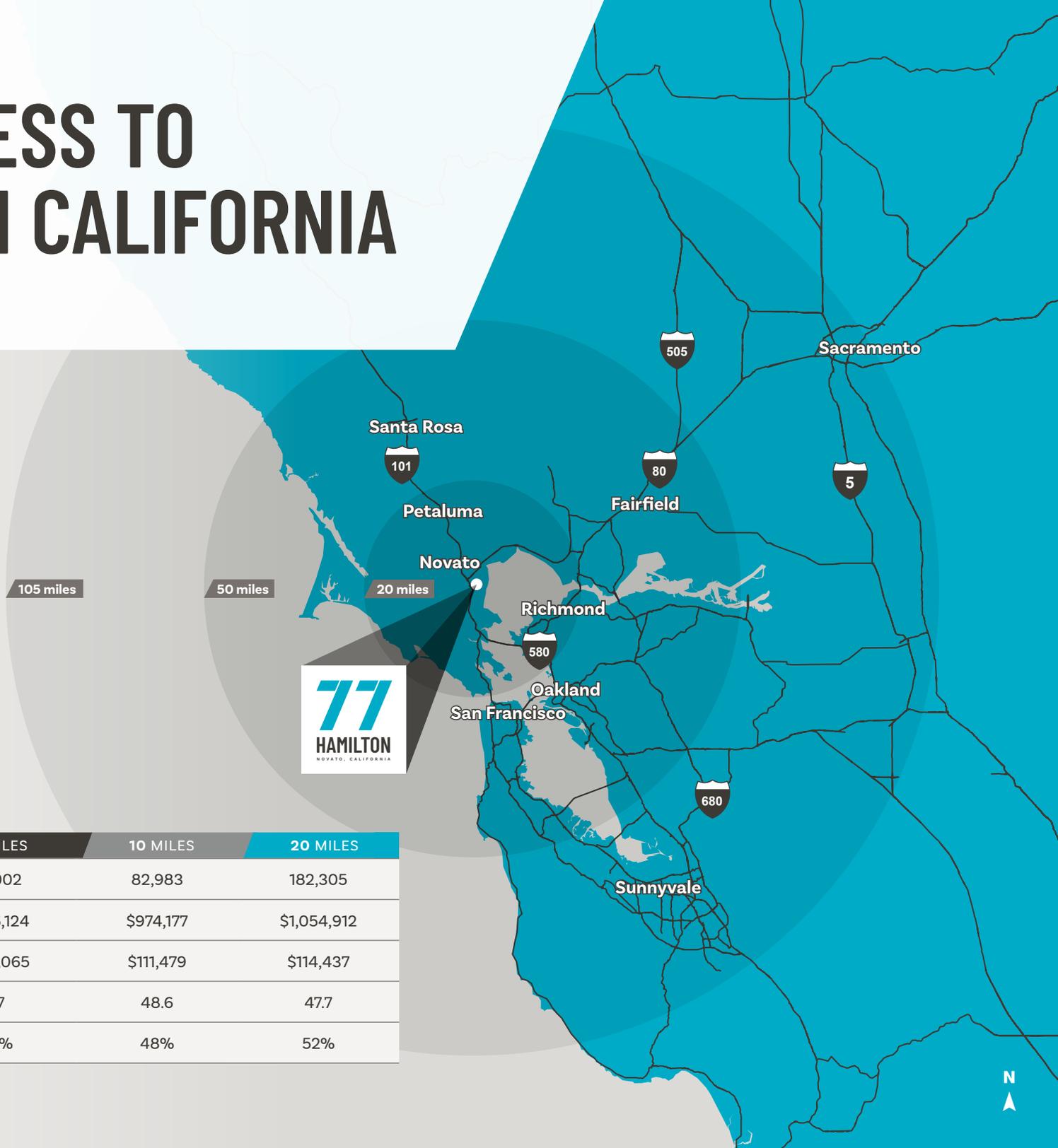
50 miles

20 miles



DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
2024 POPULATION	23,002	82,983	182,305
MEDIAN HOME VALUE	\$886,124	\$974,177	\$1,054,912
MEDIAN HOUSEHOLD INCOME	\$106,065	\$111,479	\$114,437
MEDIAN AGE	47	48.6	47.7
BACHELOR'S DEGREE OR HIGHER	44%	48%	52%



CORPORATE NEIGHBORS

AMENITIES

1. Five Points Fitness
2. Ignacio Shopping Center
3. Boca Pizzeria
4. Taki Japanese Restaurant
5. Nugget Markets
6. Marin Coffee Roasters
7. Maya Palenque Restaurant
8. Sushi Tri
9. Buttercup Home
10. Mamita Cocina Mexicana
11. Taqueria La Fiesta
12. The Speakeasy Novato
13. Peet's Coffee
14. Toast Restaurant
15. Super Duper Burgers
16. Safeway
17. Courtyard Novato Marin/Sonoma
18. John & Jill's Cheesecake
19. Aurora Ristorante Italiano
20. Michael's Sourdough Sandwiches
21. Kalin Cellars
22. Adobe Creek Brewing



Highway 101 Signage Opportunity
Average Daily Traffic Count: ±173,300 Vehicles



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