



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

405 ENFRENTE ROAD  
NOVATO, CA

OUTSTANDING INVESTMENT  
OPPORTUNITY

REPRESENTED BY:

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# EXECUTIVE SUMMARY



405 ENFRENTE ROAD  
NOVATO, CA

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Available for the first time, 405 Enfrente Road represents an exceptional opportunity to acquire an iconic office property in a park-like setting, on a level site with immediate access to major traffic arteries, public transportation, shopping, services and recreation. Originally built in 1987, the property has been maintained to the highest standard, with abundant natural light on all sides. Investors will appreciate the site's possibilities, either as an office property, or as a site ideal for conversion to residential - either by converting the existing structure, or by redeveloping the property.

Purchase price:	<b>\$1,200,000</b>
Building(s) total size:	<b>5,330+/- SQ. FT.</b>
Price/PSF:	<b>\$225.14</b>



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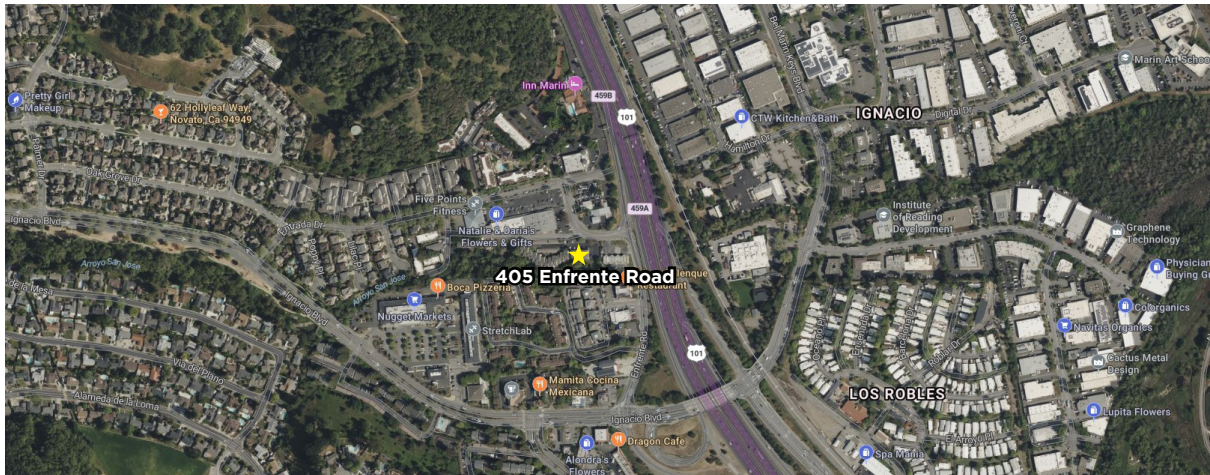
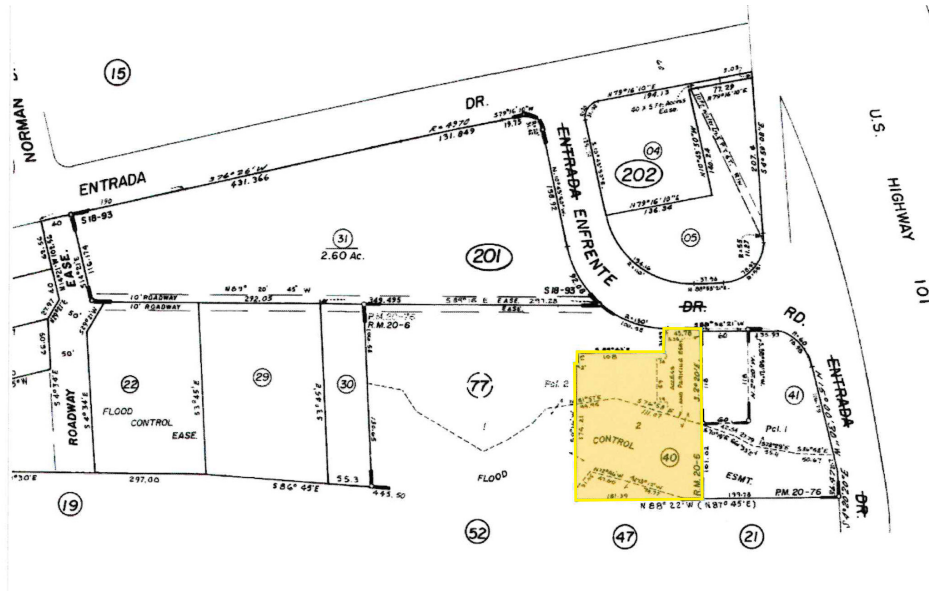


# PROPERTY DESCRIPTION



405 ENFRENTE ROAD  
NOVATO, CA

OUTSTANDING INVESTMENT  
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<b>APN</b>	160-201-40
	5,330 SF BUILDING
<b>TOTAL LAND AREA</b>	11,718 SF
<b>YEAR BUILT</b>	1987
<b>CONSTRUCTION</b>	Wood frame
<b>TENANCY TYPE</b>	Multiple
<b>ZONING</b>	PD
<b>PARKING</b>	26 Spaces on site
<b>FIRE SPRINKLERS</b>	Yes
<b>ACCESS</b>	Immediate access to 101 Golden Gate Transit (lines 49 & 57) Hamilton SMART Train stop: 2 miles

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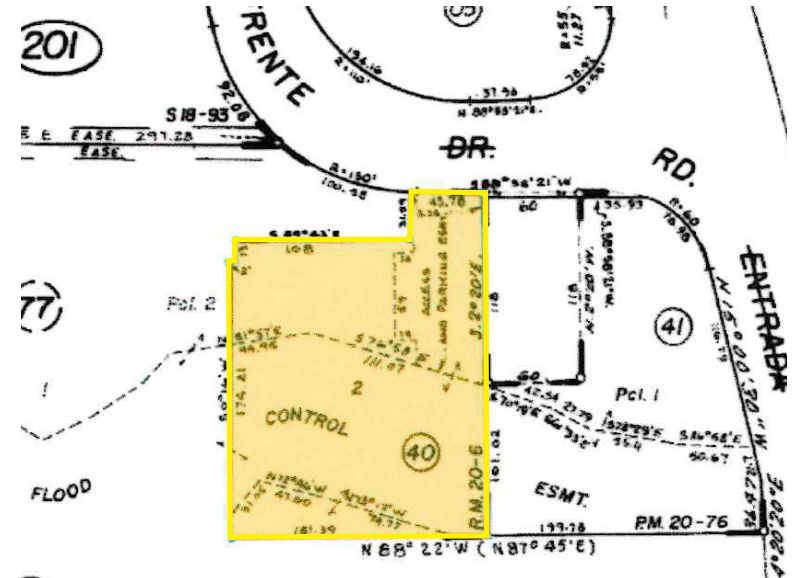


# DEVELOPMENT POTENTIAL



405 ENFRENTE ROAD  
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OUTSTANDING INVESTMENT OPPORTUNITY



- 11,718 SF
- Level site
- Perfect commuter location
- Adjacent to shopping, amenities & transportation
- Housing element proposes flexible conversion to multifamily
- Adjacent parcels are existing for high density
- May qualify for density bonuses via SB 8, SB 35, SB 330, and AB 2011

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# LAND USE



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**Per City of Novato Housing Element (April 2024)  
Program 3.1: Allow comparable zoning district standards to  
apply in the Planned (PD) Zoning District.**

Zoning Ordinance Division 19.14 (Special Purpose Zoning Districts) currently requires all projects on parcels in the PD Zoning District to prepare a Master Plan and/or Precise Development Plan, subject to an extensive discretionary review process. To allow project applicants an alternative, the City will amend the Zoning Ordinance to allow developments on parcels zoned PD to utilize the land use and development standards of the closest zoning district which implements the underlying General Plan land use designation which would produce the highest number of units allowed.

**Responsible Party:** Community Development Department, Planning Commission, City Council

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance by September 2025.

**Objective:** Allow projects in the PD Zoning District an alternative to the submission and approval of a Master Plan and/or Precise Development Plan.



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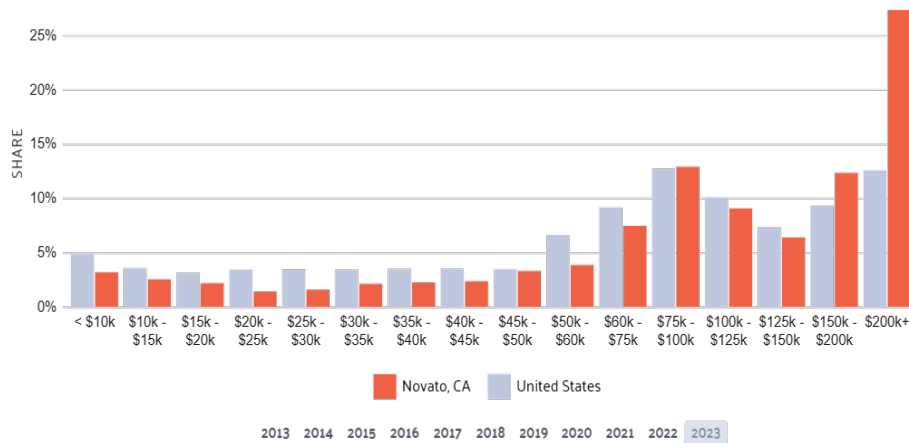
# REGIONAL SNAPSHOT



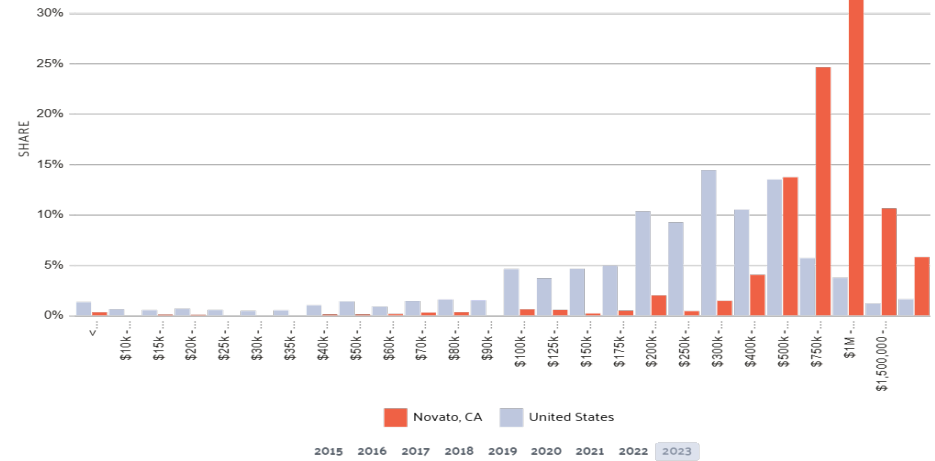
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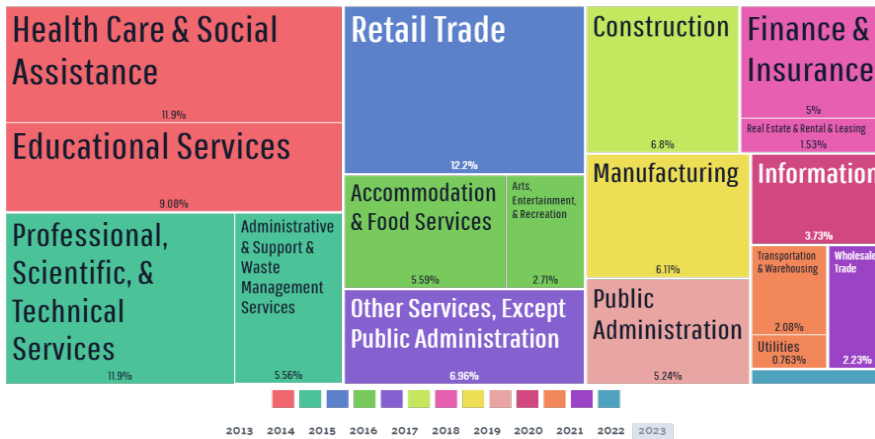
## HOUSEHOLD INCOME



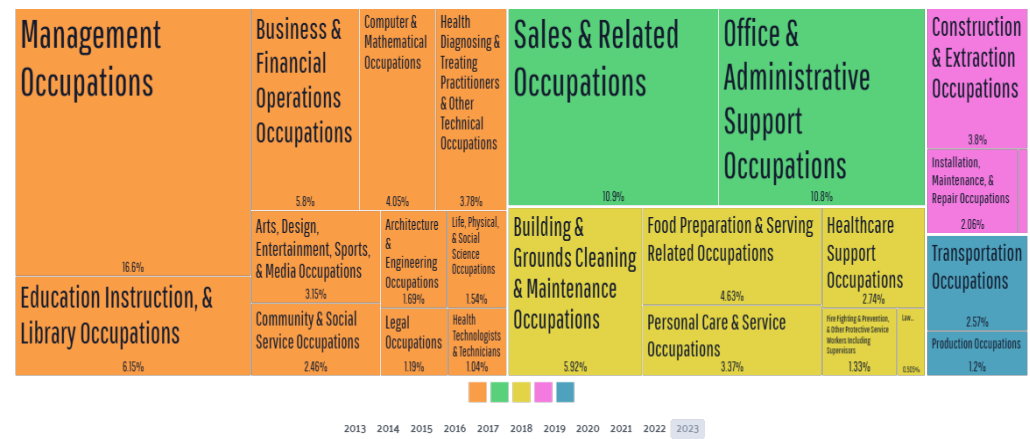
## PROPERTY VALUE



## EMPLOYMENT BY INDUSTRY



## EMPLOYMENT BY OCCUPATION



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## ABOUT US



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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