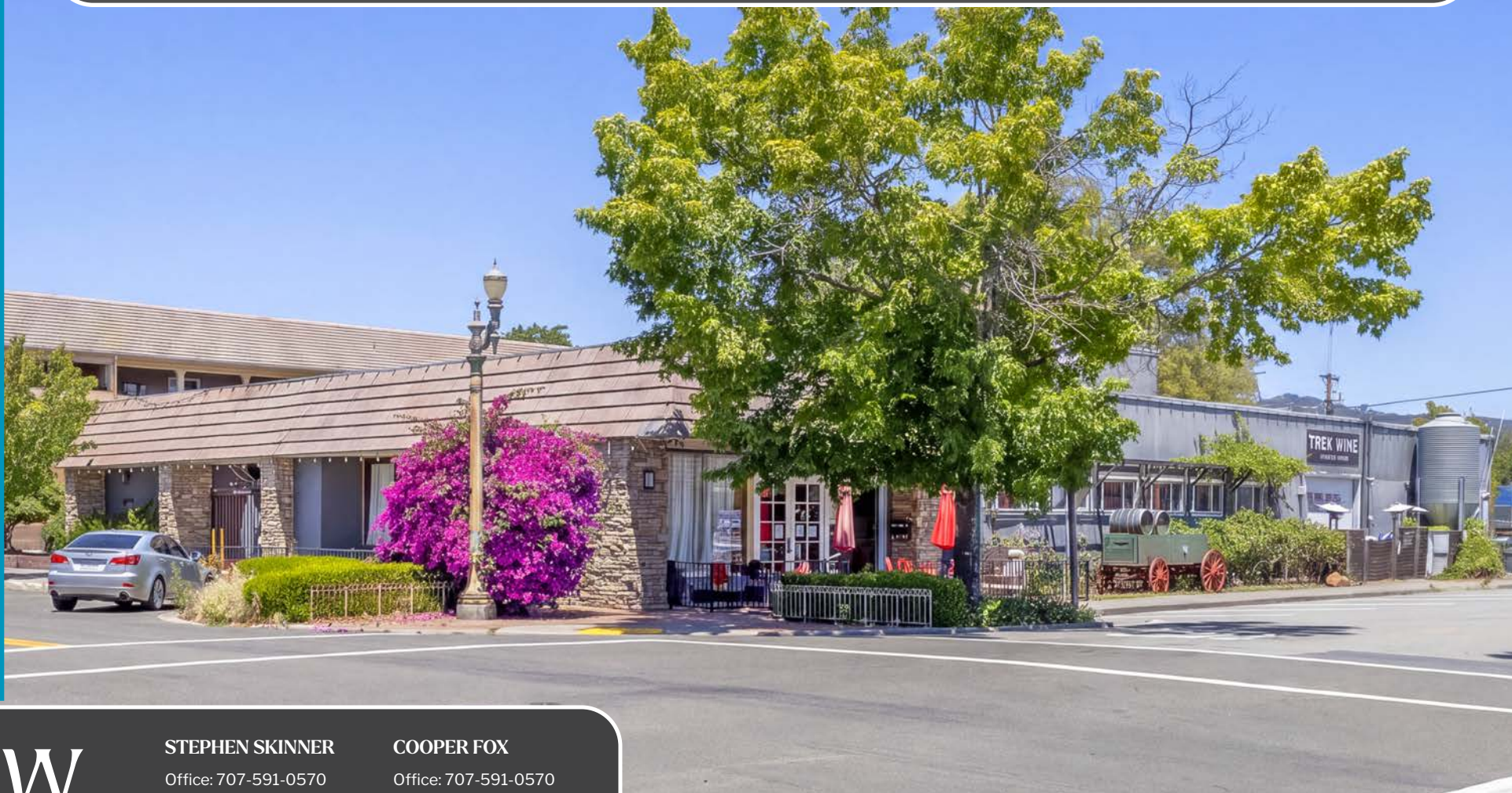


OWNER-USER / INVESTMENT – FOR SALE

1026 MACHIN AVENUE

NOVATO, CA 94945



STEPHEN SKINNER

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±8,847 SF – TURNKEY WINERY, BREWERY & EVENT VENUE

OFFERING SUMMARY

W Commercial is pleased to present 1026 Machin Avenue for sale – a solar-powered, single-story commercial building (with a second-floor office) on a hard corner in the heart of Old Town Novato. The real estate is offered with its existing winery and brewery improvements, production infrastructure, and permitted use in place – built out as a turn-key Type 2 (wine) and Type 23 (small-beer) manufacturing facility – allowing a qualified operator to step into a turnkey production-and-hospitality platform with minimal downtime. One block off Grant Avenue and walkable to the SMART rail, the building can serve a single operator seeking production, sales, and event space under one roof – or an investor drawn to Downtown Core Retail zoning that also permits office, residential, and mixed-use with substantial unused density.



SALE PRICE
CALL BROKER



SALE TYPE
Owner-User Investment



TENANCY
Single / Multi



BUILDING SIZE
±8,847 SF



LOT SIZE
0.24 Acres (10,500 SF)

PROPERTY INFORMATION



1026 Machin Avenue is a two-story, solar-powered commercial building positioned on the corner of Machin Avenue and Sweetser Avenue, one block north of Old Town Novato's Grant Avenue. The building has operated since 2006 as one of Marin's signature gathering places and is built out as a complete hospitality and production facility – a barrel-aging room, brew house, tap room, laboratory, on-site winery and craft-beer production, a private dining room, a licensed hoodless kitchen, two restrooms, and second-floor offices, plus a covered outdoor patio.

These improvements convey with the real estate, giving the next owner a rare turnkey platform: continue a winery/brewery and event use, or reposition the space for a restaurant, food hall, tasting collective, or owner-user headquarters. The hard corner, downtown walkability, and on-site production infrastructure are difficult to replicate and costly to permit and build new.



BUILDING SIZE
±8,847 SF



LOT SIZE
0.24 Acres (10,500 SF)



YEAR BUILT
Renovated - 2006



ZONING
Commercial –
City of Novato



STORIES
2



PARKING SPACES
Street



HVAC
YES



POWER
200 Amps



GAS
YES



SPRINKLERS
YES



RESTROOMS
2



SOLAR
YES

Production / FF&E in place: Turn-key Type 2 (wine) & Type 23 (small-beer) manufacturing build-out – barrel-aging room, brew house, tap room, laboratory, licensed hoodless kitchen, private dining room (production equipment available by separate negotiation – confirm what conveys)

PROPERTY HIGHLIGHTS



Deep Tenant Improvements & Permitted Use In Place

The building conveys with substantial existing improvements – built out and operated as a turn-key Type 2 (wine) and Type 23 (small-beer) manufacturing facility, with a barrel-aging room, brew house, tap room, laboratory, licensed hoodless kitchen, and private dining room. The established, permitted use and solar-powered, two-story infrastructure position a new operator to move quickly, with dramatically reduced build-out cost and timeline.



Central Novato Location

Positioned on a hard corner in the heart of Old Town Novato, one block from Grant Avenue and a short walk to the SMART rail and Golden Gate Transit. Strong downtown foot traffic, an affluent surrounding trade area, and easy access to Highway 101 make this a premier destination location for a hospitality, production, or experiential concept.



Single- or Multi-Tenant Flexibility

The configuration supports a single operator who wants event space, production, and sales all in one site – or an investor who plans to lease out distinct portions (production, taproom/tasting room, event space, kitchen) to multiple users to increase NOI. This optionality widens the buyer pool across owner-users and value-add investors.

SITE PLAN

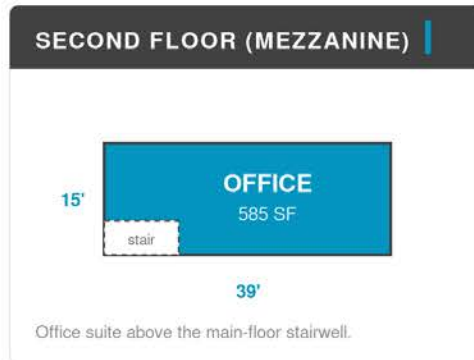
1026 Machin Avenue
Novato, CA 94945

Parcel ID:
153-043-01

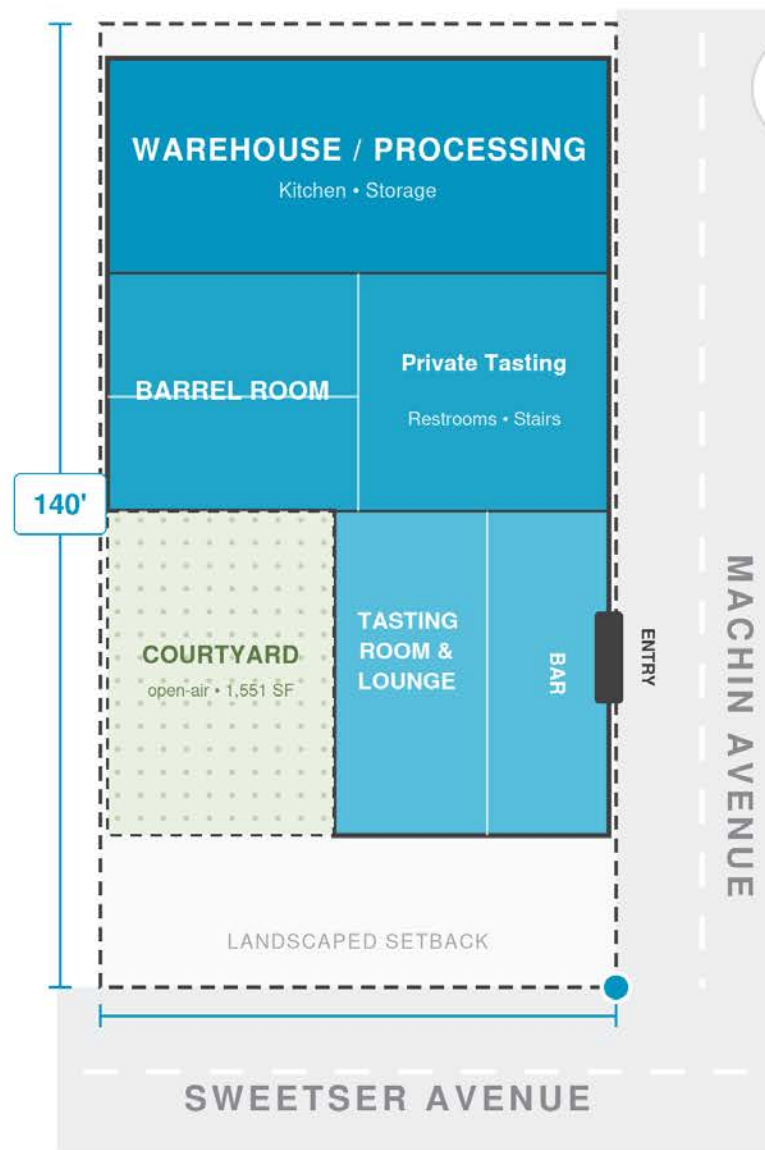
Lot Size:
0.24 Acres (10,500 SF)



FLOOR PLAN



PARKING
Street parking only — no on-site parking.



PROPERTY PROGRAM

APN

LOT SIZE **10,500 S**

LOT DIMENSIONS

GROSS BUILDING

FIRST FLOOR

SECOND FLOOR **585**

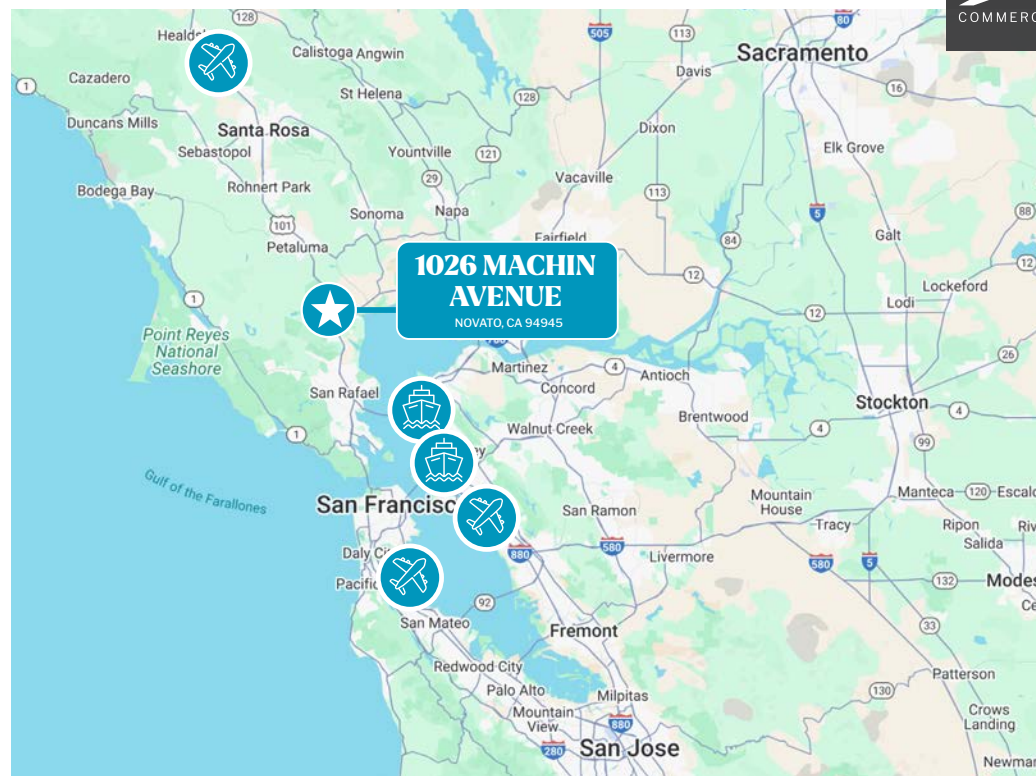
COURTYARD **1,551 SF**

ZONING **CDR-D (Down**

POSITION **NW**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	POPULATION	13,576	43,332	58,922
	HOUSEHOLDS	5,272	16,536	22,702
	AVG. HOUSEHOLD INCOME	\$121,157	\$156,145	\$154,089
	MEDIAN HOUSEHOLD INCOME	\$86,120	\$123,206	\$120,381
	AVG. HOUSEHOLD SIZE	2.50	2.50	2.50
	MEDIAN AGE	44.50	48.30	48.30
	MEDIAN HOME VALUE	\$876,546	\$1,039,073	\$1,039,491
	OWNER / RENTER OCCUPIED	50% / 50%	69% / 31%	68% / 32%
	CIVILIAN EMPLOYED	6,324 56.08%	21,151 57.80%	28,925 58.10%



AMENITIES MAP

DINING & BARS

- 1 Finnegan's Marin
877 Grant Ave
- 2 The Village Italian
1200 Grant Ave
- 3 Blue Barn Gourmet
819 Grant Ave
- 4 El Palmar Restaurant
1108 Grant Ave
- 5 Masa's Sushi
813 Grant Ave

CAFÉS & SWEETS

- 6 Rustic Bakery
1407 Grant Ave
- 7 Flour Chylde Bakery
850 Grant Ave
- 8 Celine's Sweets
879 Grant Ave
- 9 La Michoacana
1219 Grant Ave

RETAIL & SHOPPING

- 10 Five Little Monkeys Toys
852 Grant Ave
- 11 Accents Novato
815 Grant Ave

GROCERY

- 12 Whole Foods Market
790 De Long Ave
- 13 Trader Joe's
7514 Redwood Blvd

WINE, BEER & LIVE MUSIC

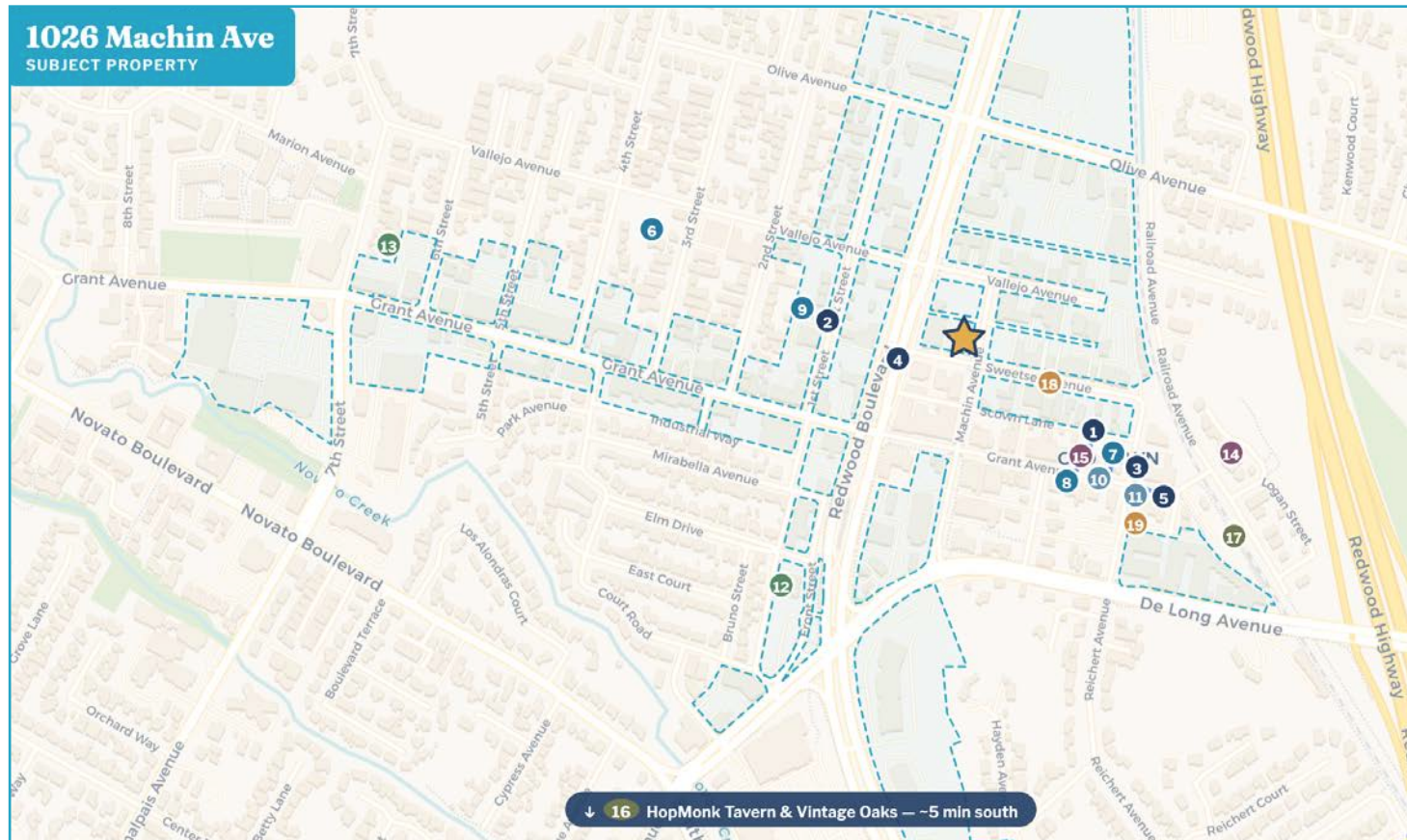
- 14 Indian Valley Brewing
1016 Railroad Ave
- 15 Mantra Wines
881 Grant Ave
- 16 HopMonk Tavern
224 Vintage Way (~1.3 mi S)

TRANSIT

- 17 Novato Downtown SMART Station
Grant Ave & Railroad Ave

CIVIC & COMMUNITY

- 18 Novato City Hall
922 Machin Ave
- 19 Downtown Novato Farmers Mkt
Sherman Ave (Grant-De Long)



PREMIERE IMPROVEMENTS



(SEE INTERIOR PHOTOS)



WINERY PRODUCTION

- Dedicated winery production area
- Barrel-aging / barrel room
- Bulk wine storage
- On-site laboratory
- Water-recycling system
- Production-grade flooring with built-in drainage



BREWERY

- Small-beer (craft) brewery / brew house
- Multi-tap tap room (25 taps)



TASTING & RETAIL

- Tasting room with walk-up bar and lounge
- Private tasting room (seats ~22)
- Retail sales area for on-site wine and beer



KITCHEN & BAR

- Licensed commercial (hoodless) kitchen — set up for shareable plates, flatbreads, and catering
- Full service bar



EVENT SPACE

- Barrel-room event space (hosts up to ~120 guests)
- ±1,551 SF enclosed courtyard for outdoor tastings and events (landscaping and pond)
- Established as a live-music, comedy, wedding, and private-event venue



BUILDING SYSTEMS & CONSTRUCTION

- Solar-powered building
- Fire sprinkler system, fire/smoke alarms, and security system
- HVAC — roof-mounted (tasting room), ductless (barrel room), and dedicated production ventilation
- Insulated walls and ceilings
- 14–15' ceilings with exposed wood joists / metal beams
- Two ADA-compliant restrooms
- ±546 SF second-floor offices
- Ceramic tile, hardwood, and sealed-concrete flooring



PERMITTED USES IN PLACE (THE TURNKEY ENABLER)

- Built out as a Type 2 (wine) manufacturing facility
- Built out as a Type 23 (small-beer) manufacturing facility
- Permitted to sell and sample other producers' wine and beer
- Assembly / special-events use (including bingo)
- Downtown Core Retail (CDR-D) zoning supporting hospitality, retail, production, and events

EXTERIOR PHOTOS



INTERIOR PHOTOS



DISCOVER NOVATO, CA

Marin County's Northern Gateway. Novato is Marin County's second-largest city, with a population of roughly 55,000, set along the Highway 101 corridor about 22 miles north of San Francisco and a short drive from San Rafael, Petaluma, and the wine regions of Sonoma and Napa. The city pairs a walkable, historic Old Town – anchored by Grant Avenue's shops, restaurants, and tasting rooms – with an affluent, highly educated residential base and a strong commuter network served by the SMART rail and Golden Gate Transit. Household incomes sit well above the regional norm, homeownership is high, and the surrounding trade area supports destination retail, hospitality, and experiential concepts. With its blend of small-town character, transit access, and Bay Area proximity, Novato offers a rare combination of community feel and commercial opportunity for owner-users and investors alike.



2025 POPULATION EST.
(5-mile radius)

58,922



AVERAGE AGE

48



AVERAGE HOUSEHOLD
INCOME

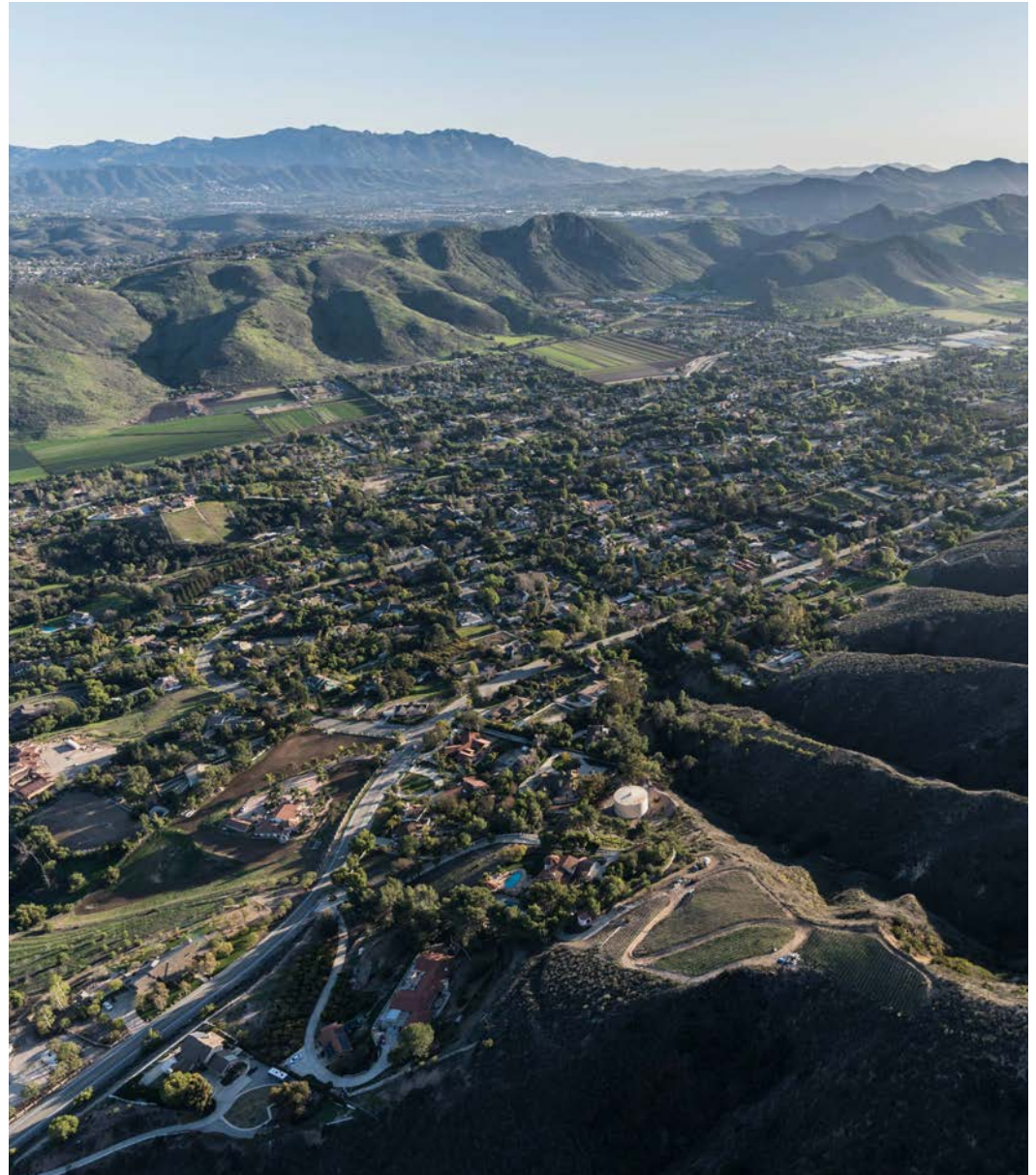
\$154,089

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.



FOR SALE



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