

256

SHORELINE
HIGHWAY
MILL VALLEY

CUSHMAN &
WAKEFIELD

PARAGON
COMMERCIAL BROKERAGE





AVAILABLE FOR SALE OR LEASE

Property Highlights

- 3 Commercial properties on one parcel
- Excellent visibility
- ±6,011 Sq. Ft. Vacant freestanding commercial building
- Owner-user opportunity
- Zoned: CP - Planned commercial

Sale Price: \$6,000,000.00

Available : 6,011 Sq. Ft.

Total Project: 9,745 Sq. Ft.

Lease Rate: \$3.50 PSF NNN

FOR MORE INFORMATION CONTACT:

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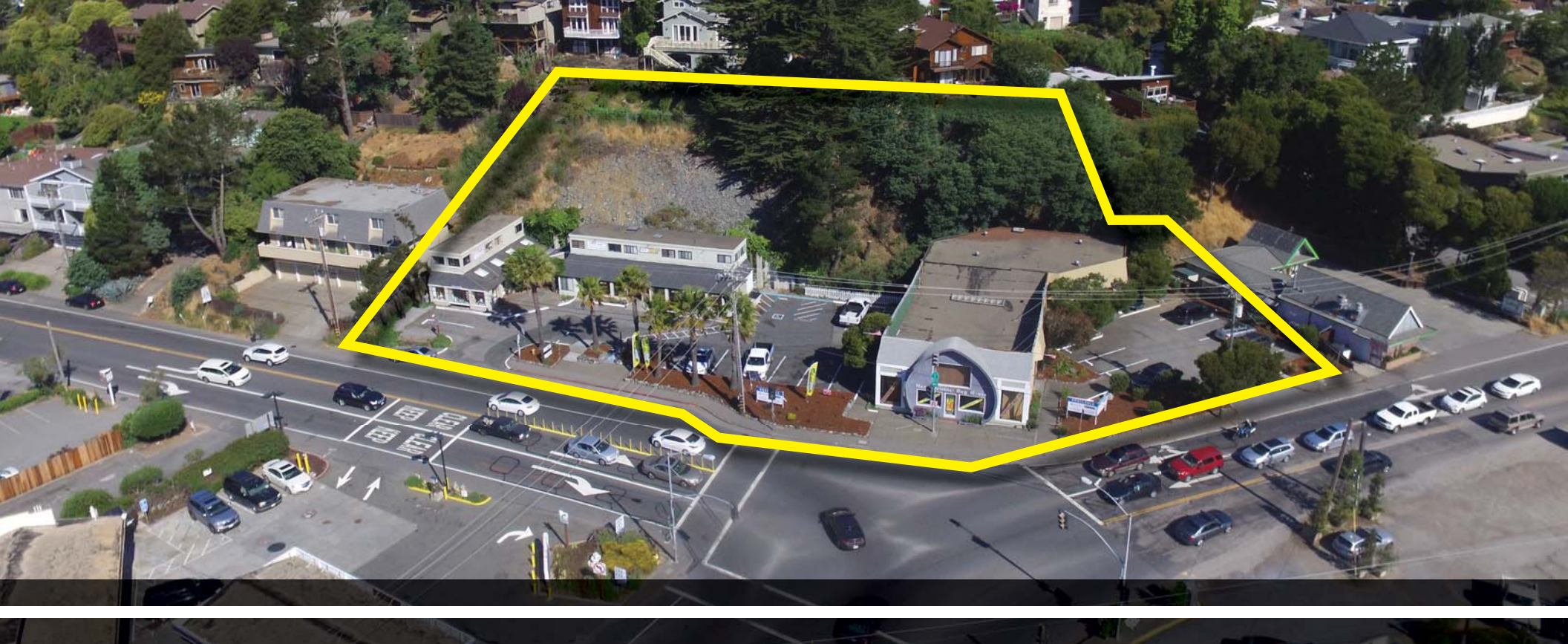
BRE#: 01370461

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SHORELINE HIGHWAY

MILL VALLEY





Property Address: 256 Shoreline Hwy | Mill Valley, CA

Building Type: Wood Frame

Property Type: 3 Free standing commercial / retail buildings

Parcel #: 051-245-21

Available For Lease: 6,011 Sq. Ft.

Lease Rate: 3.50 PSF NNN

Gross Buildings Sq. Ft.: 9,754 Sq. Ft.

Zoning: CP - Planned Commercial

Parking: 27 off street

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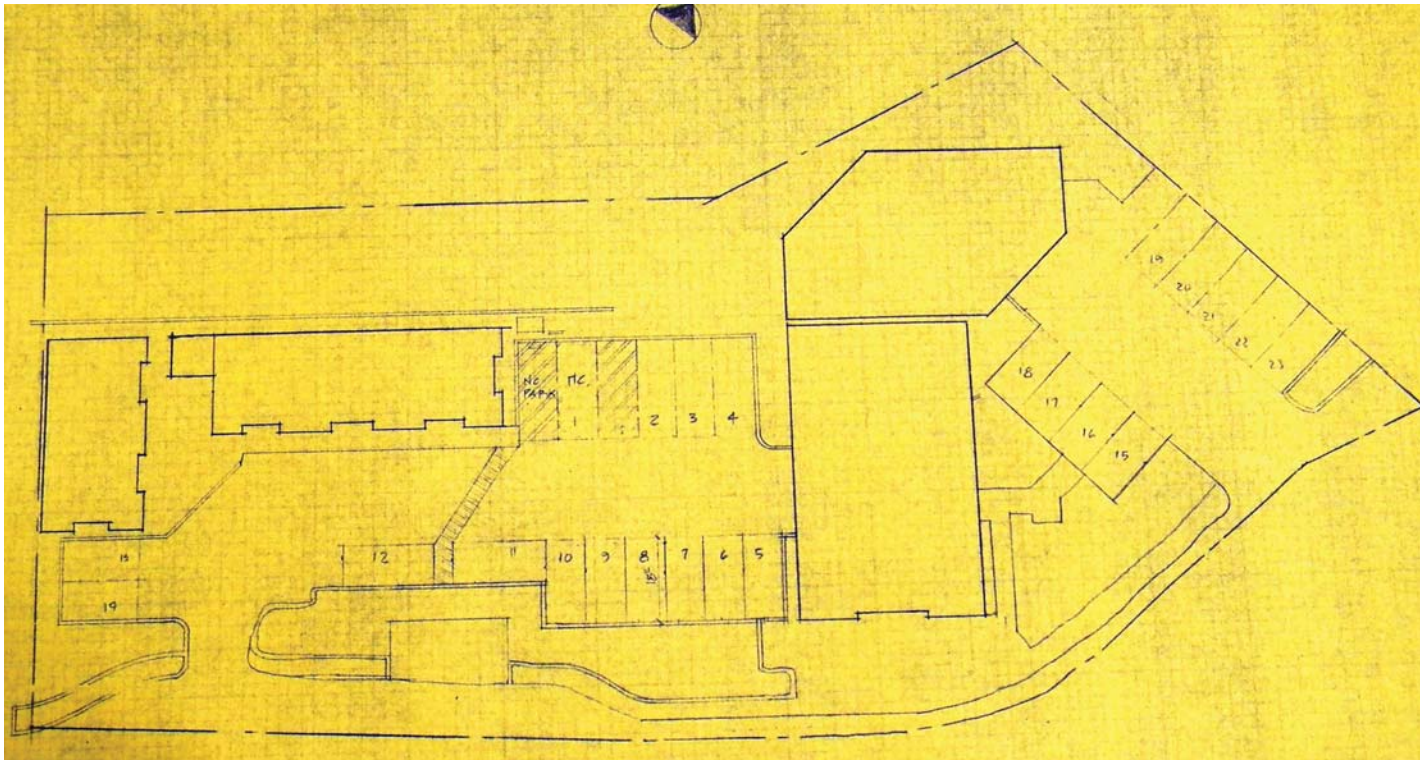
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FLOOR PLAN:



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FOR SALE

3 Commercial Buildings

- Building 1:** 6,011 Sq. Ft. (Delivered Vacant)
- Building 2:** 2,368 Sq. Ft. (Subway Sandwich & 2nd Floor Office)
- Building 3:** 1,466 Sq. Ft. (nail salon & chiropractic)
- Total:** 9,745 Sq. Ft.

Monthly Income: \$11,120.13

Monthly Expenses: \$1,275 not including property taxes

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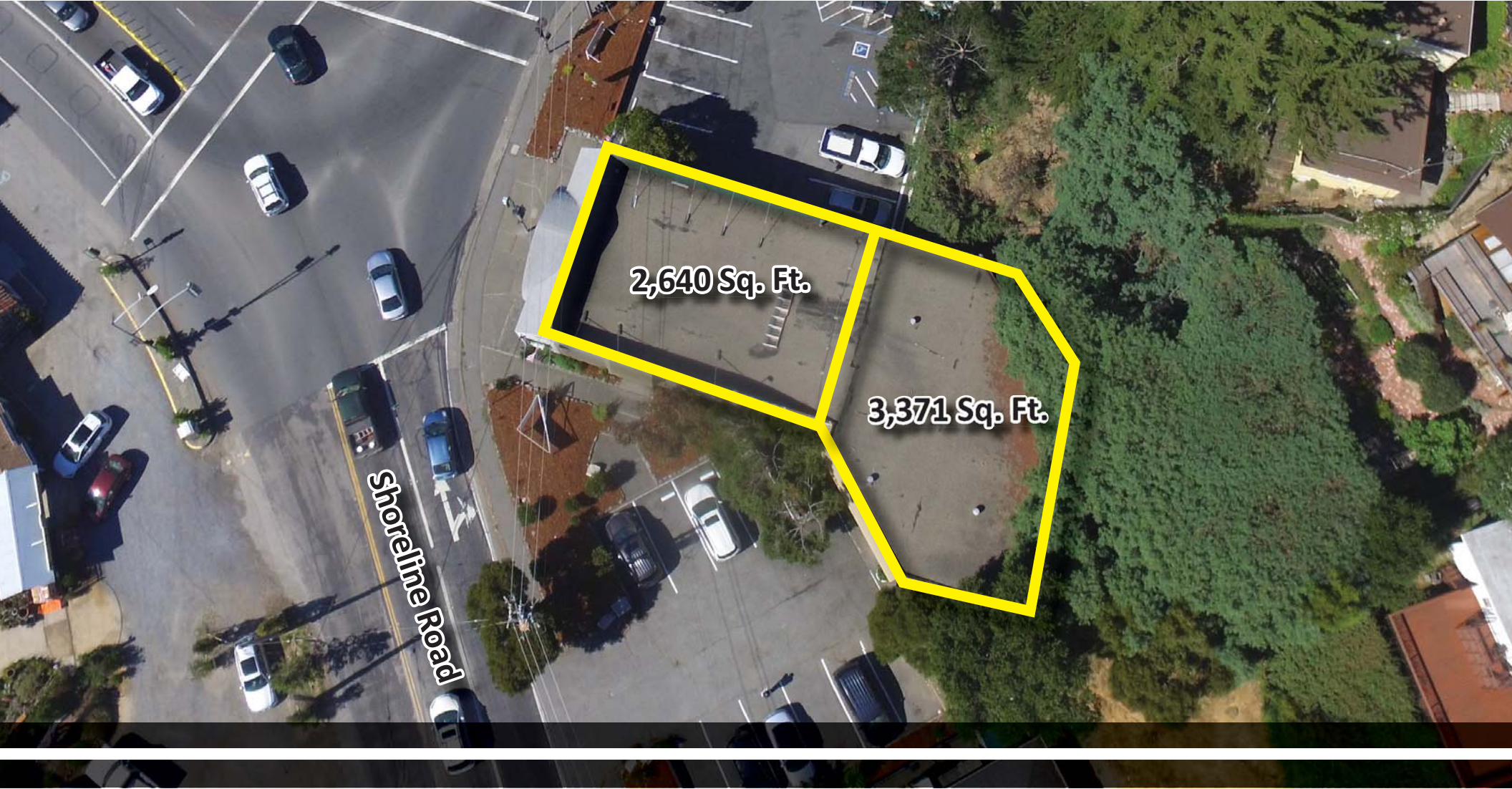




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FOR LEASE

Building 1

- Free Standing 6,011 Sq. Ft. Building for Lease
- Divisible from 2,640 up to 6,011 Sq. Ft.
- Asking rent \$3.50 PSF NNN

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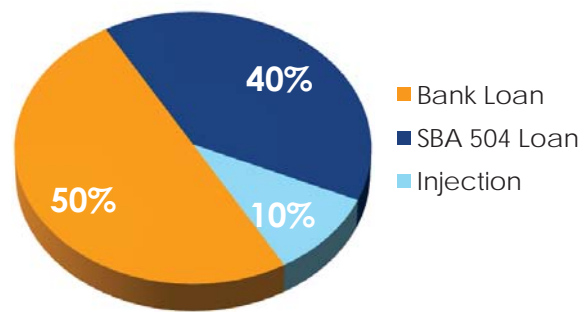




 Own the Business? Own the Building.

Purchase Price	\$616.40 psf	\$6,000,000
Improvements	\$0.00 psf	\$0
Equipment		\$0
Other		\$0
Total Project Costs	\$616.40 psf	\$6,000,000

Loan Structure		
Bank 1st Mortgage	50%	\$3,000,000
SBA 504 2nd Mortgage*	40%	\$2,455,000
Down Payment	10%	\$600,000
Total Project with Fees		\$6,055,000



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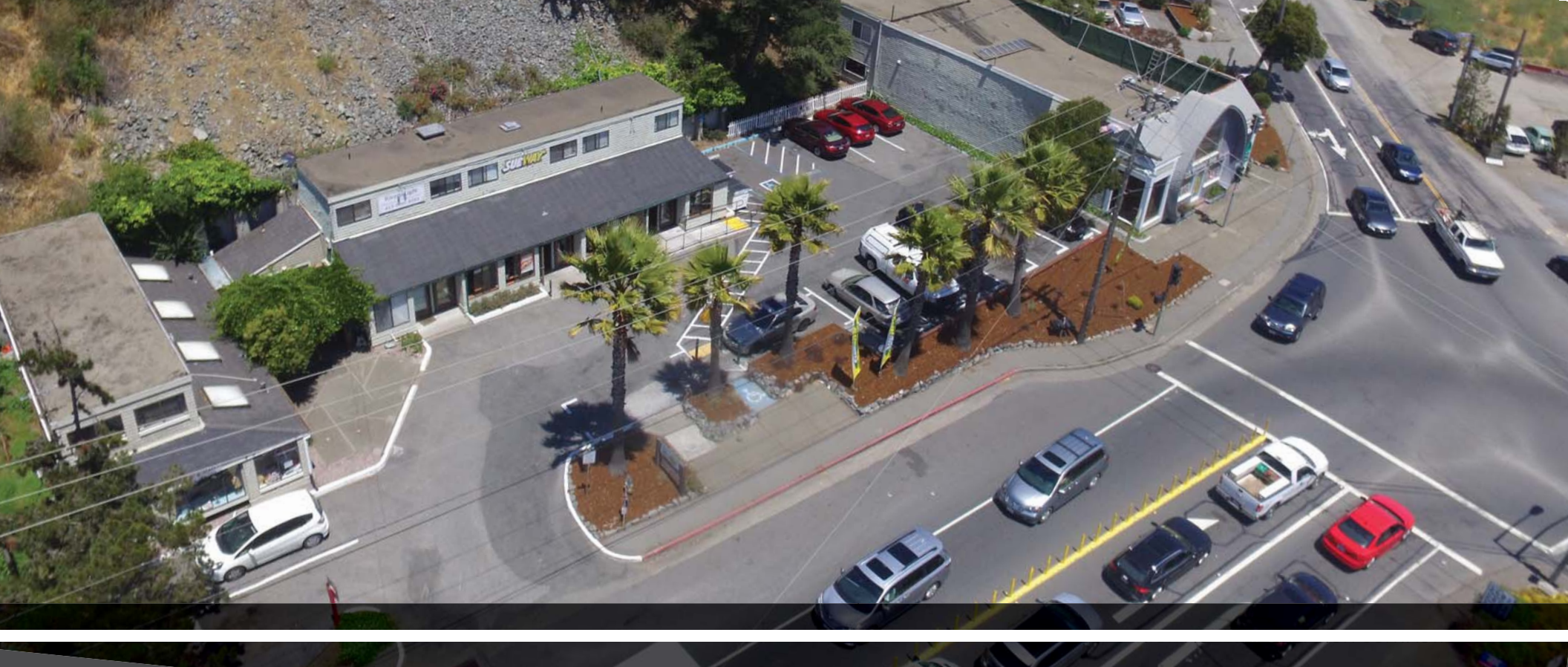
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90% SBA 504 Financing Example						
	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 3,000,000	4.50%	10 Yrs	25 Yrs	\$ 16,675	\$ 200,100
SBA 504 2nd Mortgage*	\$ 2,455,000	4.31%	20 Yrs	20 Yrs	\$ 15,281	\$ 183,371
* Includes financed SBA fees of \$55,000						
Total Financing	\$ 5,455,000	4.41%			\$ 31,956	\$ 383,470

- Assumptions:**
- Bank rate, terms and fees are estimated and will vary depending on lender.
 - SBA rate is as of May '16. Actual rate is set at debenture sale.
 - SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
 - 90% LTV financing generally does not require additional collateral.
 - Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

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TRAFFIC COUNTS:

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Almonte Blvd	Shoreline Hwy (0.02 miles S)	1995	24,749
0.08	Shoreline Hwy	Gibson Ave (0.03 miles SW)	2012	17,800
0.12	Shoreline Hwy	Tennessee Valley Rd (0.11 miles SE)	2012	32,000
0.40	Shoreline Hwy	Redwood Hwy (0.08 miles E)	2012	32,000
0.48	Redwood Hwy	Bike Path (0.13 miles S)	2012	133,000
0.54	Shoreline Hwy	Sunset Way (0.00 miles W)	2012	17,100
0.57	Miller Ave	Almonte Blvd (0.28 miles S)	2011	19,400
0.60	Shoreline Hwy	Spruce St (0.03 miles W)	2012	14,200
0.71	Redwood Hwy Frntg Rd	de Silva Island Dr (0.11 miles S)	2004	15,466
0.74	Shoreline Hwy	Alta Way (0.01 miles SW)	2012	12,500

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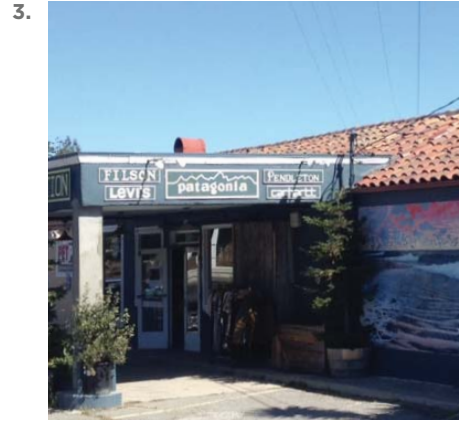
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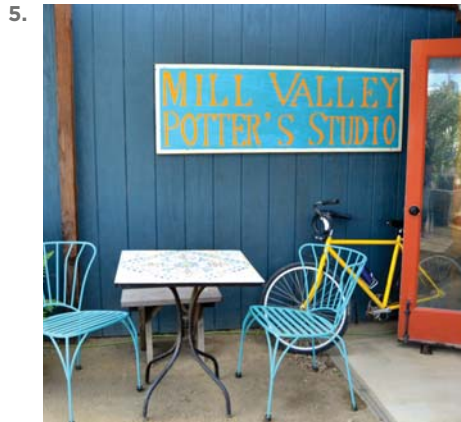
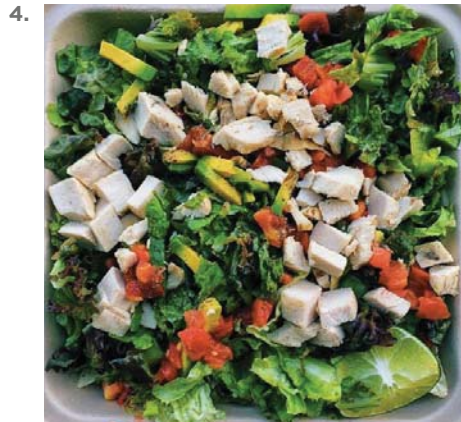




MILL VALLEY NEIGHBORHOOD:



- 1. EQUATOR COFFEE & TEA
- 2. NATIVE PLANT NURSERY
- 3. PROOF LAB STATION
- 4. CAFE DEL SOL
- 5. MILL VALLEY POTTER'S STUDIO
- 6. BIG DOG SURF



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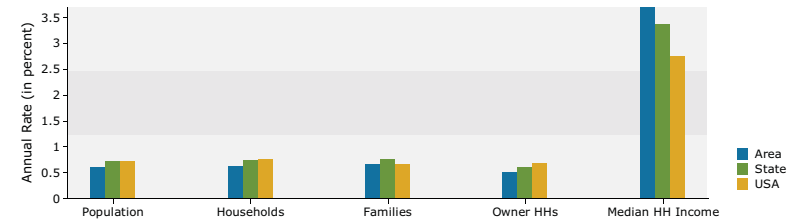
MILL VALLEY DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	11,213	56,223	104,849
Households	5,162	24,447	42,327
Families	2,812	14,743	24,967
Average Household Size	2.11	2.28	2.34
Owner Occupied Housing Units	2,663	15,617	24,529
Renter Occupied Housing Units	2,499	8,830	17,798
Median Age	45.2	45.6	43.7
2015 Summary			
Population	11,172	57,189	106,313
Households	5,129	24,767	42,994
Families	2,803	14,980	25,428
Average Household Size	2.12	2.30	2.35
Owner Occupied Housing Units	2,536	15,360	24,167
Renter Occupied Housing Units	2,592	9,406	18,827
Median Age	47.0	47.3	45.1
Median Household Income	\$93,748	\$110,992	\$96,687
Average Household Income	\$145,182	\$159,627	\$150,522
2020 Summary			
Population	11,333	58,902	109,589
Households	5,199	25,469	44,354
Families	2,848	15,433	26,276
Average Household Size	2.12	2.30	2.35
Owner Occupied Housing Units	2,554	15,711	24,803
Renter Occupied Housing Units	2,646	9,758	19,551
Median Age	48.2	48.5	45.8
Median Household Income	\$110,820	\$133,018	\$115,947
Average Household Income	\$165,032	\$183,794	\$174,299
Trends: 2015-2020 Annual Rate			
Population	0.29%	0.59%	0.61%
Households	0.27%	0.56%	0.62%
Families	0.32%	0.60%	0.66%
Owner Households	0.14%	0.45%	0.52%
Median Household Income	3.40%	3.69%	3.70%

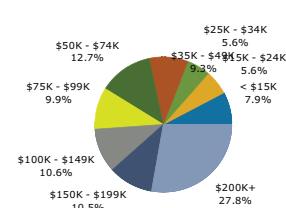
Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	892	4,223	7,711
Total Employees:	6,334	27,523	59,618
Total Residential Population:	11,172	57,189	106,313
Employee/Residential Population Ratio:	0.57:1	0.48:1	0.56:1

5 miles

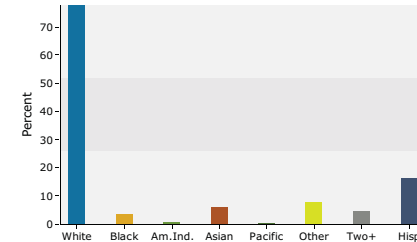
Trends 2015-2020



2015 Household Income



2015 Population by Race



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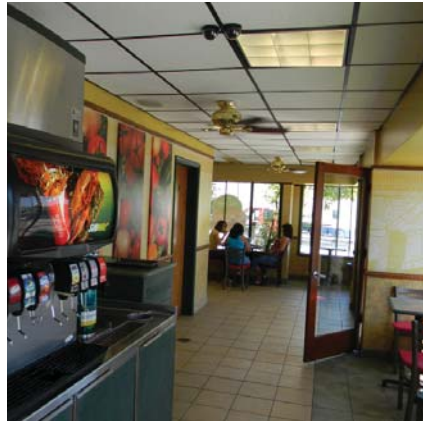
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EXTERIOR & INTERIOR PICTURES:



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