



## For Lease: Retail Space

256 Shoreline Hwy., Mill Valley, CA

- Located At Signalized Corner
- AADT Count of 35,000 Cars Per Day
- Open Floor Plan
- 1,100 +/- sf Mezzanine/Office
- On-Site Parking

### Offering Summary

Available Sq Ft:	2,700 - 6,011 +/- sf
Initial Base Rent:	\$2.18 - \$3.23 psf
Lease Type:	NNN (\$0.48 psf)
Min. Lease Term:	5 Years
Available:	Now

Contact:

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San Rafael, CA 94903  
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# For Lease: Retail Space

256 Shoreline Hwy., Mill Valley, CA 94941

## Building/Space Description:

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This is an attractive stand-alone building with ground floor retail and a second floor mezzanine with office. The property has a kitchen and two bathrooms. There is parking on both sides of the building. This property is zoned for Planned Commercial (CP), which allows for a wide variety of uses, including general retail, health and fitness, schools and restaurants. The building has been a retail location for over 50 years.

## Location Description:

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The property is located at the intersection of Shoreline Highway and Almonte Blvd., the southern access roads to Mill Valley, Muir Woods and Stinson Beach. It is conveniently located one mile west of Hwy. 101 with easy access north or south. Area retailers include Good Earth Natural Food, Walgreens, Frantoio Ristorante and Proof Lab Surf Shop.

## Space Information/Features:

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Total Available Square Feet:	2,700 - 6,011 +/- sq. ft.
Divisible/Can Add:	Yes - 4,000 +/- sq. ft. minimum
Signage:	On building
Number of Parking Spaces:	27 unreserved parking spaces - parking on west side shared with retail and office tenants

## Building Information/Features:

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Total Building Square Feet:	6,011 +/- sq. ft.
Year Constructed:	1931 +/-
Zoning/Permitted Uses:	<a href="#">CP (Planned Commercial)</a>
Fire Sprinklers:	No
Heating and Air Conditioning:	No
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Terms:

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Minimum Lease Term:	5 Years
Initial Base Rent:	\$2.15 - \$3.23 per sq. ft.
Base Rent Increases:	3% per annum
Lease Type:	NNN (\$0.48 psf)
Tenant Expenses:	Electric, gas, janitorial, trash and NNN expenses

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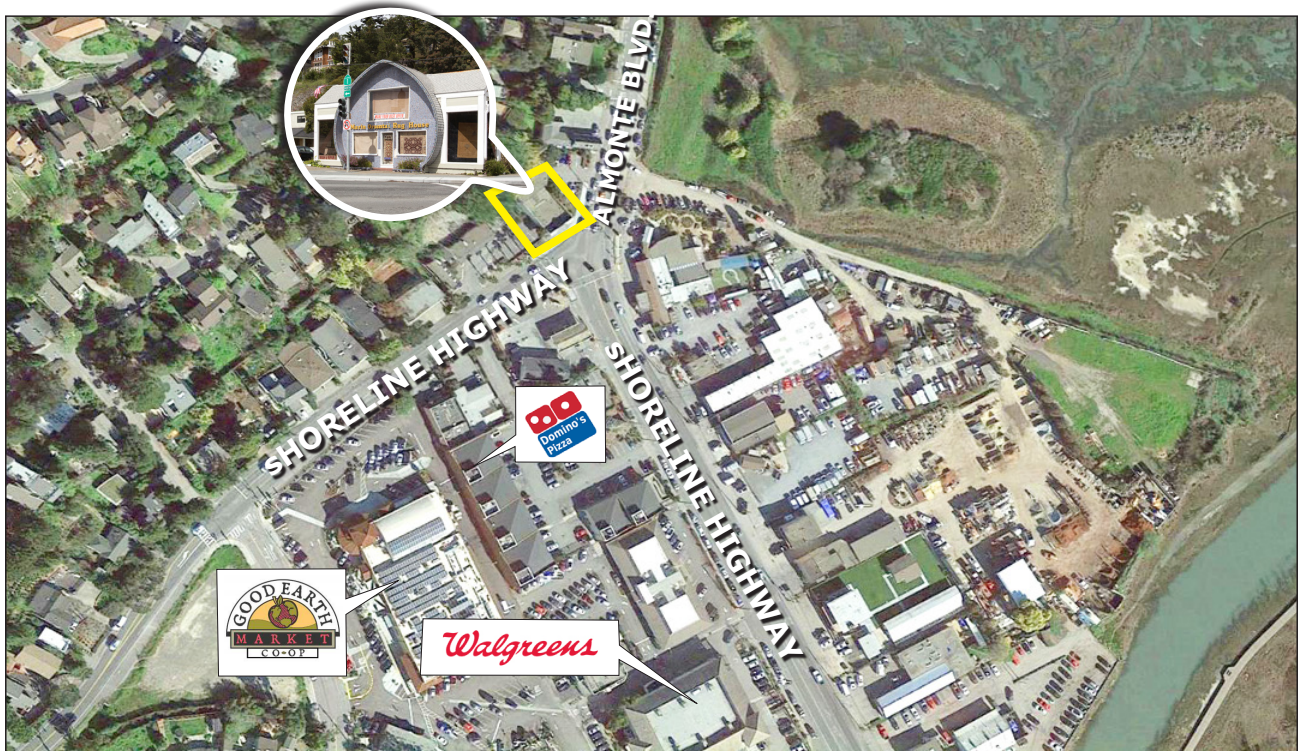
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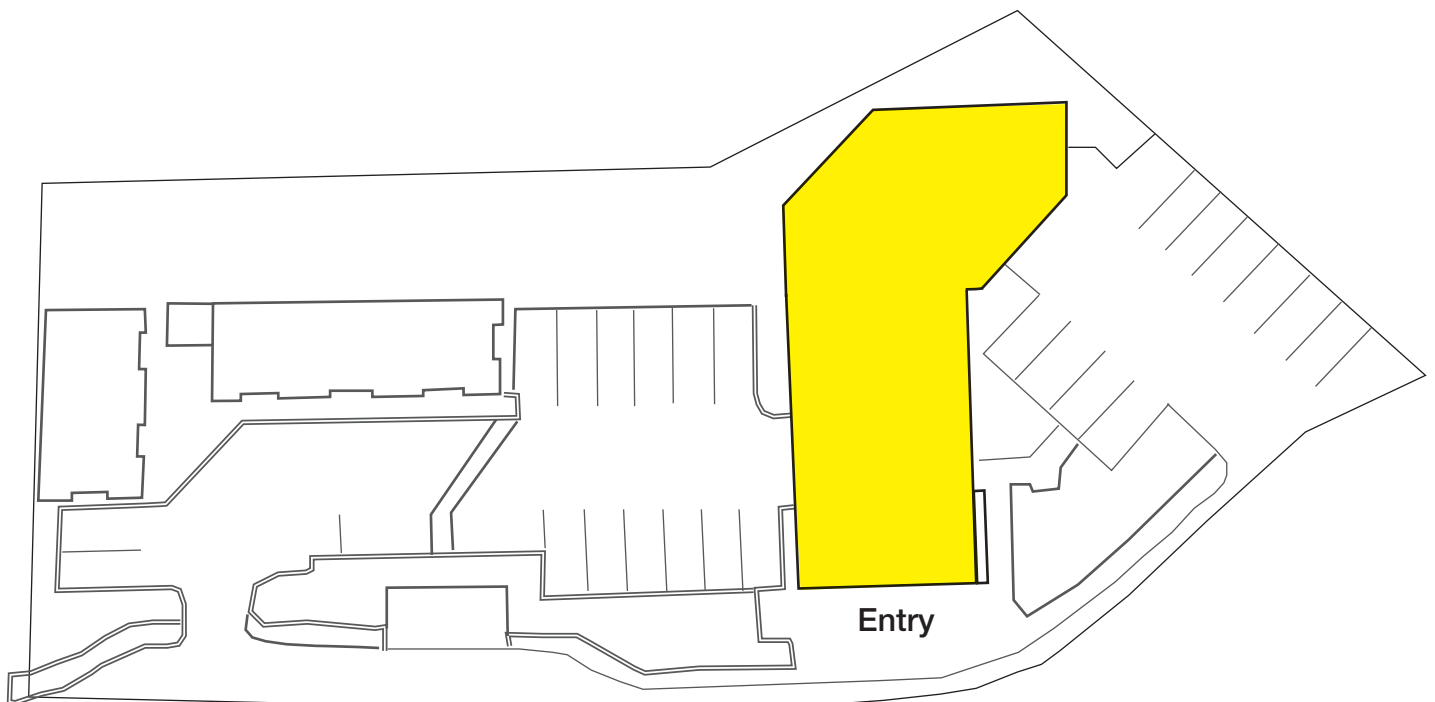


[Click here to View in Google Maps](#)



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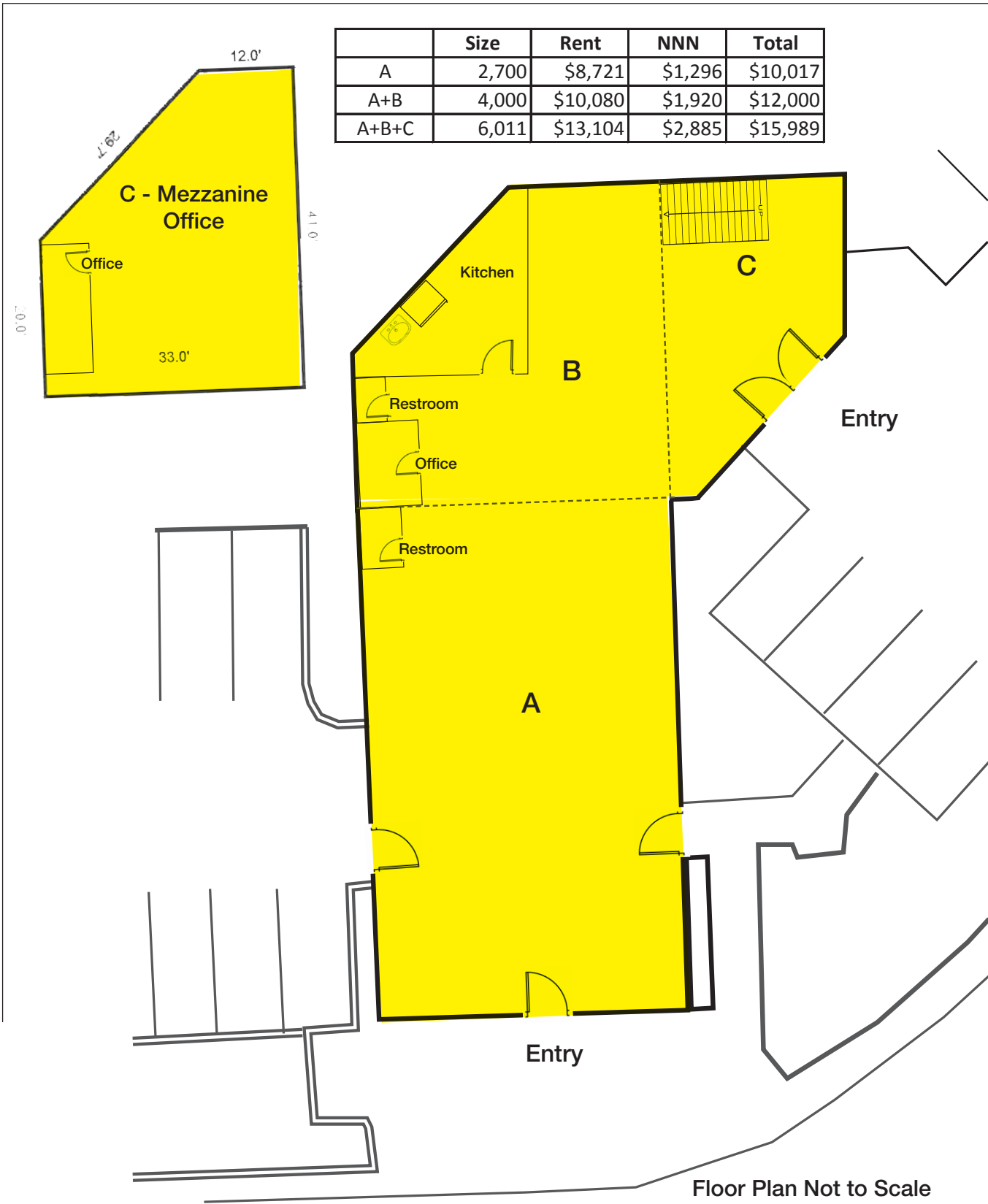
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