

# MARIN COUNTY COMMERCIAL OPPORTUNITY FOR SALE

265 Shoreline Highway  
Mill Valley, CA 94941



SALE PRICE:

**\$1,200,000**

REPRESENTED BY:

**Theo Banks, Agent**

Lic. #: 01359605

101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

(415) 461-1010, ext. 130 • Fax (415) 925-2310

[tbanks@keegancoppin.com](mailto:tbanks@keegancoppin.com)



**KEEGAN & COPPIN  
COMPANY, INC.**

ONCOR INTERNATIONAL

# Marin County Commercial Opportunity for Sale

265 Shoreline Highway, Mill Valley, CA 94941

## FEATURES

- > Building: 2,312± sf
- > Lot: 6,156± sf (0.141 acres)
- > Owner-User Opportunity
- > Excellent Location
- > High Visibility
- > Prominent Signage Opportunities
- > On-Site Parking
- > Zoned RMPC-6 (Residential/Commercial Multiple Planned)

## SALE PRICE

**\$1,200,000**



## FINANCIAL ANALYSIS

Investment Write-Up:		Financial Summary - Pro Forma	
<b>Property Summary</b>		<b>Financial Summary - Pro Forma</b>	
Property:	265 Shoreline, Mill Valley	Price	\$1,200,000
Description/Location:	Jewel commercial opportunity on busy thoroughfare in Southern Marin County.	Price Per SF	\$519
Building Size:	2,312± SF	NOI (Annual)	\$76,296
Primary Type:	Commercial	Cap Rate	6.36%
Site Size:	6,156± SF	Annual Debt Service	TBD
Zoning:	RMPC-6	Annual Cash Flow	TBD
		Cash on Cash %	TBD
<b>Income and Expense Summary - Pro Forma</b>		<b>Debt Structure - Owner User - Pro Forma</b>	
Annual Scheduled NNN Income:	\$76,296	Lender	Choice
Plus Tenant Reimbursements:	\$17,500	Down Payment	\$120,000
Less Vacancy & Credit Allowance:	N/A	Proforma Loan	\$1,080,000
Adjusted Gross Income:	\$93,796	Interest Rate	4.50%
<b>Expenses:</b>		Amortization	22.5 Years
Taxes (Projected)	\$15,000	Annual Debt Service	\$76,415
Insurance	\$2,500		
Utilities	Tenant		
Maintenance	Tenant		
Janitorial	Tenant		
Common Area	Tenant		
Other	Tenant		
Total Annual Projected Operating Expenses	\$17,500		
Net Operating Income	\$76,296		

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## ZONING

RMPC-6

## PARKING

On-Site

## BUILDING SIZE

2,312± sf

## LOT SIZE

6,156± sf (0.141 acres)

## SALE PRICE

\$1,200,000

## SALE TERMS

All Cash to Seller

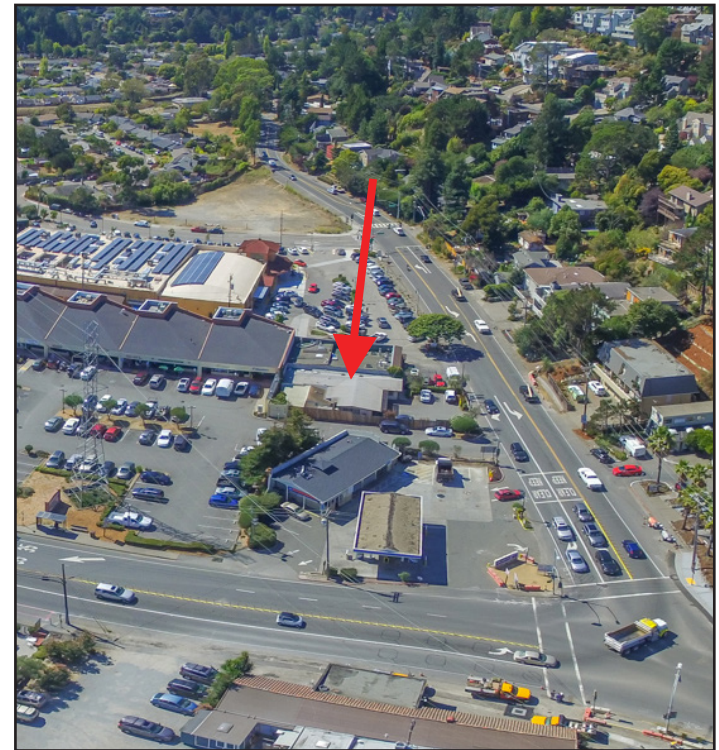
APN # 052-051-16

## DESCRIPTION OF PROPERTY - FEATURES:

Rare opportunity to acquire a free-standing, single-story commercial building on a busy southern Marin thoroughfare with amazing signage opportunities. This highly visible, jewel-box property is currently occupied by a veterinarian's practice and is suitable for a multitude of business uses.

## DESCRIPTION OF LOCATION - AREA:

Located just off the intersection of Shoreline Highway (Highway 1) and Almonte Boulevard, and with the surrounding Tam Junction shopping center providing ample traffic to this area, 265 Shoreline provides a suitable location for an owner-occupant to take advantage of would-be patrons, or for an investor to find a commercial tenant for a passive investment property. Excellent demographics in the nearby residential neighborhoods provide an excellent target audience.



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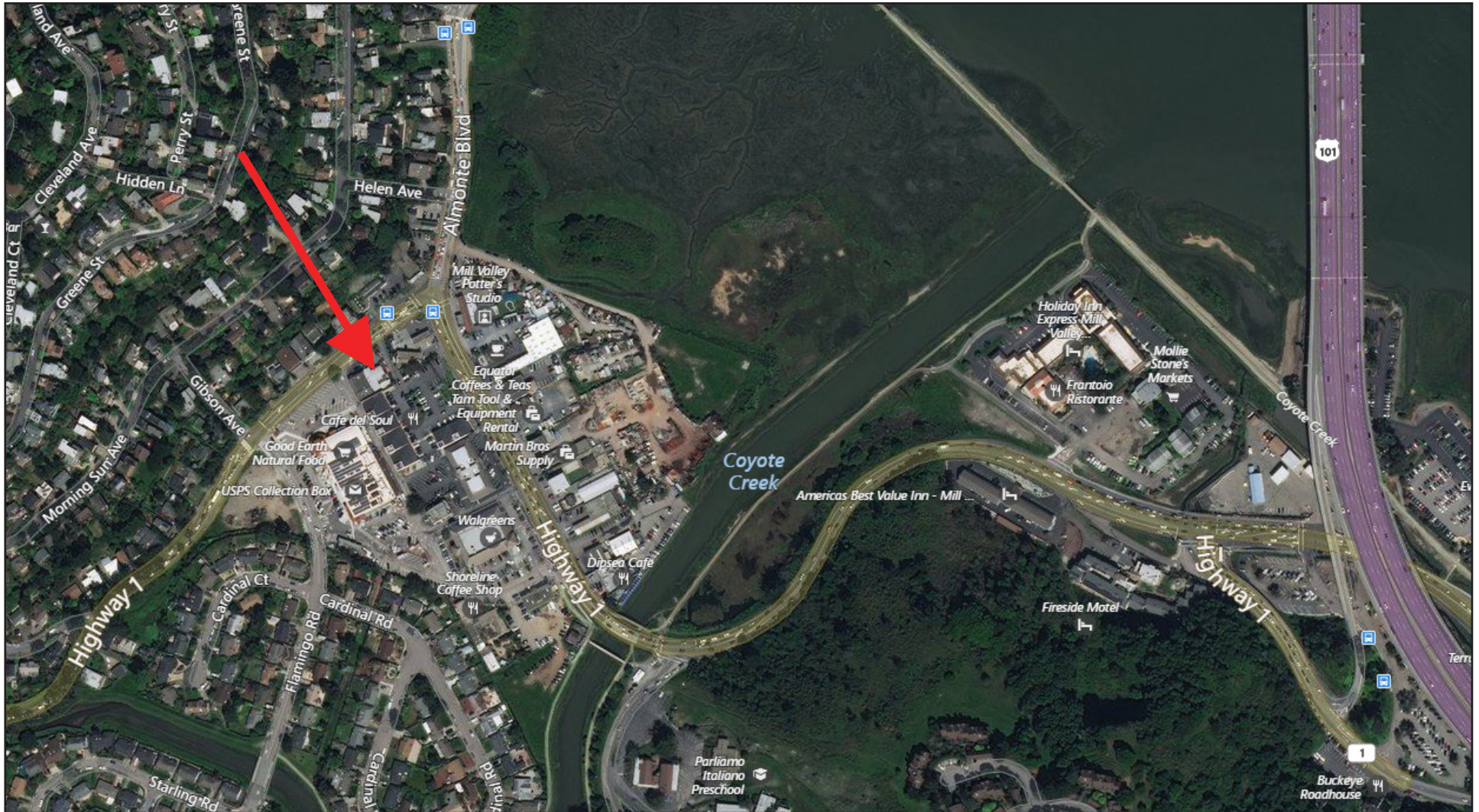
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