



**Price Reduced!**



## For Lease: Retail/Food Service Space

17 East Blithedale Ave., Mill Valley, CA

- Great Downtown Location
- Ideal for Ice Cream or Gelato
- Limited Food Uses with CUP
- Retail Storefront

### Offering Summary

Available Sq Ft:	1,015 +/- sf
Initial Base Rent:	<b>\$4.00</b> <del>\$4.25</del> psf
Lease Type:	NNN (\$0.87)
Lease Term:	3 Years
Available:	Now

Contact:

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# For Lease: Retail/Food Service Space

17 East Blithedale Ave., Mill Valley, CA 94941

## Property Description:

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Beautiful retail space with high ceilings and lots of natural light. Great for pre-packaged food sales, ice cream or gelato. Second floor area good for prep and storage or office.

## Location Description:

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This property is located on East Blithedale in downtown Mill Valley, between Throckmorton and Sunnyside.

## Space Information/Features:

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Total Available Square Feet:	700 +/- sq. ft. on first floor + 315 +/- sq. ft. on 2nd floor
Retail Type:	Street
Divisible:	No
Signage:	Blade and window
Parking:	19 spaces <u>unreserved</u> , shared with other retail tenants

## Building Information/Features:

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Shopping Center Name:	1-19 East Blithedale
Total Building Square Feet:	7,937 +/- sq. ft.
Year Constructed:	1955 +/-
Zoning Designation:	<a href="#">CN (Neighborhood Commercial District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Terms:

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Lease Term:	3 Years
Initial Base Rent:	\$4.00 per sq. ft.
Base Rent Increases:	3 % per annum
Lease Type:	NNN (\$0.87 psf per month)
Tenant Expenses:	Electricity, gas, trash and water

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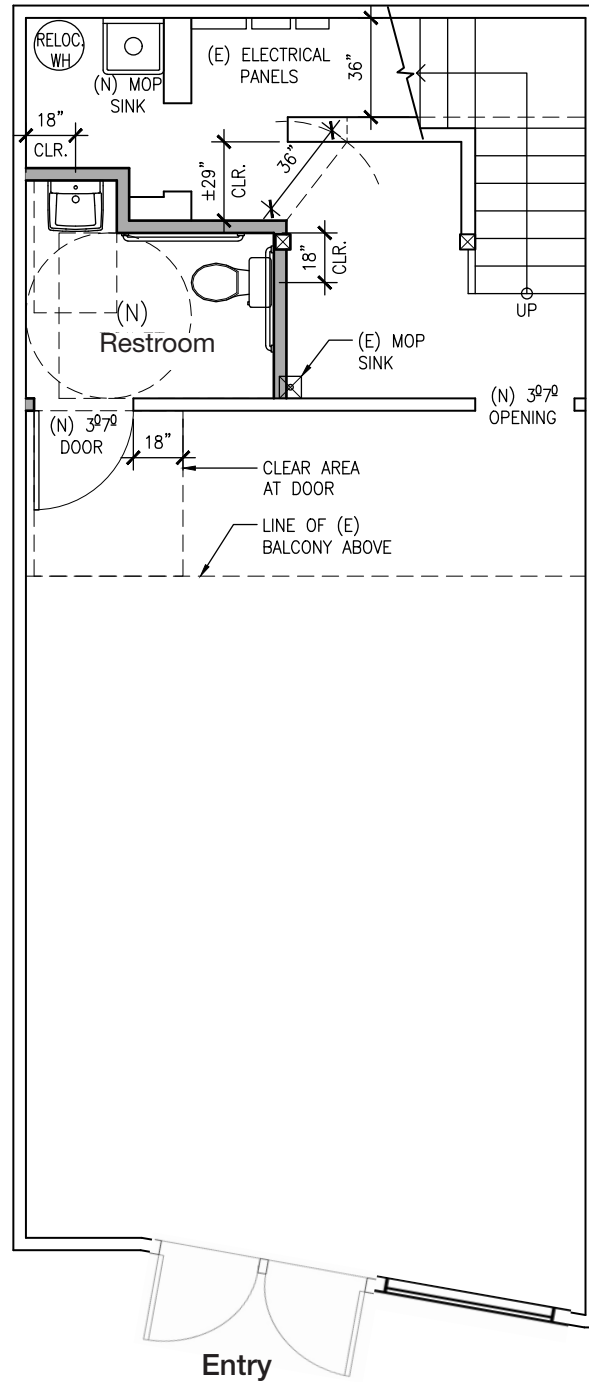
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Floor Plan Not to Scale

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E. Blithedale Avenue

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