

# Retail Space for Lease

23 Sunnyside Avenue, Mill Valley, CA 94941



**KEEGAN & COPPIN  
COMPANY, INC.**

ONCOR INTERNATIONAL

**REPRESENTED BY:**

**Vesa Becam, Partner**

Lic. #: 01459190

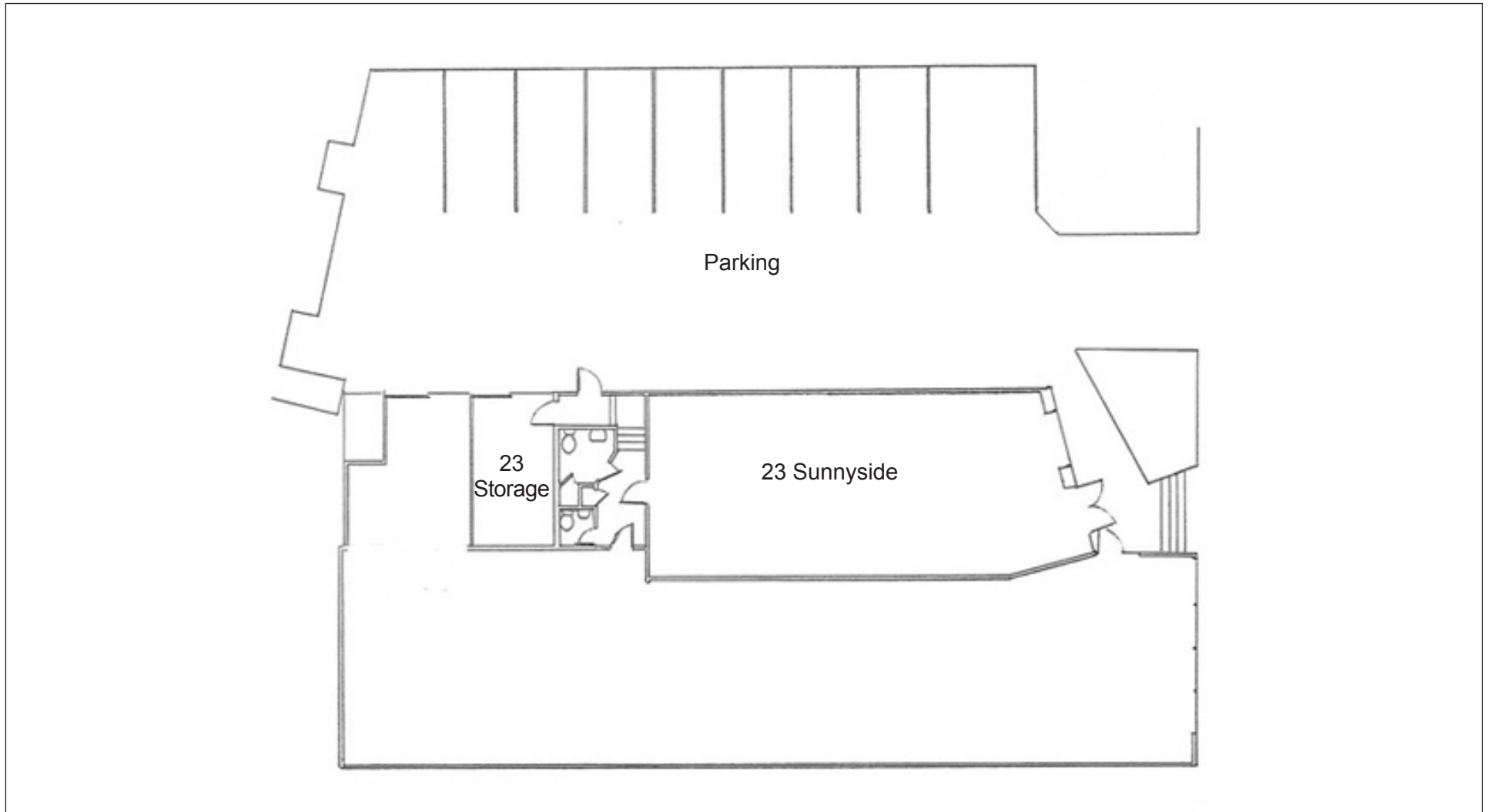
101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

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<u>USER SPACE:</u>	Retail	<u>RENTABLE SPACE:</u>	1,500+/- Square Feet
<u>PARKING:</u>	On-Site and Off Street	<u>RENT PSF:</u>	\$3.75 psf
<u>ZONING:</u>	CN (Neighborhood Commercial)		

## DESCRIPTION OF PREMISES - FEATURES:

Hard to find downtown retail space in Mill Valley. One half block from Lytton Square, directly behind the Sequoia Theatre and next to the El Paseo complex. Glass entry and full display windows, 11 1/2 foot ceiling, skylights and one handicap accessible restroom. On-site parking and rear loading areas. Ideal for bulk retail or softwoods retailers. Office conversion may be possible; consult Mill Valley Planning Department for details.

## DESCRIPTION OF LOCATION - AREA:

Quintessential traditional downtown district of southern Marin County. Pedestrian oriented with many charming shops. Affluent residents known for sophisticated lifestyle preferences. Easy access from Highway 101; eight miles from San Francisco. Growth restrictions present substantial barriers to additional retail development.



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