



Keegan & Coppin
COMPANY, INC.

FOR LEASE

THE KEYSTONE BUILDING 84 - 90 THROCKMORTON AVE., MILL VALLEY, CA

Unique Opportunity to Lease Space
in an Iconic Mill Valley Building



Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
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DOWNTOWN MILL VALLEY OFFICE & RETAIL SPACE FOR LEASE



84-90 THROCKMORTON
MILL VALLEY, CA

MILL VALLEY'S FINEST
DOWNTOWN LOCATION

PROPERTY INFORMATION

| OFFICE SPACE | | RETAIL SPACE |
|--|--|--|
| Space Size | 90 Throckmorton, Suite 19: 605+/- sq ft 90 Throckmorton, Suite 23: 247+/- sq ft | 84 Throckmorton: 403+/- sq ft |
| Lease Rate | \$4.00 per sq ft | \$4.75 per sq ft |
| Lease Terms | Gross unserviced | NNN |
| Parking | Street | Street |
| Zoning | Neighborhood Village Commercial | Neighborhood Village Commercial |
| DESCRIPTION OF OFFICE PREMISES | | DESCRIPTION OF RETAIL PREMISES |
| Suite 19: Bright professional office space. | | Small, efficient retail space in the middle of the best block of downtown Mill Valley. |
| Suite 23: Bright room overlooking downtown Mill Valley. | | |

HIGHLIGHTS

- Rarely available
- Best opportunity in the market
- Efficient Layouts

STRONG DEMOGRAPHICS

- **2019 Average HHI:**
\$187,695.00
- **Median Home Price**
\$1,201,600.00

Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

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

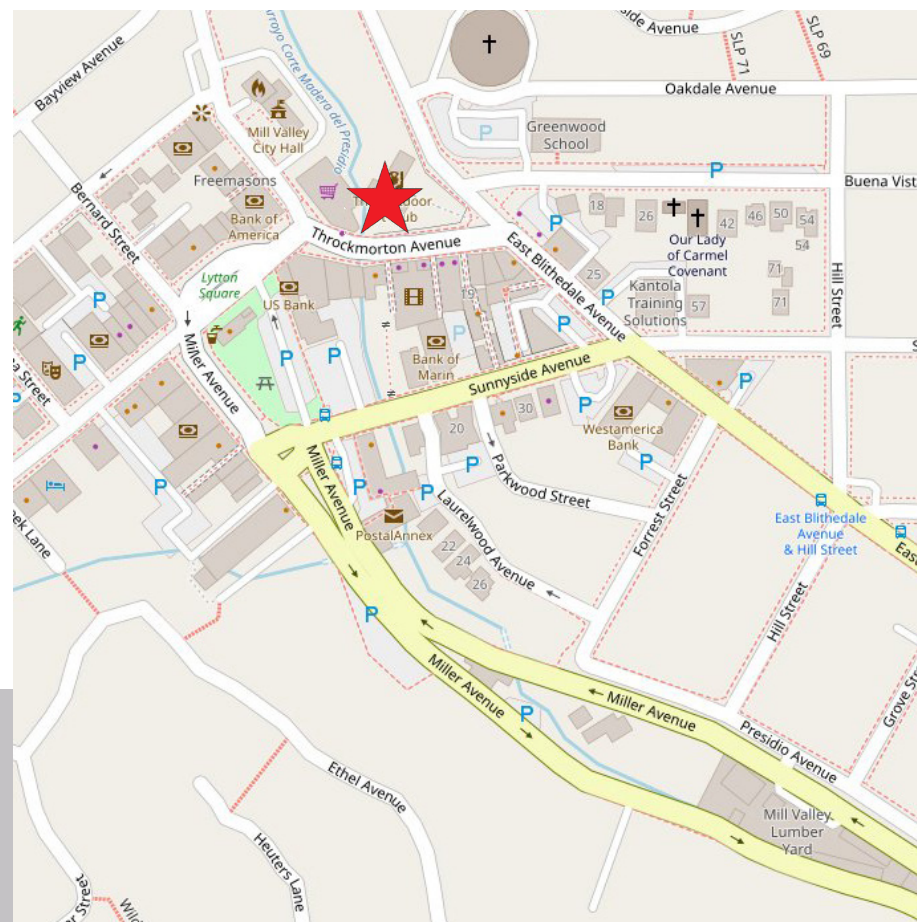
Adjacent to all downtown amenities and services. Just minutes from San Francisco and the Golden Gate Bridge, in one of downtown Mill Valley's most iconic buildings. Growth restrictions present substantial barriers to additional retail development.

NEARBY AMENITIES

- Steps from dozens of cafes, shops, spas and restaurants
- Mill Valley Market, Whole Foods and Safeway are minutes away
- Private and public schools, from preschool through high school
- Easy access to professional and medical services
- Thriving cultural community, with 142 Throckmorton Theater, CineArts Sequola and Marin Theater
- Recreational paradise

TRANSPORTATION ACCESS

- Property situated on major downtown thoroughfare
- Immediate access to East Blithedale, Miller Avenue, and moments from Highway 101
- Service by Golden Gate Transit, close proximity to the ferry.



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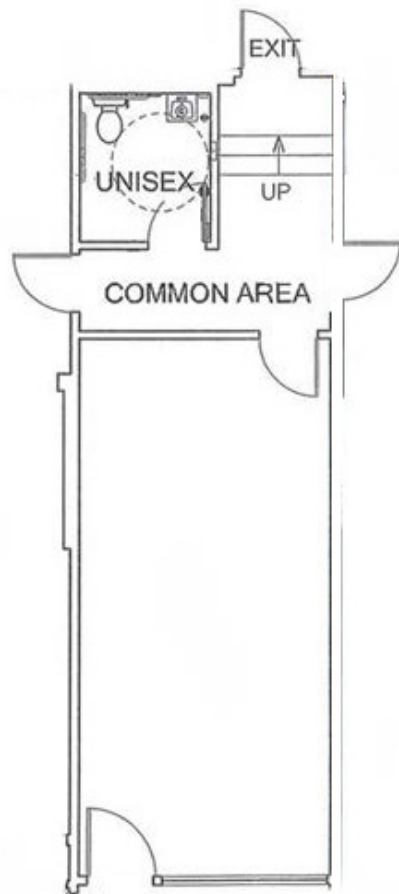
84-90 THROCKMORTON AVE. MILL VALLEY, CA FLOOR PLANS



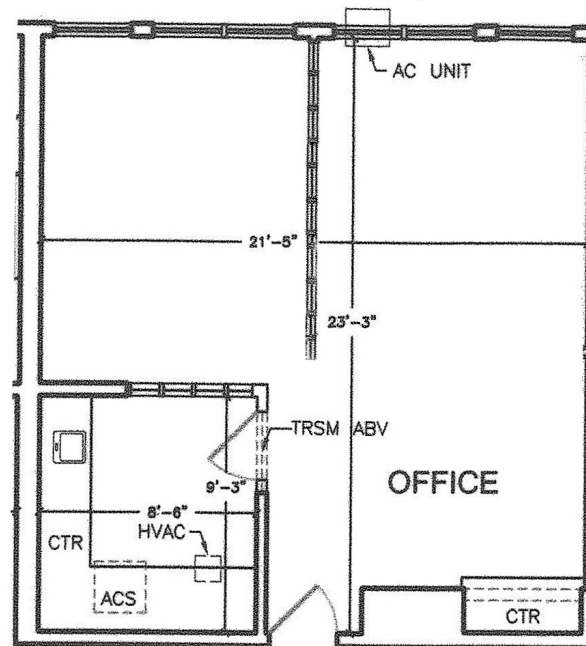
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MILL VALLEY, CA

**MILL VALLEY'S FINEST
DOWNTOWN LOCATION**

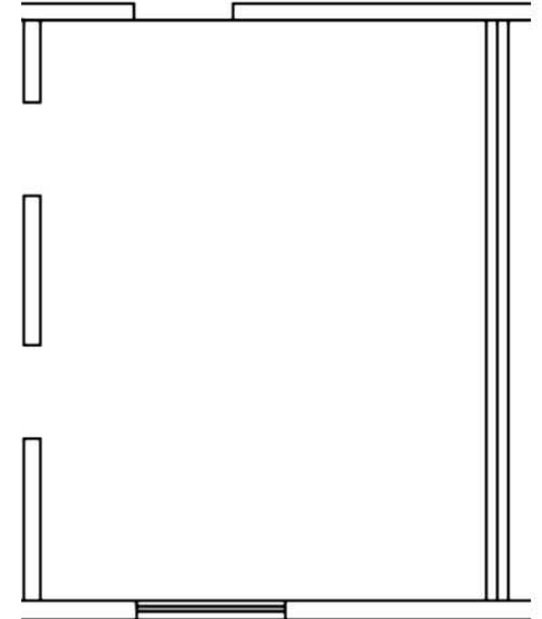
84 THROCKMORTON
RETAIL SPACE
403+/- SF



90 THROCKMORTON
SUITE 19
605+/- SF



90 THROCKMORTON
SUITE 23
247+/- SF



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