



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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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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256 Shoreline Hwy., Mill Valley, CA 94941

Building/Space Description:

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:

Space Information/Features:

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:

Total Building Square Feet:	6,011 +/- sq. ft.
Year Constructed:	1931 +/-
Zoning/Permitted Uses:	CP (Planned Commercial)
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:

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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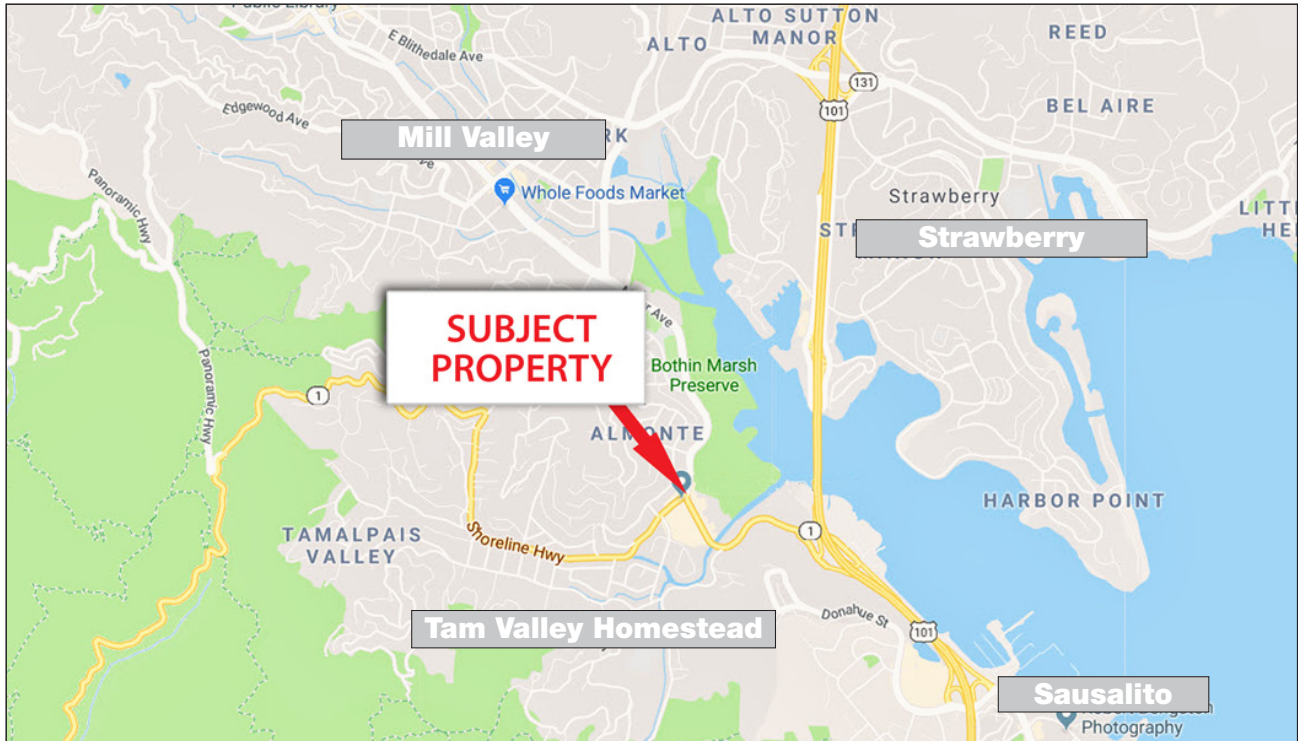
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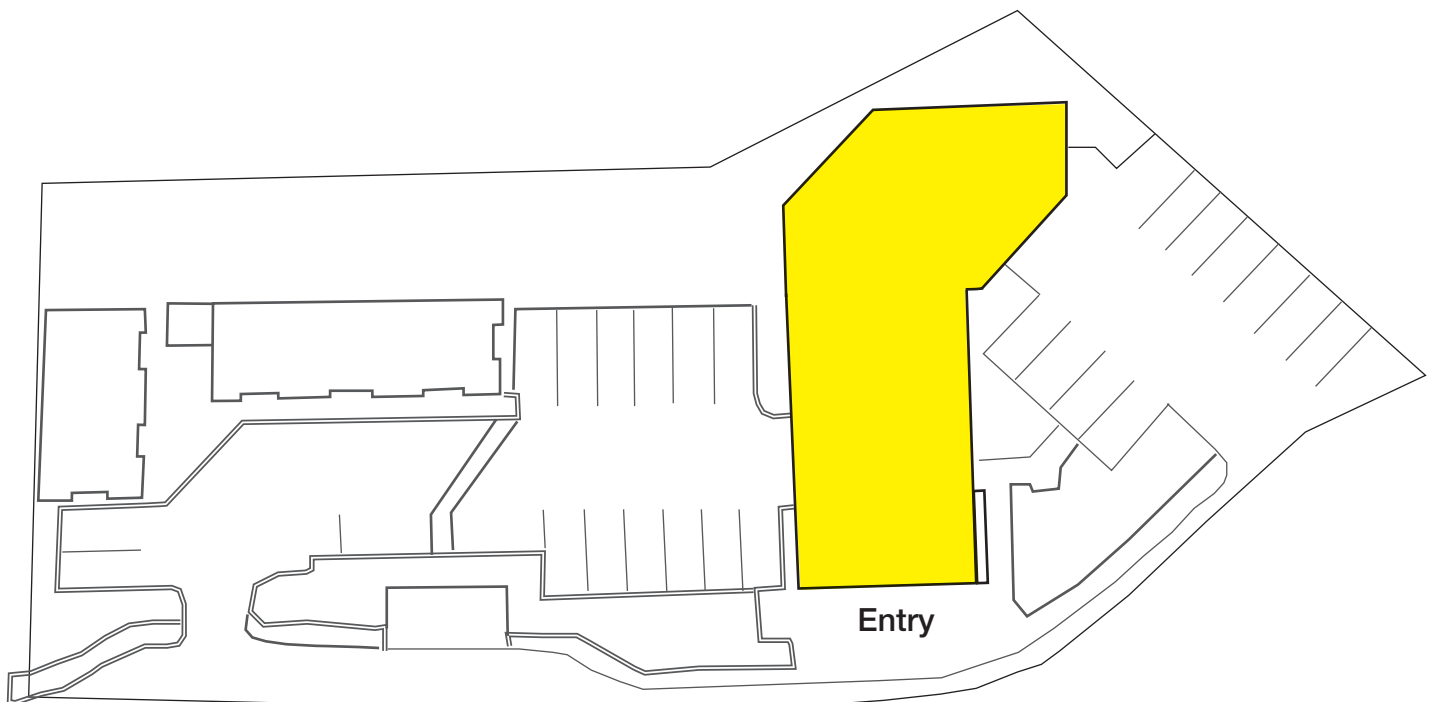


[Click here to View in Google Maps](#)



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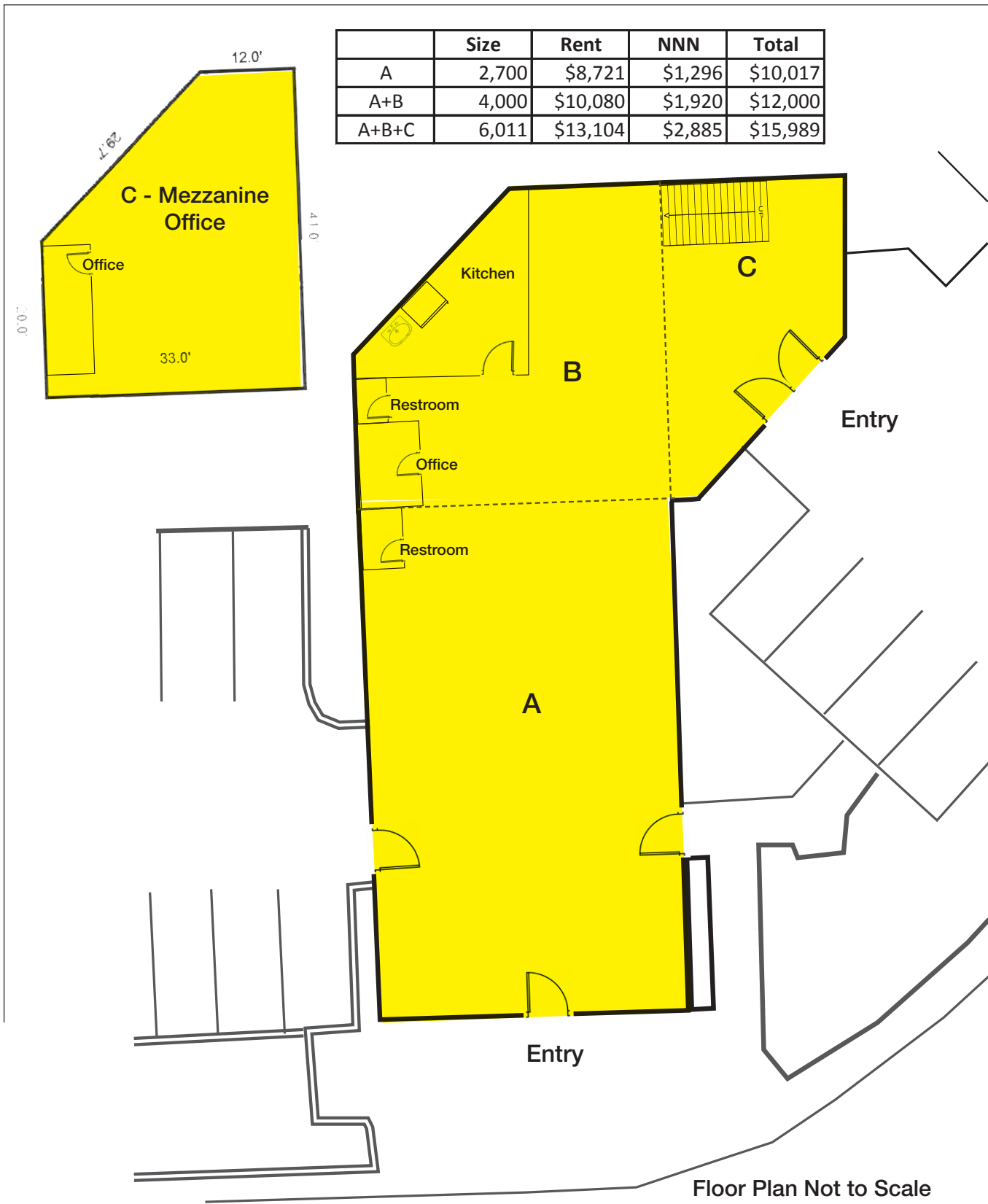
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