



## 475 Miller Avenue, Mill Valley, CA For Lease: Miller Avenue Retail

- Desirable High Visibility Location
- Flexible Floor Plan
- Stand Alone Building
- Combination Street Retail & Warehouse

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>3,353 sf</b>
<b>Initial Base Rent:</b>	<b>\$2.95 psf</b>
<b>Lease Type:</b>	<b>Gross</b>
<b>Lease Term:</b>	<b>2-5 Years</b>
<b>Date Space Available:</b>	<b>7/1/10</b>

Contact:

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**HL Commercial Real Estate**  
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475 Miller Avenue, Mill Valley, CA 94941

## Property Description:

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Total Available Square Feet:	3,353 +/- sq. ft.
Total Building Square Feet:	3,353 +/- sq. ft.
Year Built:	1951+/-
Stories:	One
Building Class:	B
Zoning:	CN (see uses below)
Divisible:	No
Parking:	7 Unassigned Spaces
Flood Zone Designation:	Zone AE (requires flood insurance)
HVAC:	Heated

## Location Description:

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High traffic Miller Avenue location close to Whole Foods, Safeway and Tamalpias High School.

## Conditionally Permitted Uses:

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- Art Galleries
- Photo Studios
- Automotive Parts Stores
- Various Retail Food Stores
- Restaurants

Contact:

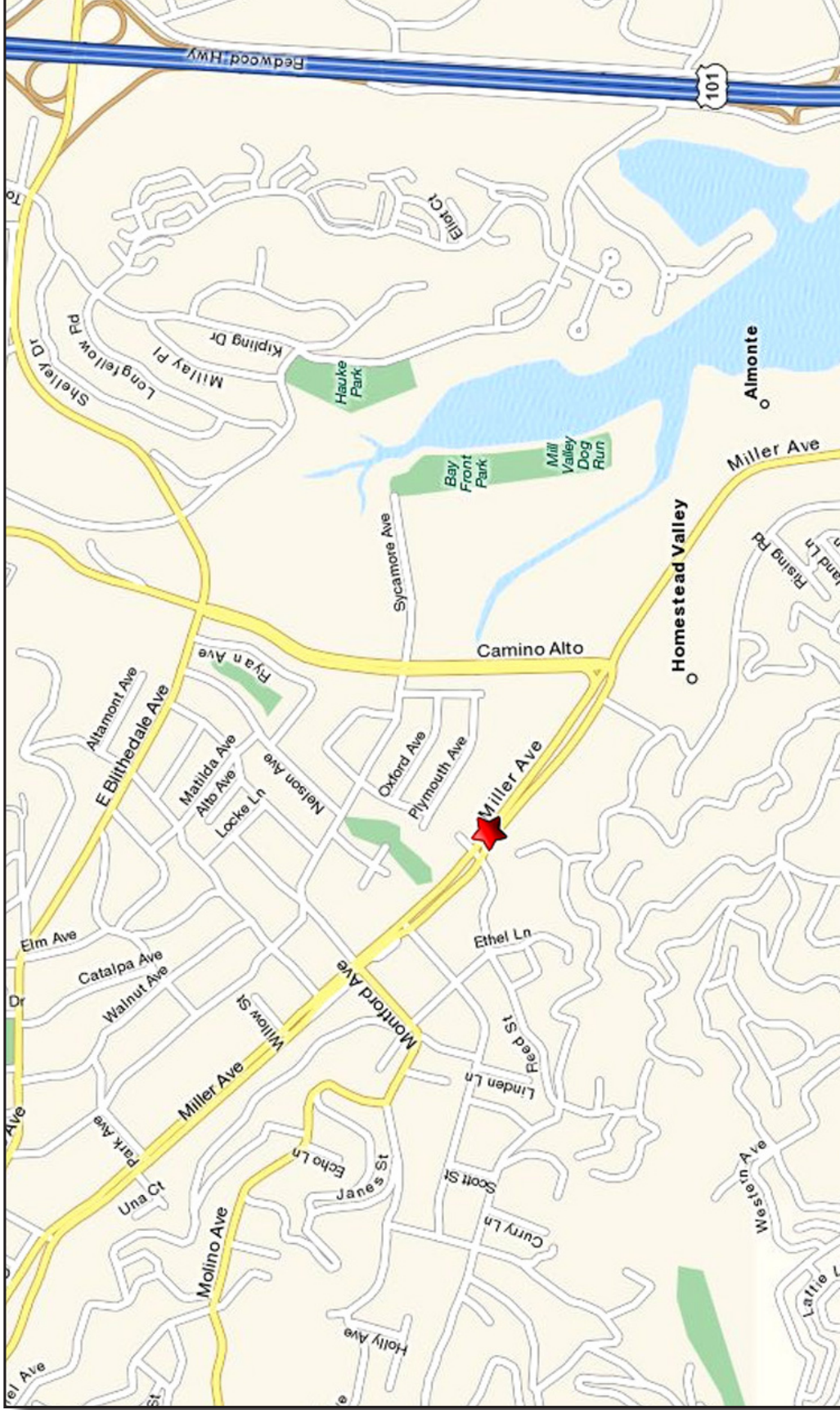
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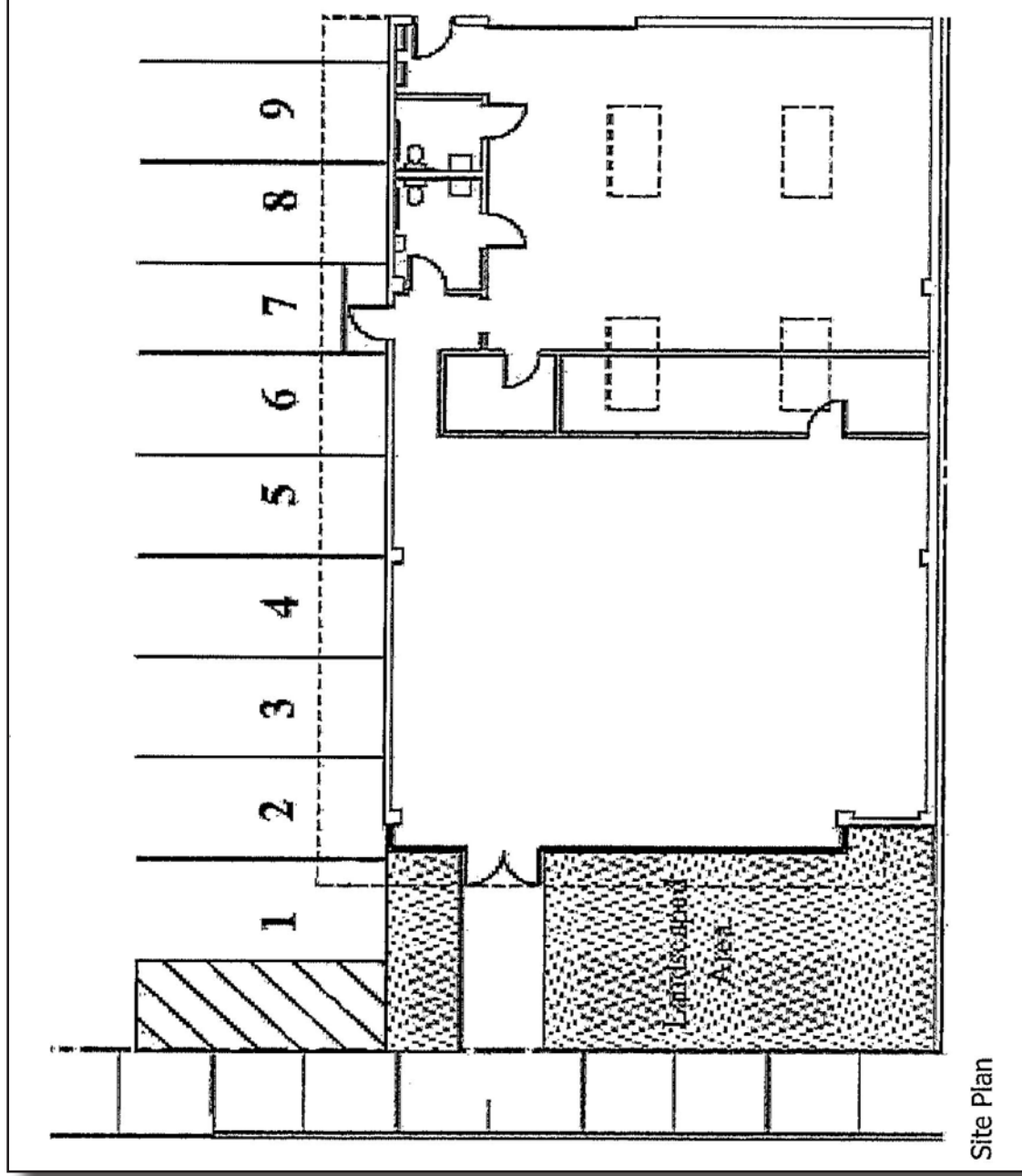
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Site Plan

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