



85 East Blithedale Avenue, Mill Valley, CA

## For Lease : Retail End Cap Space

- High Visibility End-Cap Space
- Extensive Glass Line
- Close to Downtown Core

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>2,041 sf</b>
<b>Initial Base Rent:</b>	<b>\$2.25 psf</b>
<b>Lease Type:</b>	<b>NNN (\$0.65)</b>
<b>Lease Term:</b>	<b>3-5 Years</b>
<b>Date Space Available:</b>	<b>Now</b>

Contact:

**Mike Tokerud**  
415.446.4225  
mtokerud@att.net  
Lic# 01485961

**Bob Knez**  
415.446.4220  
bob@hlcre.com  
Lic# 00640535



**HL Commercial Real Estate**  
4304 Redwood Highway, Suite 200  
San Rafael, CA 94903-2102  
[www.hlcre.com](http://www.hlcre.com)

# For Lease : Retail or Service Retail

85 East Blithedale, Mill Valley, CA 94920

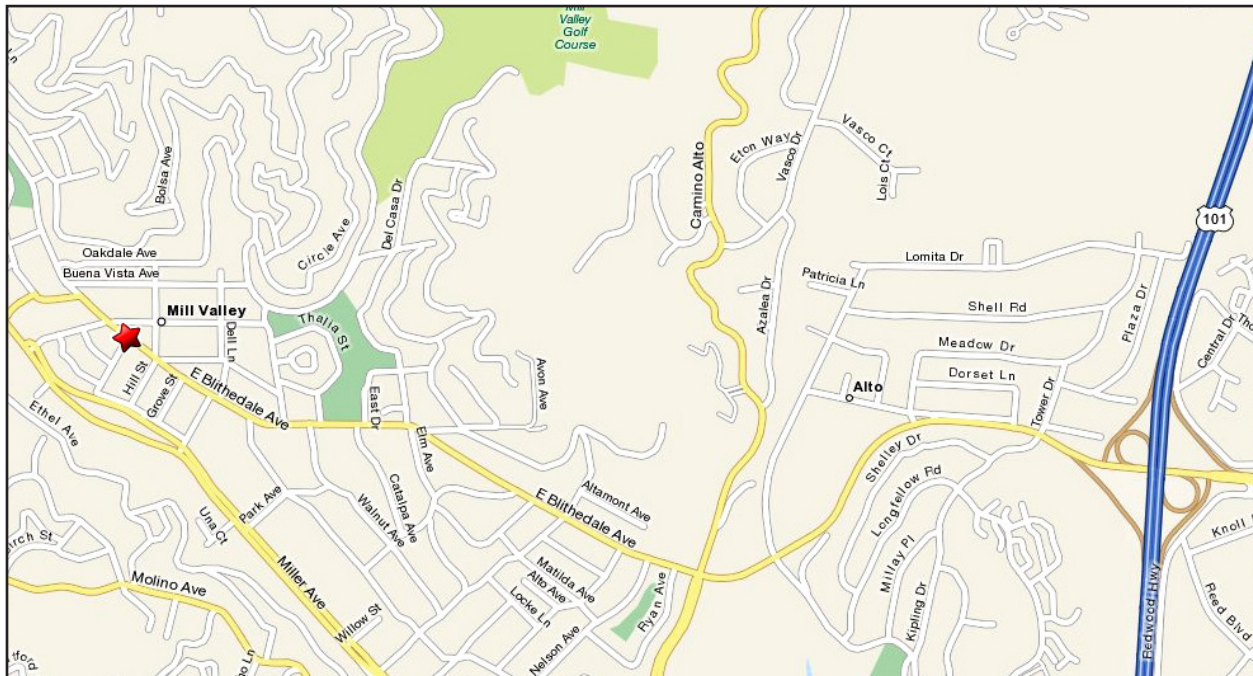
## Property Description:

Available Square Feet:	2,041 +/- square feet
Building Size:	3,167 +/- square feet
Year Built:	1970 +/-
Parking:	8 spaces shared by all tenants
Available:	Now
Fire Sprinklers:	None
Zoning:	CN-HO
Divisible:	No
Flood Zone Designation:	Does not require flood insurance

Owner intends to remove existing demising wall  
between prior existing suites #85 and #87 East Blithedale.

## Lease Terms:

Rent:	\$2.25 psf (+NNN = \$0.65)
Lease Type:	NNN



# For Lease : Retail or Service Retail

85 East Blithedale, Mill Valley, CA 94920

