



**Huge  
Price Reduction!**

## For Lease: Retail Space

383 Miller Ave., Mill Valley, CA

- Corner Location
- High Visibility
- Close to Downtown Core
- Ideal for Real Estate Office  
Salon or Exercise Studio
- Gated Parking Lot

### Offering Summary

Available Sq Ft:	2,400 +/- sf
Initial Base Rent:	<b>\$2.15</b> <del>\$2.70</del> psf
Lease Type:	NNN (\$0.56)
Lease Term:	1 - 3 Years
Available:	Now



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 9/8/22

# For Lease: Retail Space

383 Miller Ave., Mill Valley, CA 94941

## Building/Space Description:

This wide open retail or office space includes high ceilings, exposed beams and lots of natural light. There a private bathroom. Plenty of parking is available in the gated lot. Office use (other than a Real Estate office) requires a Conditional Use Permit.

## Location Description:

This property is located on Miller Avenue, close to Whole Foods, Sol Food and many other retail and service businesses.

## Space Information/Features:

Total Available Square Feet:	2,400 +/- sq. ft. (owner is source, agents have not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	As per City Code
Parking:	Gated Lot w/ 7 spaces + 1 ADA space Unassigned/Unreserved, shared w/ neighboring bldg.

## Building Information/Features:

Total Building Square Feet:	2,310 +/- sq. ft.
Year Constructed:	1969 +/-
Zoning Designation:	<a href="#">CN (Neighborhood Commercial)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

## Lease Terms:

Lease Term:	1 - 3 Years
Initial Base Rent:	\$2.15 per sq. ft. (\$5,160 per month)
Base Rent Increases:	3 % per annum
Lease Type:	NNN approx. \$0.56 psf/mo. (\$1,344 per month)
Tenant Expenses:	Property taxes, insurance, CAM, electricity and gas separately metered, internet



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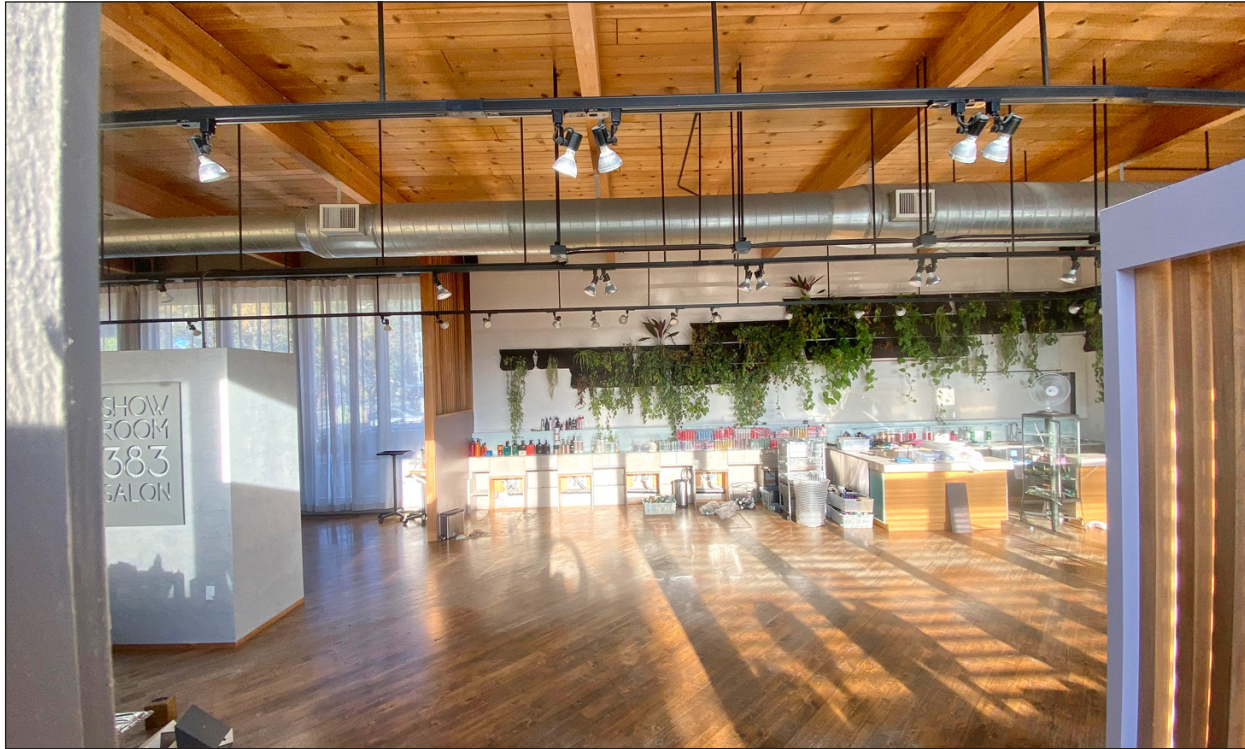


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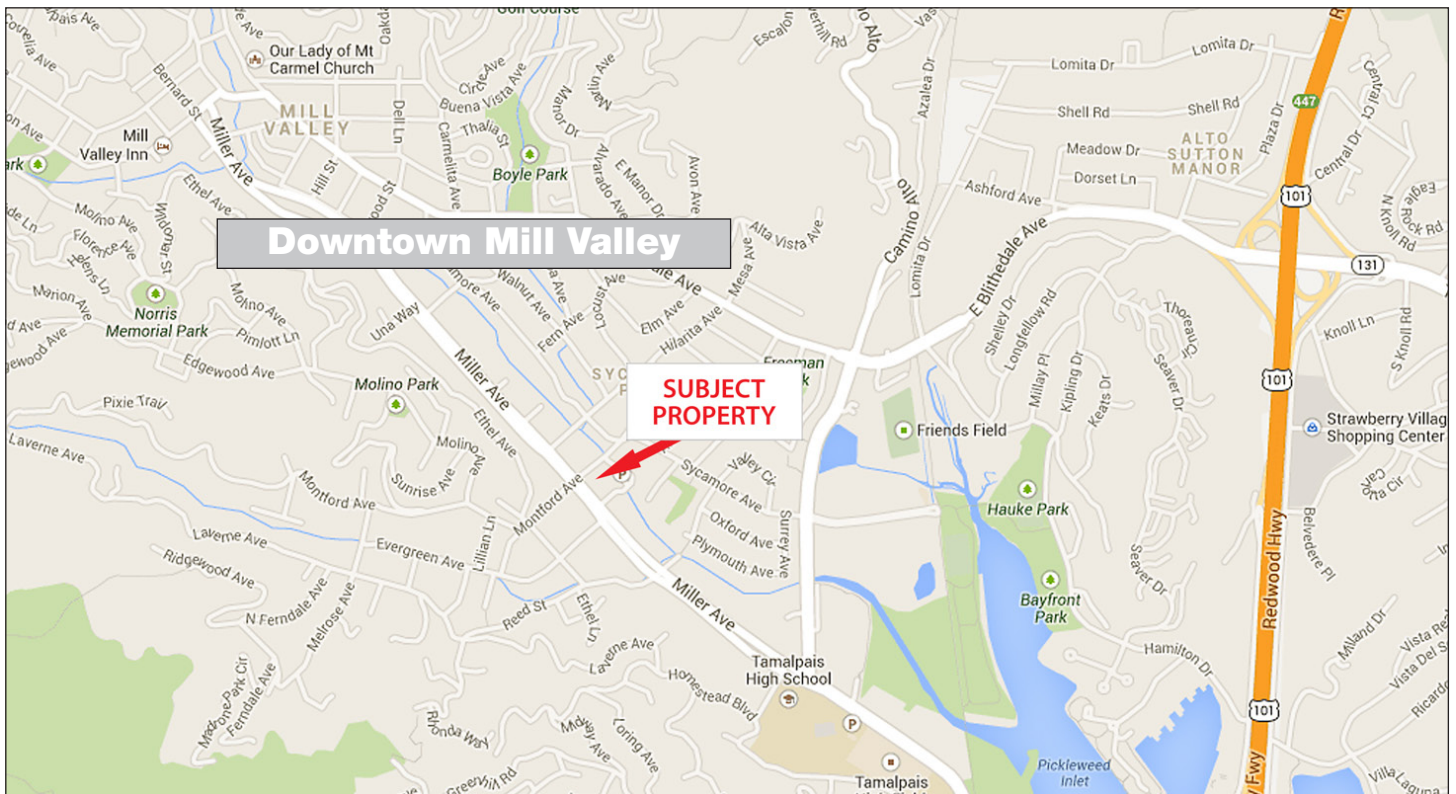
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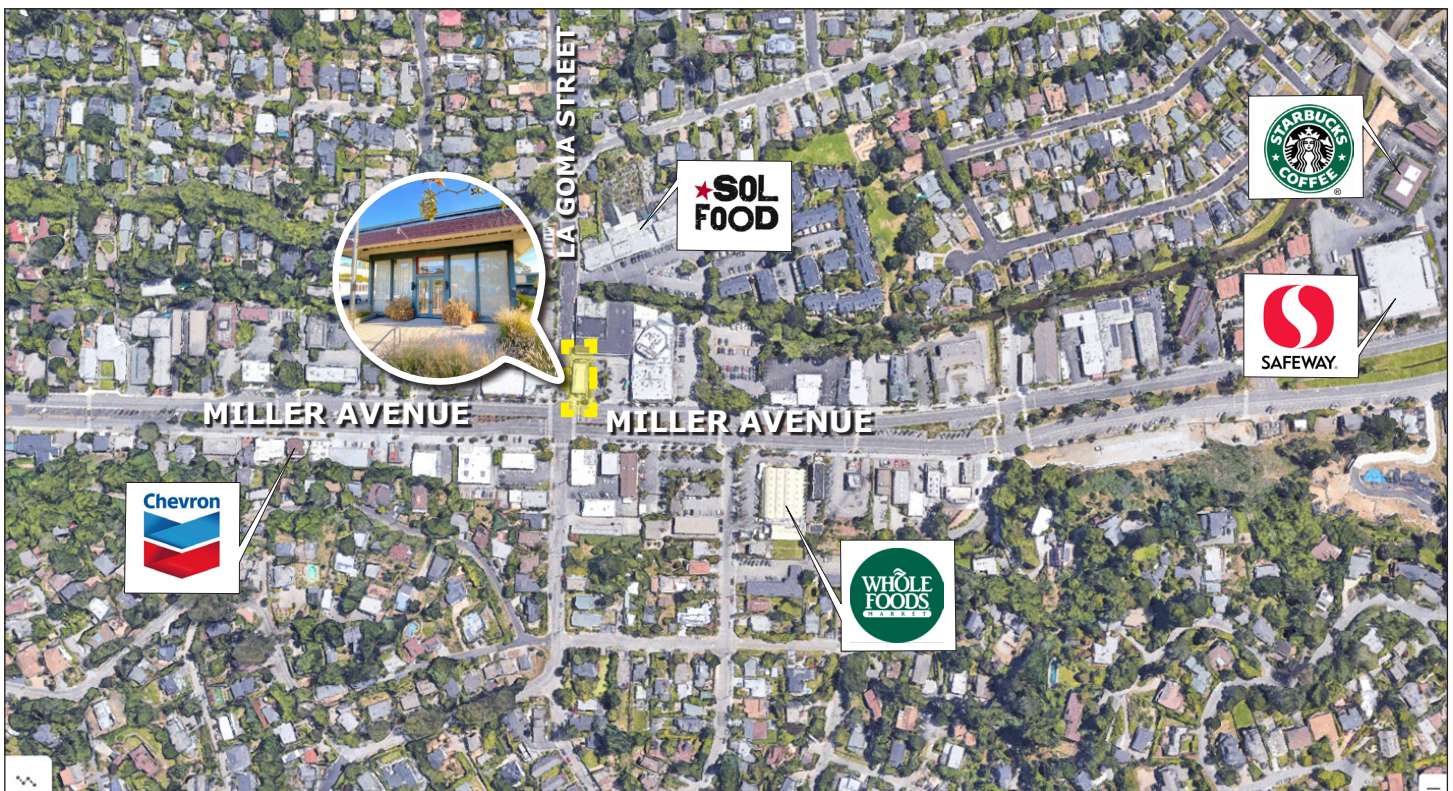


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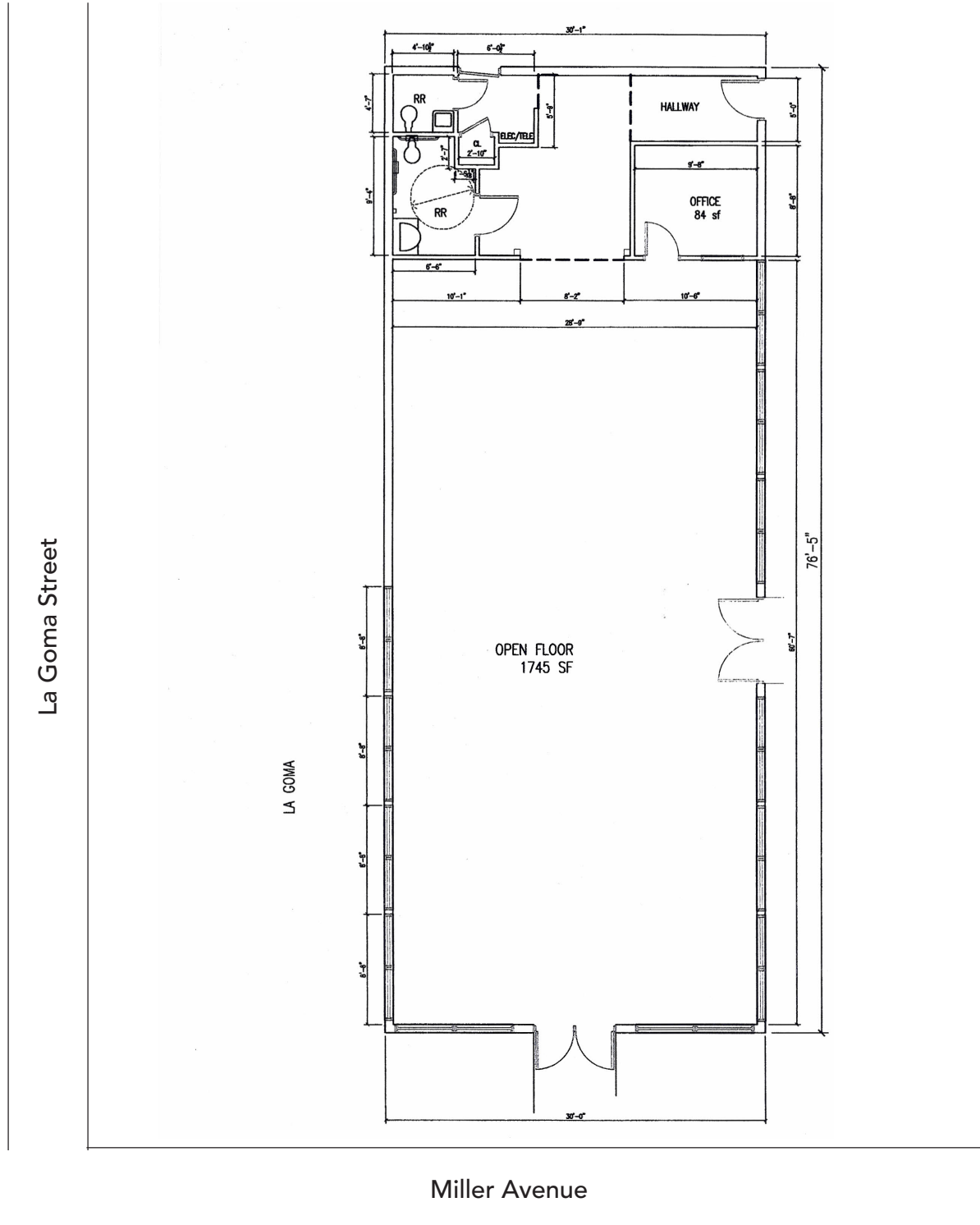
[Click here to View in Google Maps](#)



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Measurements are Approximate  
Floor Plan Not to Scale

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