



For Lease: Retail or Office Space

87 East Blithedale Ave., Mill Valley, CA

- Close to Downtown Core
- Ideal for Travel Agent, Real Estate Office or Exercise Studio
- On-site Parking

Offering Summary

Available Sq Ft:	945 +/- sf
Initial Base Rent:	\$3.25 psf
Lease Type:	NNN (\$0.87)
Lease Term:	3 - 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

For Lease: Retail or Office Space

87 East Blithedale Ave., Mill Valley, CA 94941

Property Description:

This wide open retail or office space includes a private bathroom. Office use (other than Real Estate) requires a Conditional Use Permit.

Location Description:

This property is located a block from downtown Mill Valley and the Mill Valley Depot, at the corner of Sunnyside Ave. and East Blithedale Ave.

Space Information/Features:

Total Available Square Feet:	945 +/- sq. ft.(architect is source, agents have not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	As per City Code
Parking:	8 spaces shared by all tenants

Building Information/Features:

Total Building Square Feet:	3,213 +/- sq. ft.
Year Constructed:	1970 +/-
Zoning Designation:	CN-HO (Neighborhood Commercial District/ Historic Overlay District)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Lease Term:	3 to 5 Years
Initial Base Rent:	\$3.25 per sq. ft.
Base Rent Increases:	3 % per annum
Lease Type:	NNN (\$0.87) (Pro Rata share 29.41% except water & sewer 15% and garbage 20%)
Tenant Expenses:	Property taxes, insurance, & CAM. Electricity, & gas separately metered, internet

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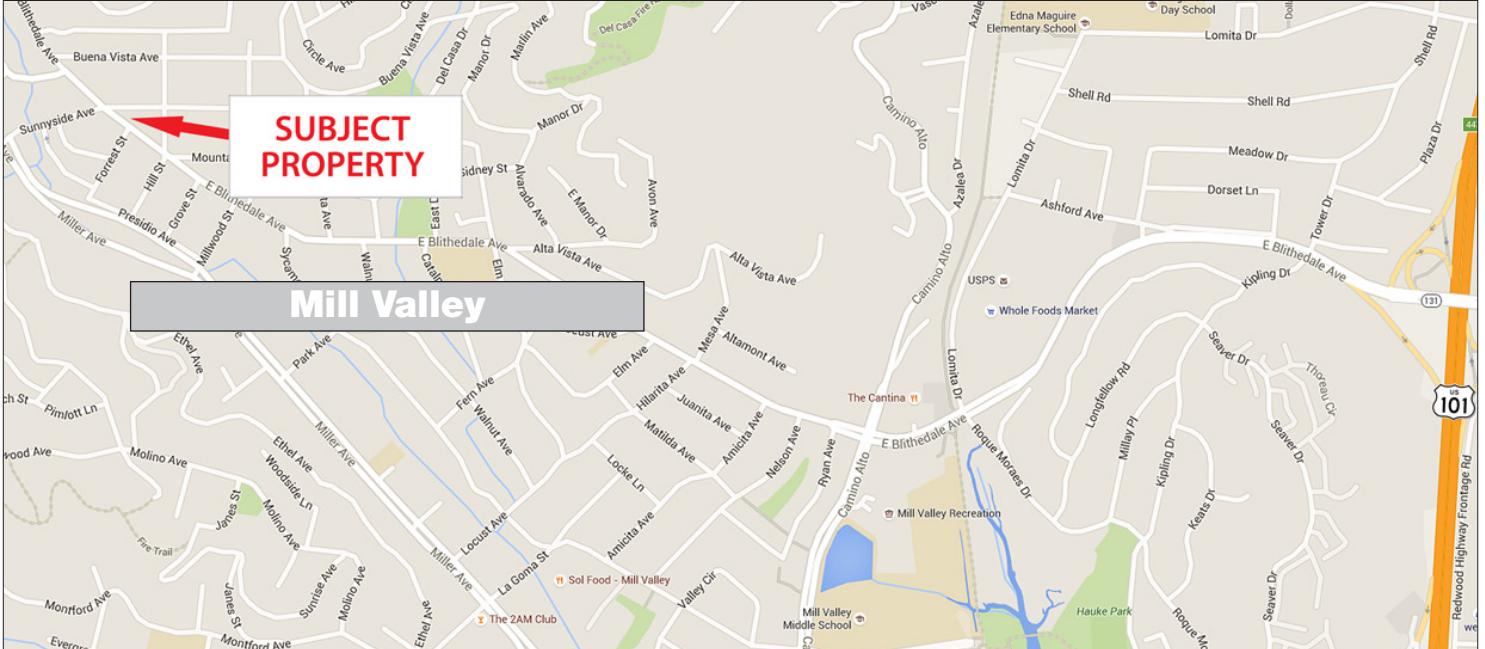


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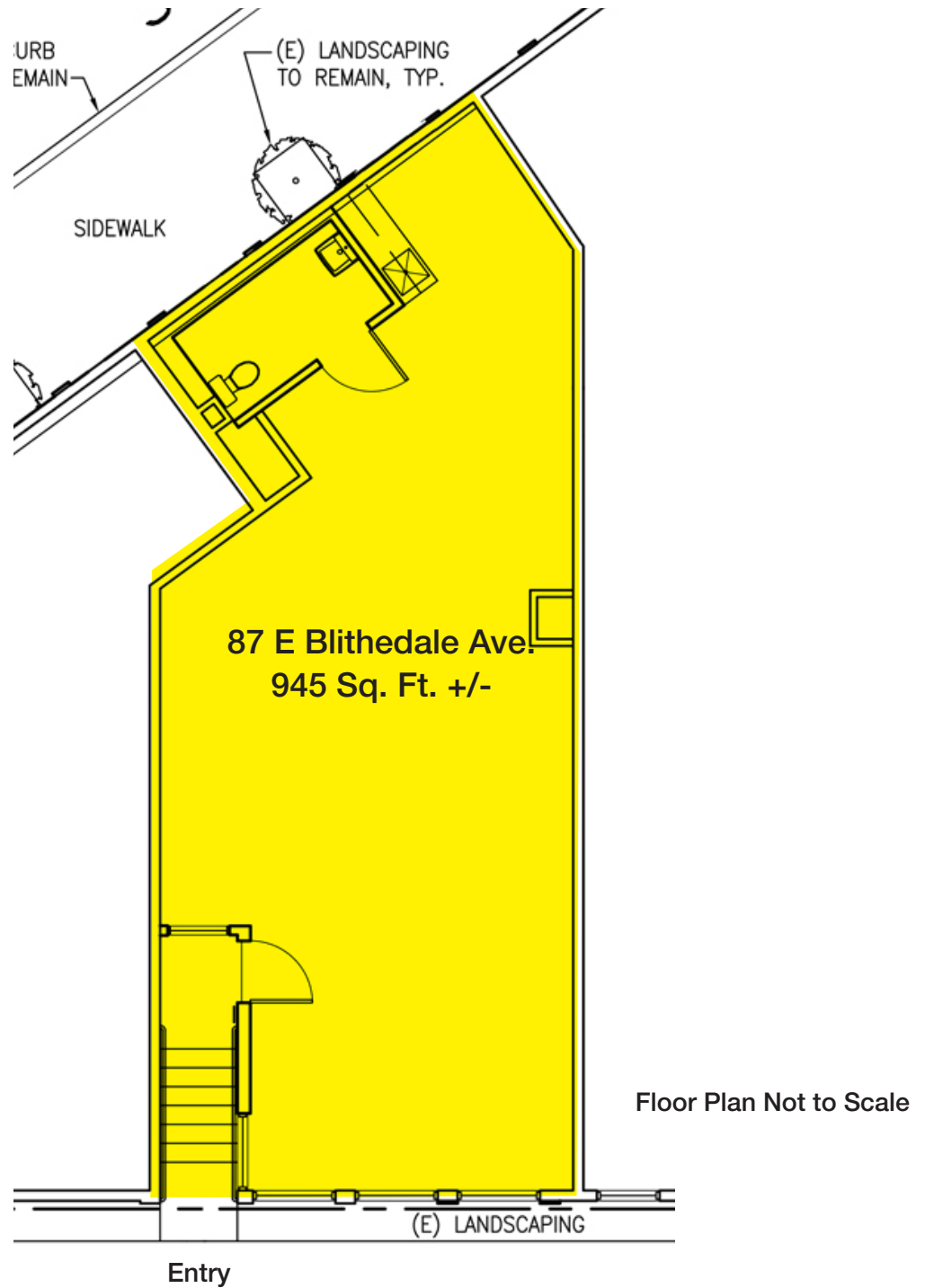
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E. Blithedale Avenue
