



Your Name Here



## For Lease: Retail Space

247 Shoreline Hwy., A-5, Mill Valley, CA

- Located in Busy Tam Junction
- ADA Restroom
- Private Office
- Great Visibility
- On-Site Parking

Offering Summary	
Available Sq Ft:	1,734 +/- sf
Initial Base Rent:	\$2.75 <del>\$3.50</del> psf
Lease Type:	NNN (\$1.61 psf)
Lease Term:	3 - 5 Years
Available:	NOW

Contact:

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# For Lease: Retail Space

247 Shoreline Hwy., A-5, Mill Valley, CA 94941

## Building/Space Description:

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This space was formerly an operating Starbuck's, with a large open space, ADA restroom and a storage room.

## Location Description:

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The property is located in the Tam Junction Center, at the intersection of Shoreline Highway and Almonte Blvd., the southern access roads to Mill Valley, Muir Woods and Stinson Beach. It is conveniently located one mile west of Hwy. 101 with easy access north or south. Area retailers include Good Earth Natural Foods, Walgreens, Buckeye Roadhouse and Proof Lab Surf Shop.

## Space Information/Features:

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Total Available Square Feet:	1,734 +/- sq. ft. (the landlord is source, agent has not verified square footage)
Divisible/Can Add:	No
Signage:	Yes, facade wall over entry
Number of Parking Spaces:	86 on-site parking spaces, unreserved and shared (4 are ADA spaces)

## Building Information/Features:

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Total Building Square Feet:	15,588 +/- sq. ft.
Year Constructed:	1981 +/-
Zoning/Permitted Uses:	RMPC-6 (Residential/Commercial Multiple Planned)
Fire Sprinklers:	Yes
Heating and 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 applies.

## Lease Terms:

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Lease Term:	3 Years
Initial Base Rent:	\$2.75 psf/mo. (\$4,768.50)
Base Rent Increases:	3% per annum
Lease Type:	NNN (calendar year 2021: \$1.61 psf/mo., (\$2791.64/mo) includes property taxes, insurance & CAM - sewer, electrical, landscaping, plumbing, lighting, common area repairs & maintenance, roof, extermination, garbage & water)
Tenant Expenses:	Electricity, gas, & internet

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

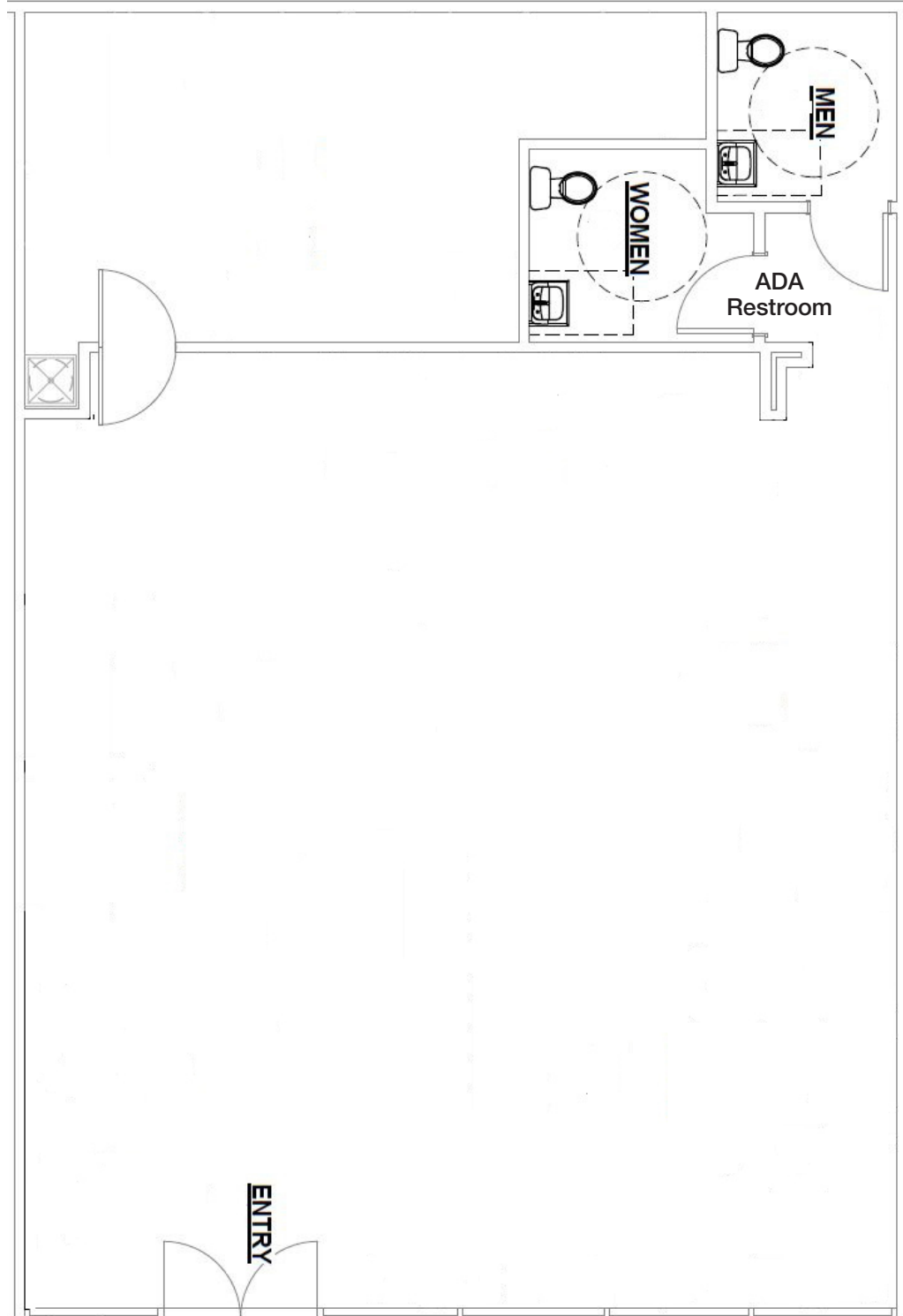
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Floor Plan Not to Scale

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LIST. 01014001

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