



**Price
Reduced!!**



Mill Valley Salon for Lease

45 Camino Alto, Suite 106, Mill Valley, CA

- High Street Visibility
- Ground Floor, Corner Unit
- Anchored by Starbucks & Safeway
- Lots of Glassline
- Great Demographics

Offering Summary

Available Sq Ft:	640 +/- sf
Initial Base Rent:	\$5.00 psf
Lease Type:	Mod. Gross
CAM Charges:	\$1.05/sf/mo
Min. Lease Term:	2 Years
Available:	NOW



Contact:
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Mill Valley Retail Storefronts for Lease

45 Camino Alto, Ste.106, Mill Valley, CA 94941

Building/Space Description:

Fantastic ground floor retail spaces. Could work for salon, etc.

Location Description:

This highly visible space is located at the corner of Miller Ave. and Camino Alto, next to Safeway and Starbucks and just minutes from Highway 101. Nearby highlights include Tam High School, the Redwoods Community Center and Mill Valley Middle School. Close proximity to medical offices and local service businesses that provide a busy stream of foot and auto traffic.

Space Information/Features:

Total Available Square Feet: 640 +/- sq. ft.
Divisible/Can Add: No
Views: No
Number of Parking Spaces: 58 shared spaces for the property

Suite	Sq. Ft.	Monthly	CAM Charges
106	640 +/- sq. ft.	\$3200	\$672

Building Information/Features:

Total Building Square Feet: 12,000 +/- sq. ft.
Year Constructed: 1972 +/-
Zoning/Permitted Uses: C-N (Commercial neighborhood, great for food use)
Fire Sprinklers: No
Elevator Services: No
HVAC: Yes
Flood Zone Designation: Zone A-E (and area inundated by 100-year flooding)

The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Information:

Minimum Lease Term: Two Years
Initial Base Rent: **\$5.00** /psf
Lease Type: Modified Gross
Tenant Expenses: Electricity & Interior Janitorial
CAM Charges: **\$1.05** psf (Water/Sewer, Trash, Ins. & Common Area Mnt.)

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For Lease: Retail Storefront

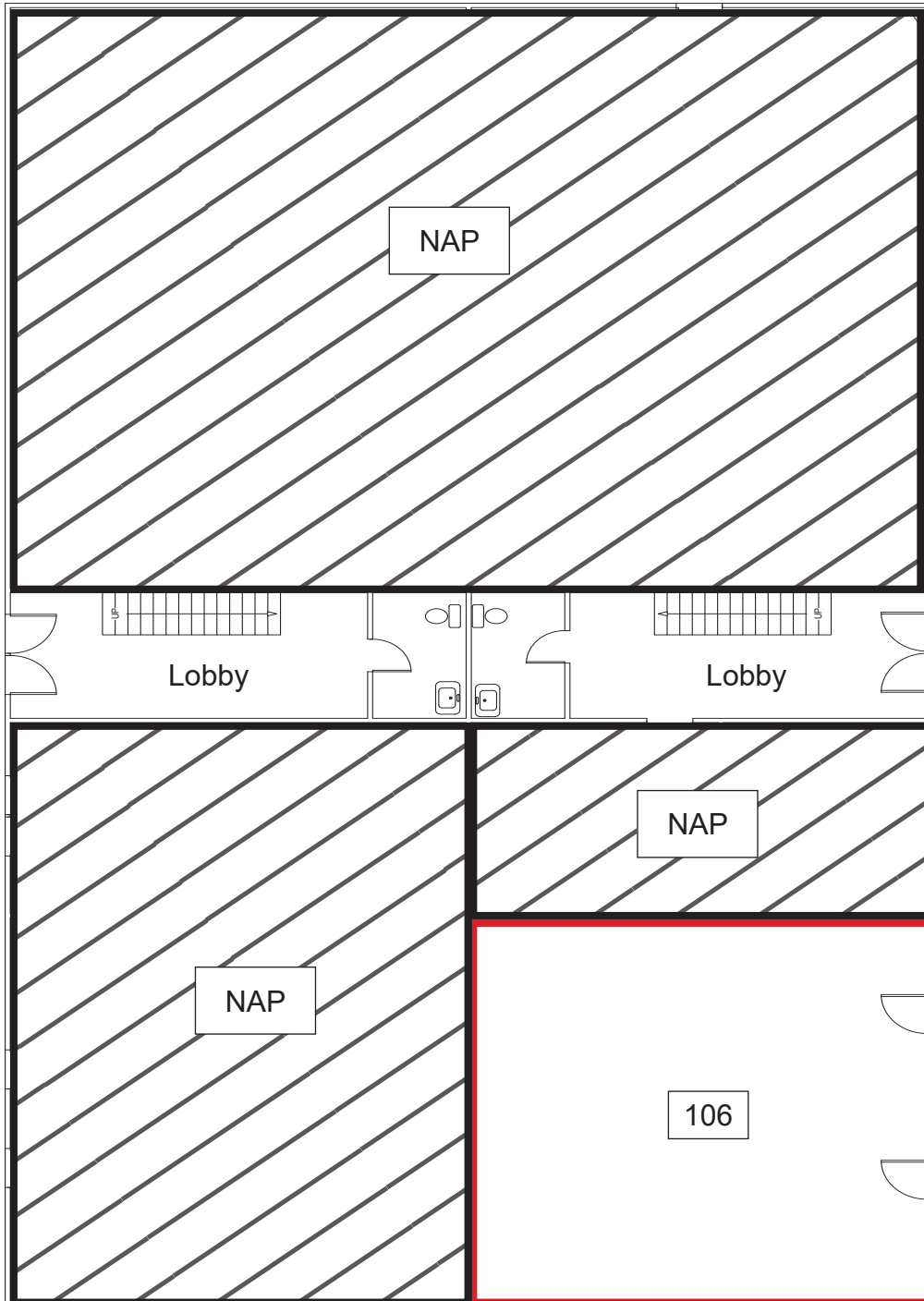
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