



**Price
Reduced!**



For Lease: Mill Valley Retail / Office Space

930 Redwood Hwy., Ste. B, Mill Valley, CA

- Near Strawberry Village Shopping Center
- Freeway Visible Signage
- Extensive Glass Line
- On-Site Parking

Offering Summary

Available Sq Ft:	899 +/- sf
Initial Base Rent:	\$2.70 psf
Lease Type:	NNN (\$.91 psf/mo.)
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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Mark Cooper
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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Property Description:

This space features a clean, rectangular layout and easy drive-up accessibility. It was formerly a retail space and has an ADA unisex bathroom. The space has beautiful ceramic tile floor and can also be used for an office.

Location Description:

Property is located on a high traffic count frontage road off busy Highway 101 in Mill Valley. Easy access on and off the freeway. This space is located just north of the Strawberry Village Shopping Center and within a highly desirable demographic area. Both building and signage are positioned to provide excellent visibility from the freeway and frontage road.

Space Information/Features:

Total Available Square Feet:	899 rentable +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	8 Shared, unassigned spaces

Building Information/Features:

Total Building Square Feet:	2,192 +/- sq. ft.
Year Constructed:	1962 +/-
Zoning Designation:	RMPC (Residential/Commercial Multiple Planned)
Fire Sprinklers:	No
Heating & Air Conditioning:	Ceiling mounted space heater. No air conditioning.
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Initial Base Rent:	\$2.70 psf (\$2427.30/mo) plus 3% annual increases
Lease Type:	NNN (\$0.91 psf = \$818.09/mo)
Lease Term:	3-5 Years
Tenant Expenses:	Gas, electricity, water, trash, janitorial plus NNN charges

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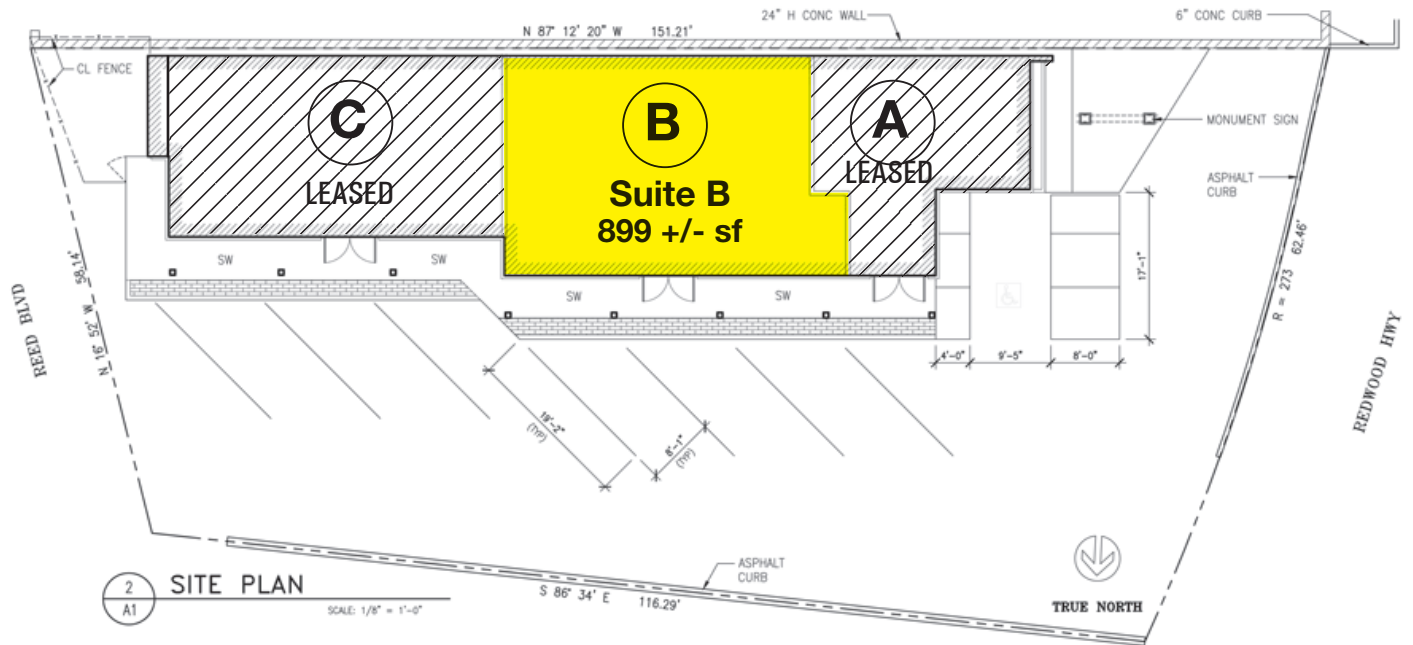


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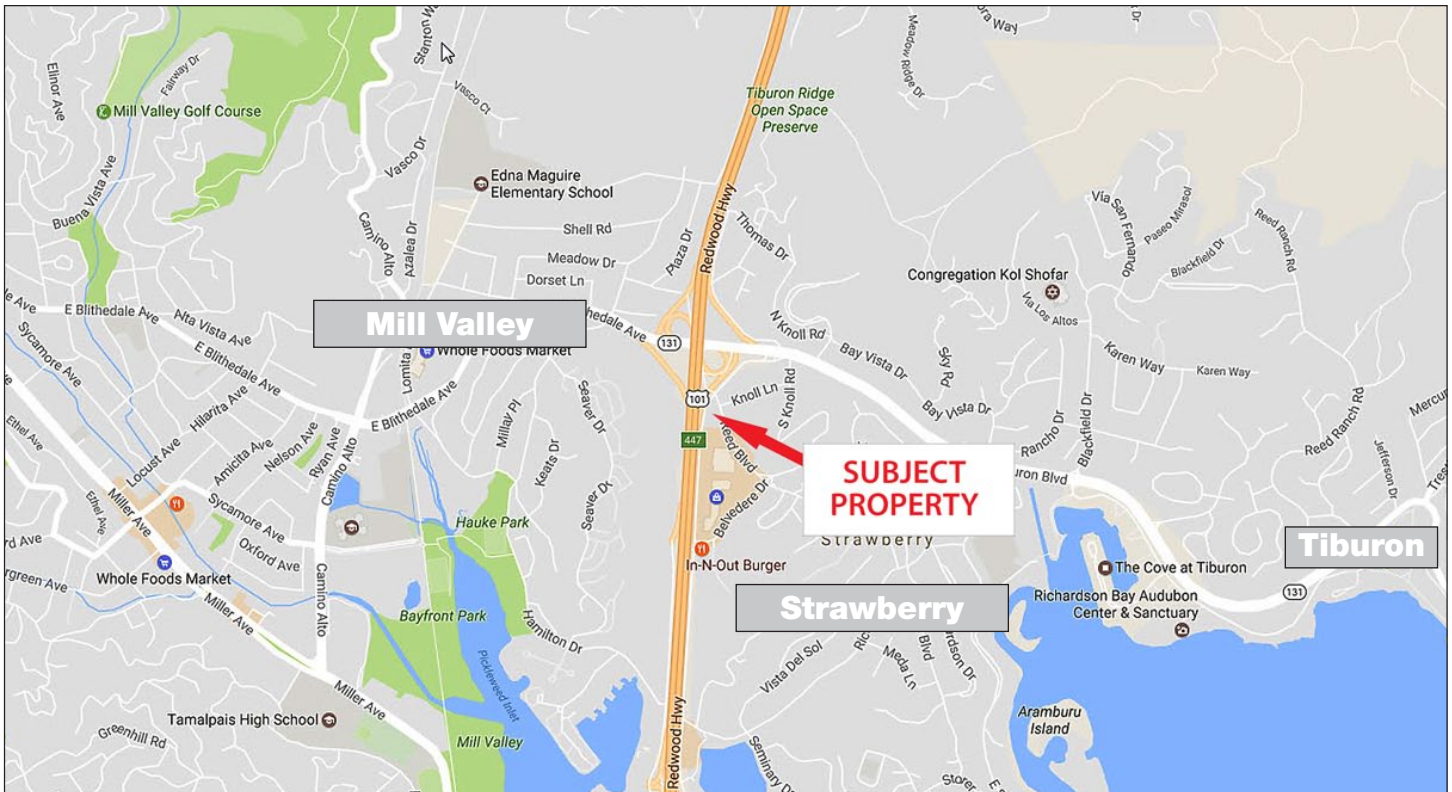
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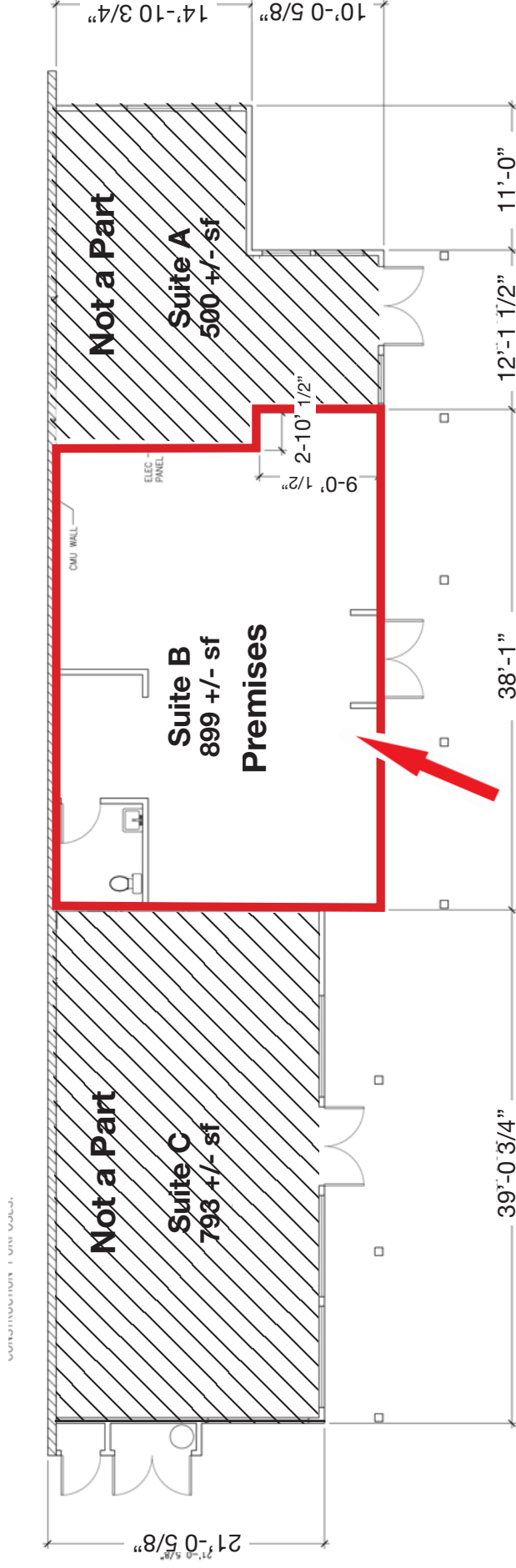
[Click here to View in Google Maps](#)



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Floor Plan Not to Scale