

170-176 BLITHEDALE AVE



±2,746 SF - Mill Valley Retail For Sale

RARELY AVAILABLE MILL VALLEY 4-UNIT RETAIL PROPERTY FOR SALE

170-176 BLITHEDALE AVE, MILL VALLEY, CA 94941

km Kidder
Mathews

PREMIER *RETAIL HUB* IN THE HEART OF MILL VALLEY, CA

Kidder Mathews is pleased to offer a rare four-unit retail building in Mill Valley. The property sits at the corner of Blithedale Avenue and Grove Street. The building totals approximately 2,746 square feet and includes a 12-space parking lot to the southwest. This lot provides investors with a strong opportunity for vertical development.

The property is zoned Limited Commercial (C-L) within the City of Mill Valley. This district permits a broad range of uses, including residential and mixed-use development. Allowed uses include administrative and professional offices, banks, title offices, insurance companies, and real estate offices. Live-work units are also permitted with a conditional use permit. Height in C-L districts is limited to 35 feet. Multi-family residential may be permitted in certain situations under the Housing Overlay Zoning Districts. Buyer is advised to review the applicable zoning laws to verify permissible uses.



ADDRESS	170-176 Blithedale Ave Mill Valley, CA, 94941
GROSS LAND SIZE	±6,534 SF ±0.15 AC
PARCEL NO.	028-024-05
ZONING	C-L

3 MIN

DRIVE TO DOWNTOWN
MILL VALLEY

11 MIN

DRIVE TO DOWNTOWN
CORTE MADERA

15 MIN

DRIVE TO DOWNTOWN
SAUSALITO

PROPERTY HIGHLIGHTS



SHORT TERM LEASES

The lease for Suite 170 is currently month to month and Suite 174 has limited term through the end of 2026 providing an opportunity for a full building user to take possession and potentially occupy the entire project.



DEVELOPMENT POTENTIAL

The single-level building and adjacent parking lot provide a rare opportunity to expand the footprint in the supply-constrained Mill Valley market. Potential exists for vertical development up to 35 feet, subject to buyer verification of height and bulk assumptions.



PROPERTY UPGRADES

Current owner has performed significant property upgrades including new flooring and finishes to both suites. The addition of a washer dryer, restroom with shower, and kitchenette to rear office is ideal for commuters riding their bikes to the office.

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	170-176 Blithedale Ave, Mill Valley, CA, 94941
PARCEL NUMBERS	028-024-05
COUNTY	Marin
SUBMARKET	Corte Madera / Mill Valley

BUILDING INFORMATION

YEAR BUILT	1902
TOTAL LOT SIZE	±0.15 AC
GROSS LEASABLE SF	±2,746 RSF
STORIES	One (1)

SITE INFORMATION

LAND AREA	±6,534 SF
ACCESS	Access via Grove St & Blithedale Ave
ZONING	C-L
FRONTAGE	61' on Blithedale Ave

PROXIMITY TO PUBLIC TRANSPORTATION

US HIGHWAY 101	6 min, ±1.8 miles
INTERSTATE 131	7 min, ±1.9 miles
STATE ROUTE 1	7 min, ±2.5 miles
INTERSTATE 580	12 min, ±6.5 miles

CURRENT TENANTS

50%
OCCUPANCY

Suite 170

SALON
±687 SF

Suite 174

INSURANCE AGENCY
±580 SF

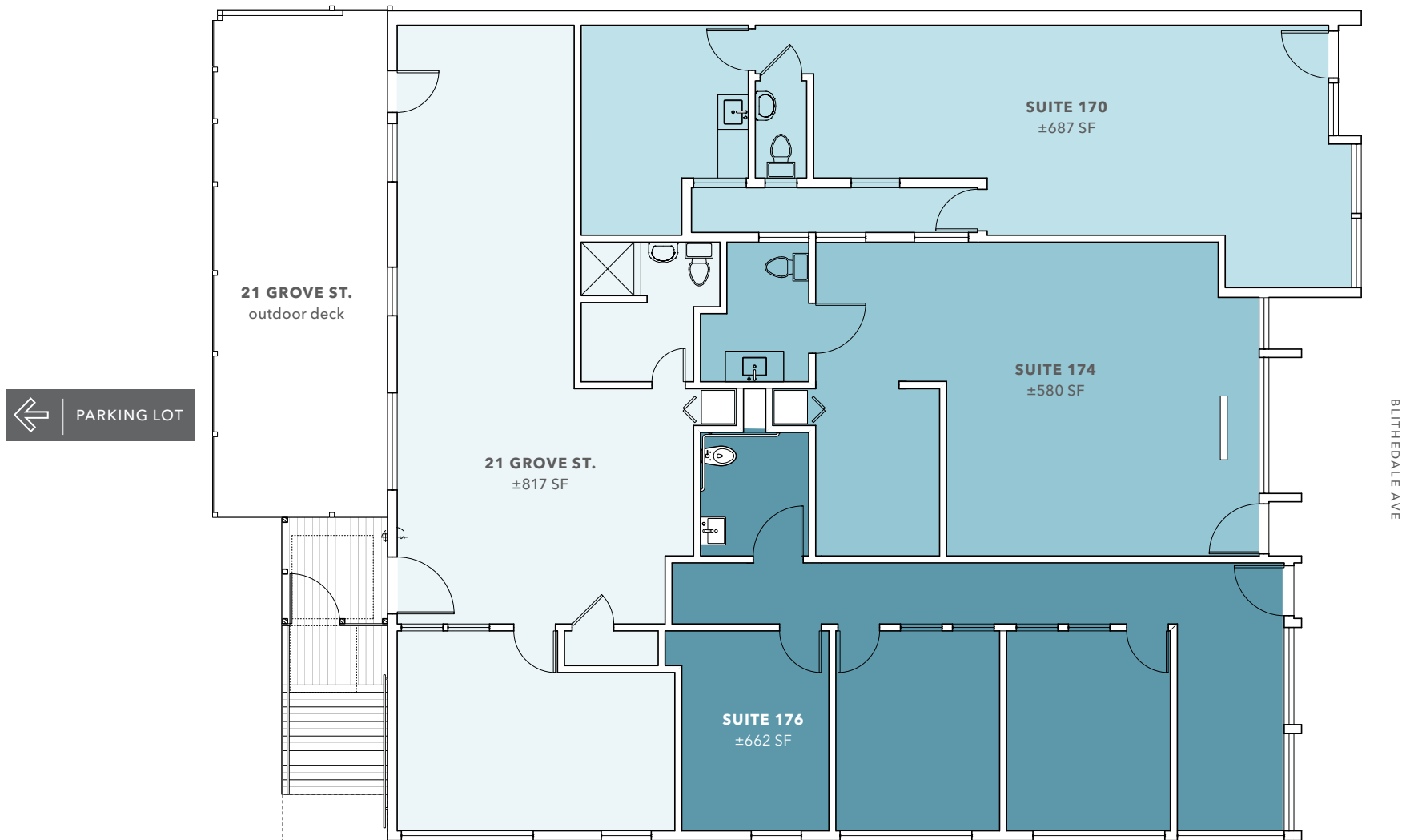
Suite 176

AVAILABLE
±662 SF

21 Grove St

AVAILABLE
±817 SF

FLOOR PLAN



FLOOR PLAN IS NOT TO SCALE

PROPERTY OVERVIEW



176 Blithedale Ave



176 Blithedale Ave



PROPERTY OVERVIEW



21 Grove St

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	11,790	56,342	116,462
2030 PROJECTION	11,588	55,499	114,404
2020 CENSUS	11,823	57,906	119,538
2010 CENSUS	11,537	54,586	114,006
MEDIAN AGE	49.1	48.6	46.0

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$354,075	\$295,530	\$283,398
TOTAL BUSINESSES	1,061	4,105	10,180
TOTAL EMPLOYEES	4,848	26,012	69,127

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	80	453	1,869
HIGH SCHOOL DIPLOMA	445	3,168	8,220
SOME COLLEGE	966	4,999	10,867
ASSOCIATE	358	1,989	4,222
BACHELOR'S	3,387	14,997	27,859
GRADUATE	3,327	15,173	27,427

EST. HOUSEHOLDS

4,770
1 MILE

24,254
3 MILES

46,892
5 MILES

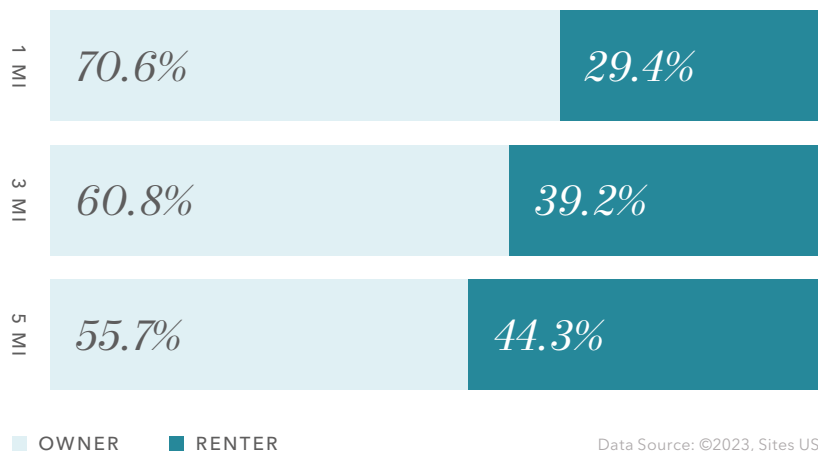
PROJECTED HOUSEHOLDS

4,759
1 MILE

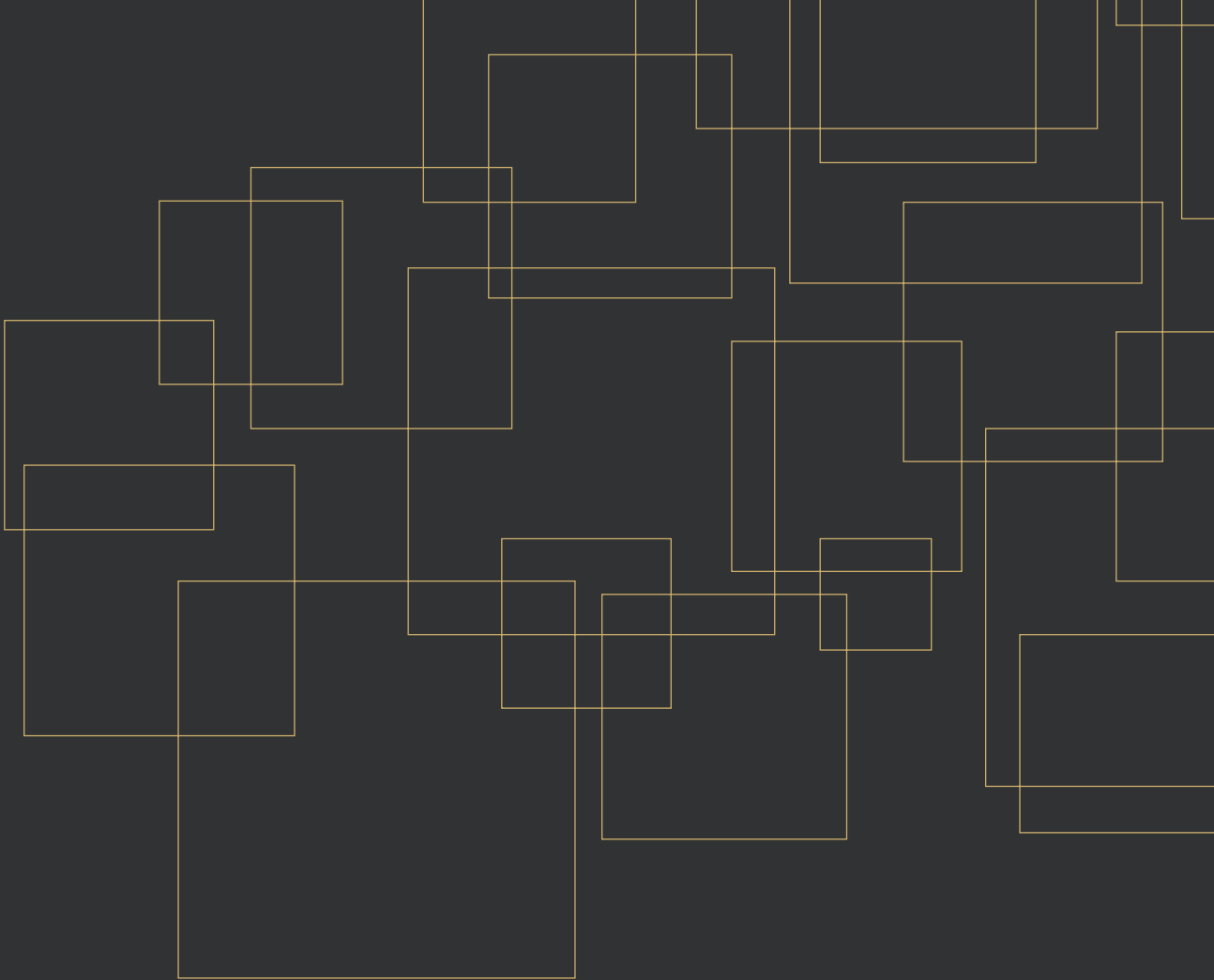
24,206
3 MILES

46,707
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2023, Sites USA



Exclusively listed by

CAMERON BAIRD

Senior Vice President

415.948.9952

cameron.baird@kidder.com

LIC N° 01503816

ANDREW J. REBENNACK

Senior Vice President

504.715.2919

andrew.rebennack@kidder.com

LIC N° 02025935

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

