



## 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

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



Contact:  
**Mark Cooper**  
 (415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
 Lic# 01814831

**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# Mill Valley Retail Storefronts for Lease

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

## Building/Space Description:

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

## Location Description:

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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:

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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:

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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:

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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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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: Retail Storefront

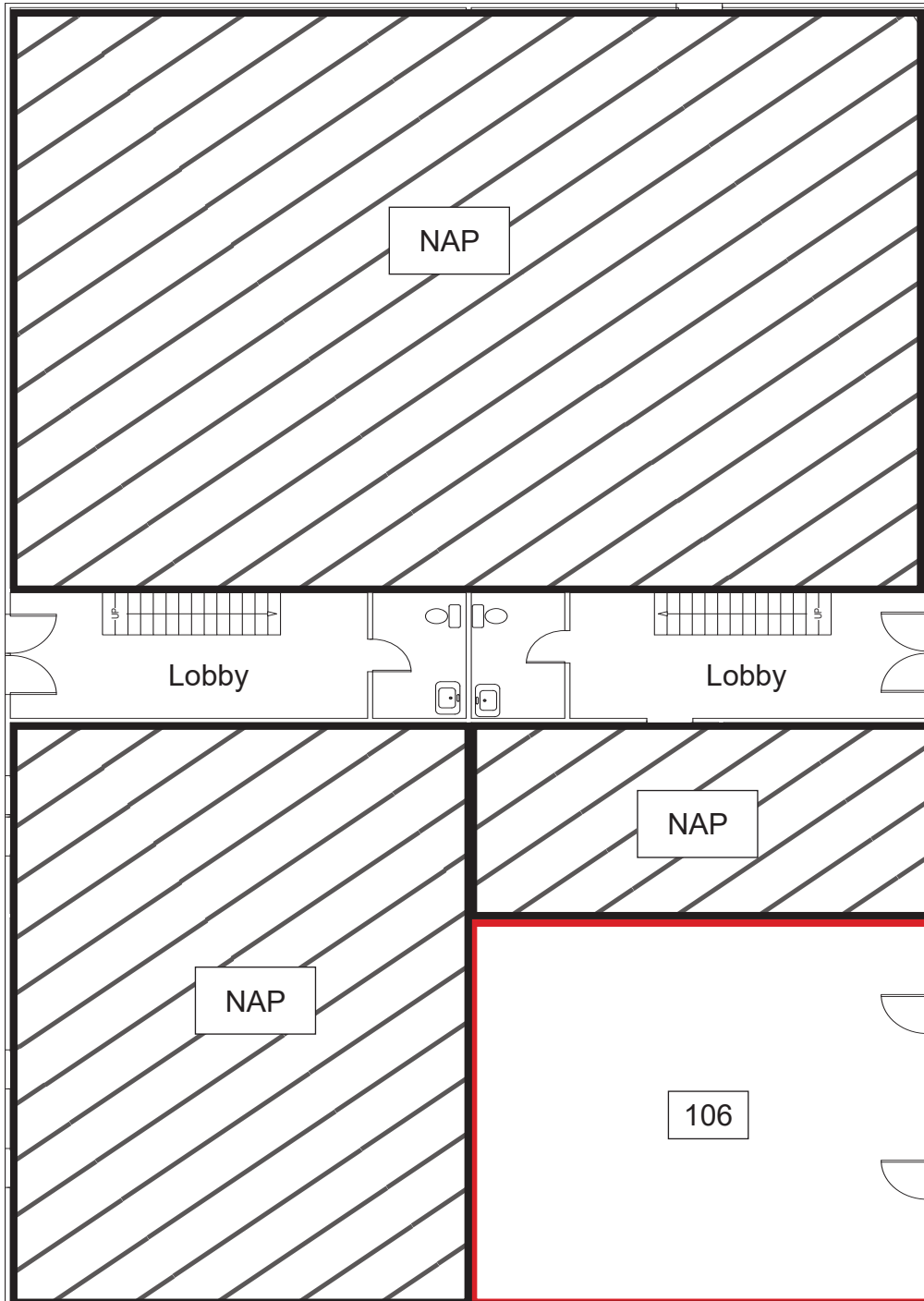
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