

OFFERING MEMORANDUM
**BOUTIQUE OFFICE BUILDING
FOR SALE**



42 MILLER AVENUE

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MILL VALLEY, CALIFORNIA

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Executive Summary

Cushman & Wakefield is pleased to present 42 Miller Avenue, a rare Owner/User opportunity in the heart of Downtown Mill Valley.

Situated on an expansive ± 0.56 acre parcel along Miller Avenue, this three-story freestanding commercial building offers approximately $\pm 4,349$ SF of flexible office space in one of Marin County's most supply constrained submarkets. Currently leased to two office tenants on short term agreements, the Property provides a unique opportunity for an owner to generate interim income while planning for near term occupancy of a majority or the entirety of the building.

Nestled among mature redwood trees and surrounded by professionally maintained landscaping, 42 Miller offers a campus like setting rarely found in Marin County. The Property benefits from expansive on site parking, outdoor areas, and a private, retreat style environment just steps from the Town Square and surrounding retail and dining amenities.

With flexible floor plans, abundant natural light, and a clear path to near term or immediate full building occupancy, 42 Miller Avenue presents a compelling opportunity for an Owner/User to establish a permanent presence in Downtown Mill Valley while retaining the flexibility to grow into the space over time.



$\pm 4,349$ SF



**CLASS A
LOCATION**



**OWNER
USER**



**ABUNDANT
PARKING**

Property Highlights

42 Miller Avenue features abundant on site surface parking, a rare amenity in Downtown Mill Valley providing convenient access for both employees and visitors. The building benefits from multiple points of entry, allowing for flexible circulation throughout the space and the potential for departmental separation, client facing areas, or multi tenant configurations.

An expansive second floor deck offers an ideal setting for informal meetings, employee gatherings, or outdoor workspace, while the third floor features dramatic vaulted ceilings and large windows overlooking the surrounding redwood canopy, creating a light-filled and inspiring work environment. The Property is equipped with restrooms on all three floors, a full size kitchenette on the first floor, and an additional secondary kitchenette on the second floor, enhancing functionality for both single user and multi user occupancy.

The flexible three story layout, combined with mature landscaping and outdoor areas, provides a private, campus like setting uncommon for commercial properties in the Downtown Mill Valley core.



**CAMPUS-LIKE
PRIVATE SETTING**



**FLEXIBLE
FLOOR PLANS**



**ASKING PRICE
\$3,650,000**





PROPERTY OVERVIEW

| | |
|-------------------------|--|
| ADDRESS | 42 Miller Avenue, Mill Valley, CA 94941 |
| YEAR BUILT | 1903 |
| NET RENTABLE AREA (RSF) | ±4,349 RSF |
| LOT SIZE | ±0.56 Acres |
| NUMBER OF STORIES | 3 |
| PARKING | Ample On-Site |
| ZONING | CD - Downtown Commercial |
| APN | 028-063-18 |



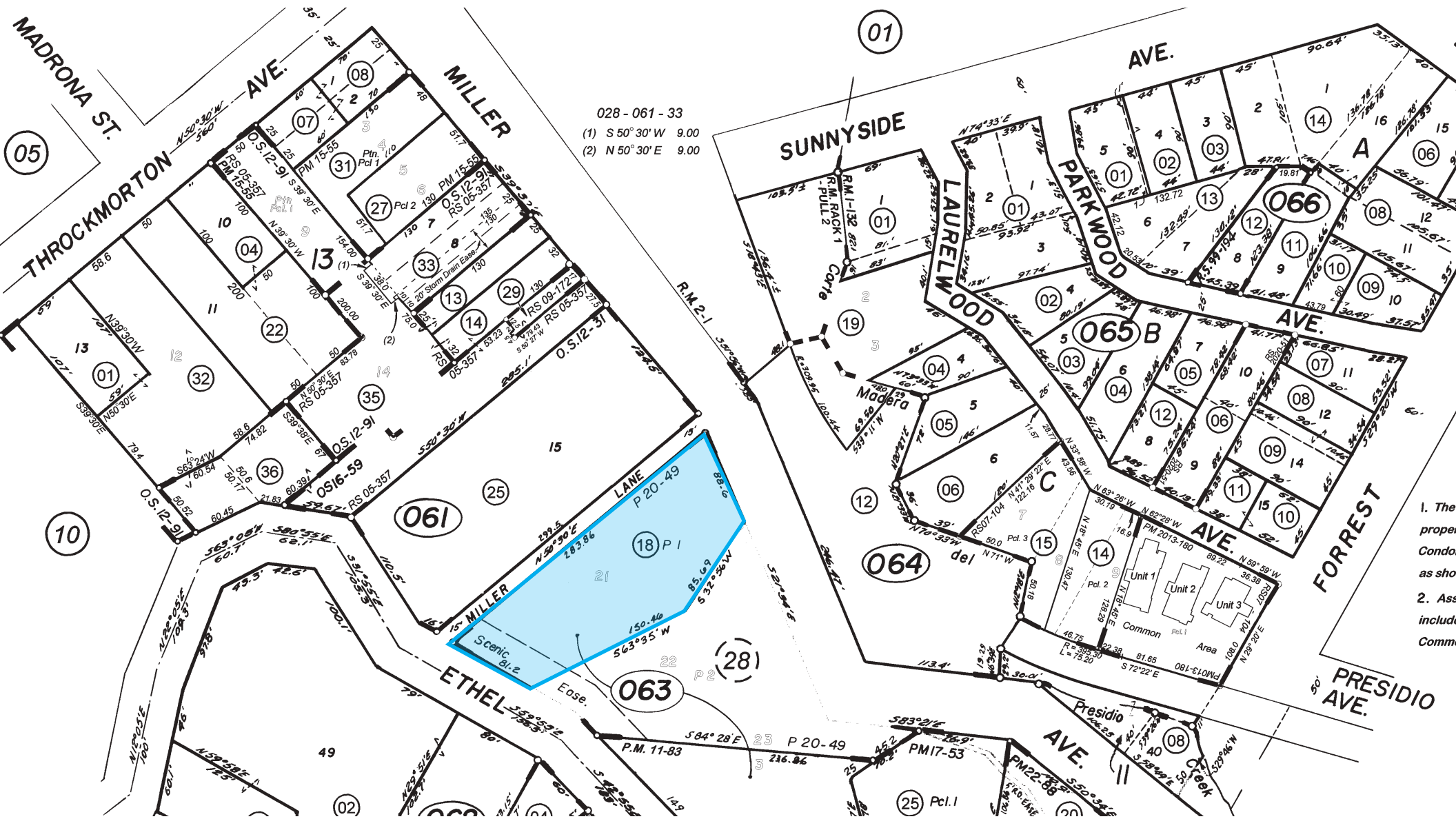
Property Photos



Property Photos



Parcel Map



APN # 028-063-18

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Location Overview

Mill Valley

Nestled at the base of Mount Tamalpais in Marin County, Mill Valley combines small-town charm with modern sophistication. This vibrant city is celebrated for its picturesque downtown, where eclectic shops, art galleries, and award-winning restaurants create a dynamic cultural hub.

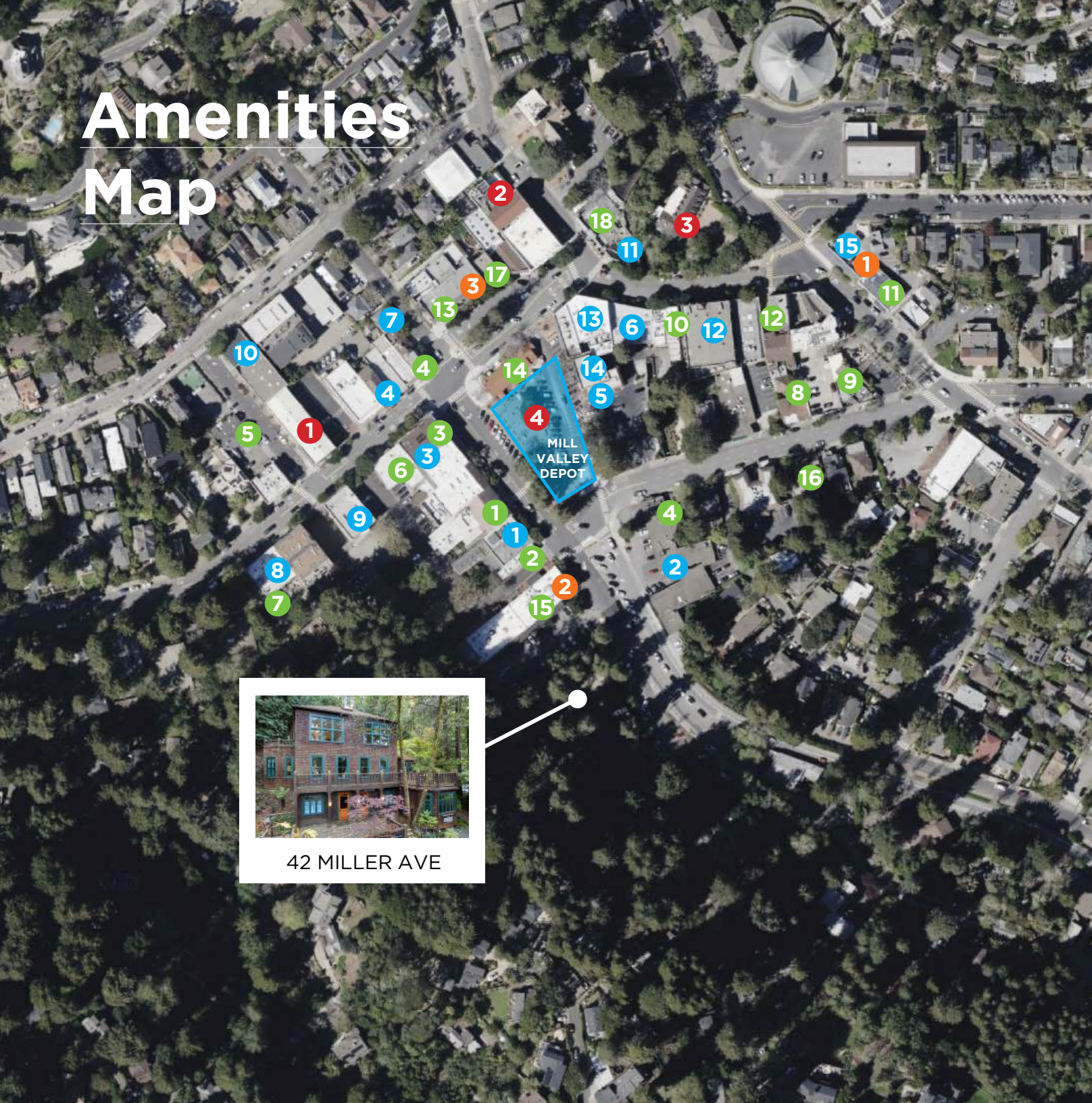
Mill Valley boasts exceptional connectivity, offering easy access to San Francisco, major highways, and regional transit. Its thriving economy is fueled by a diverse mix of creative industries, boutique retail, and innovative startups.

Surrounded by breathtaking natural beauty, including redwood forests and scenic coastal trails, Mill Valley is a magnet for outdoor enthusiasts, artists, and entrepreneurs. With its unparalleled quality of life, Mill Valley remains a sought-after destination for residents and visitors alike.

Learn more about Mill Valley:
www.cityofmillvalley.gov



Amenities Map



42 MILLER AVE

FOOD/BEVERAGE

1. Pizza D'Angelo
2. Urban Remedy
3. Equator Coffee
4. Boo Koo
5. Avatar's Punjabi Burritos
6. La Ginestra
7. Mamahuhu
8. Kitchen Sunnyside
9. Bungalow 44
10. Playa Mill Valley
11. Stefano's Pizza
12. Paseo California Bistro
13. Peet's Coffee
14. Depot Cafe and Bookstore
15. Gravity Tavern
16. Prabh Indian Kitchen
17. Vintage Wine & Spirits
18. Mill Valley Market
19. Corner Bar

RETAIL

1. Terrestra
2. Studio Velo
3. Two Neat
4. Fez
5. Mili
6. Surf and Sand
7. Moonstruck Fine Jewelry
8. OSKA Mill Valley
9. Eileen Fisher
10. Mt Carmel Shop
11. Mill Valley Flowers
12. Monarch
13. Prevalent Projects
14. J. McLaughlin
15. Passion Flowers

SALONS

1. Milvali
2. Ace Nails
3. Doll & Dandy

CULTURAL ATTRACTIONS

1. Throckmorton Theater
2. Sweetwater Music Hall
3. Outdoor Art Club
4. The Depot Plaza



03

Market Overview

Sales Comps



20 Sunnyside Ave

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | PENDING |
| RBA | ± 7,521 SF |
| Sale Price | \$5,199,000 |
| PPSF | \$691.26 |



270 Miller Ave

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | 8/22/2025 |
| RBA | ± 4,800 SF |
| Sale Price | \$3,372,000 |
| PPSF | \$702.50 |



32 Miller Ave

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | 11/14/2022 |
| RBA | ± 2,950 SF |
| Sale Price | \$3,165,000 |
| PPSF | \$1,072.88 |



1048 Redwood Hwy

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | 7/22/2022 |
| RBA | ± 2,200 SF |
| Sale Price | \$1,850,000 |
| PPSF | \$840.91 |



60 Throckmorton Ave

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | 9/27/2022 |
| GLA | ± 5,072 SF |
| Sale Price | \$3,500,000 |
| PPSF | \$690.06 |



71 Throckmorton Ave

| | |
|------------|-----------------|
| Submarket | Mill Valley, CA |
| Sale Date | 4/8/2022 |
| RBA | ± 2,580 SF |
| Sale Price | \$2,550,000 |
| PPSF | \$988.37 |



04

Debt Service Overview

SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [42 Miller, Mill Valley](#)
 Date Prepared: [3/23/2026](#)

Project Details

| | | | |
|---------------------------|--------------------|----------------------|--|
| Purchase Price | \$3,650,000 | Property Address | 42 Miller, Mill Valley |
| Improvements | | Building Size (s.f.) | 4,349 |
| | | Price Per Sq. Ft. | \$839.27 |
| Total Project Cost | \$3,650,000 | | |

SBA 504 Financing Structure

| Source of Funds | % of Total Project | Amount | Rate | Amortization | Maturity | Monthly Payment | |
|---|--------------------|-------------|-------|--------------|----------|------------------------------|----------|
| Bank (1st) | 50% | \$1,825,000 | 6.30% | 25 | 25 | \$12,095 | |
| SBA (2nd)* | 40% | \$1,504,000 | 5.72% | 25 | 25 | \$9,435 | |
| Down Payment | 10% | \$365,000 | | | | | |
| * Includes financed SBA fee of \$44,000 | | | | | | | |
| | | | | | | Total Monthly Payment | \$21,530 |
| | | | | | | Total Payment PSF | \$4.95 |

Monthly Ownership Costs **Out of Pocket Costs**

| | | | |
|---|-----------|-----------------------------------|------------------|
| Mortgage Payments | \$ 21,530 | Down Payment | \$365,000 |
| Insurance & Property Tax | \$ 4,106 | Estimated Bank Fees | \$67,383 |
| | | Appraisal & Environmental Reports | \$5,400 |
| Total Monthly Cash Outlay: \$ 25,636 | | | |
| Average 5YR Principal Paydown Benefit: \$ (5,562) | | | |
| Total Effective Monthly Costs: \$ 20,074 | | Total Out of Pocket Costs | \$437,783 |

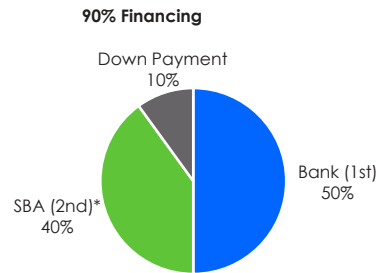
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 2.25% of bank loan amount plus 1.75% on the Bridge Loan amount (the SBA loan)
- Insurance & Property Tax estimated at 1.35% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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Confidential Offering Memorandum Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 42 Miller Avenue, Mill Valley, CA (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Seller. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Seller guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Seller guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Seller. Seller expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Seller shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. Seller has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Seller. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Seller and all parties approved by Seller and may be used only by parties approved by Seller. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.