



Keegan & Coppin
COMPANY, INC.

FOR LEASE

THE KEYSTONE BUILDING
88 THROCKMORTON AVE., MILL VALLEY, CA

Prime Downtown Retail Space



Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



DOWNTOWN MILL VALLEY RETAIL SPACE FOR LEASE



88 THROCKMORTON AVE.
MILL VALLEY, CA

MILL VALLEY'S FINEST
DOWNTOWN LOCATION

PROPERTY INFORMATION

RETAIL SPACE

88 Throckmorton: 2,216+/- sq ft

Parking: Street

Zoning: Village Commercial

Lease Rate: Contact Agent

Lease Terms: NNN

DESCRIPTION OF RETAIL PREMISES

First time available in decades, former coffee shop for lease.
Suitable for all retail uses.

HIGHLIGHTS

- Rarely available
- Best opportunity in the market
- Best block in downtown Mill Valley

STRONG DEMOGRAPHICS

- **2019 Average HHI:**
\$187,695.00
- **Median Home Price**
\$1,201,600.00
- **Annual Visitors**
Mill Valley Film Festival: 60,000
Sausalito: 1,000,000
Muir Woods: 937,900
San Francisco: 24,600,000

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



DOWNTOWN MILL VALLEY RETAIL SPACE FOR LEASE



88 THROCKMORTON AVE.
MILL VALLEY, CA

MILL VALLEY'S FINEST
DOWNTOWN LOCATION

DESCRIPTION OF AREA

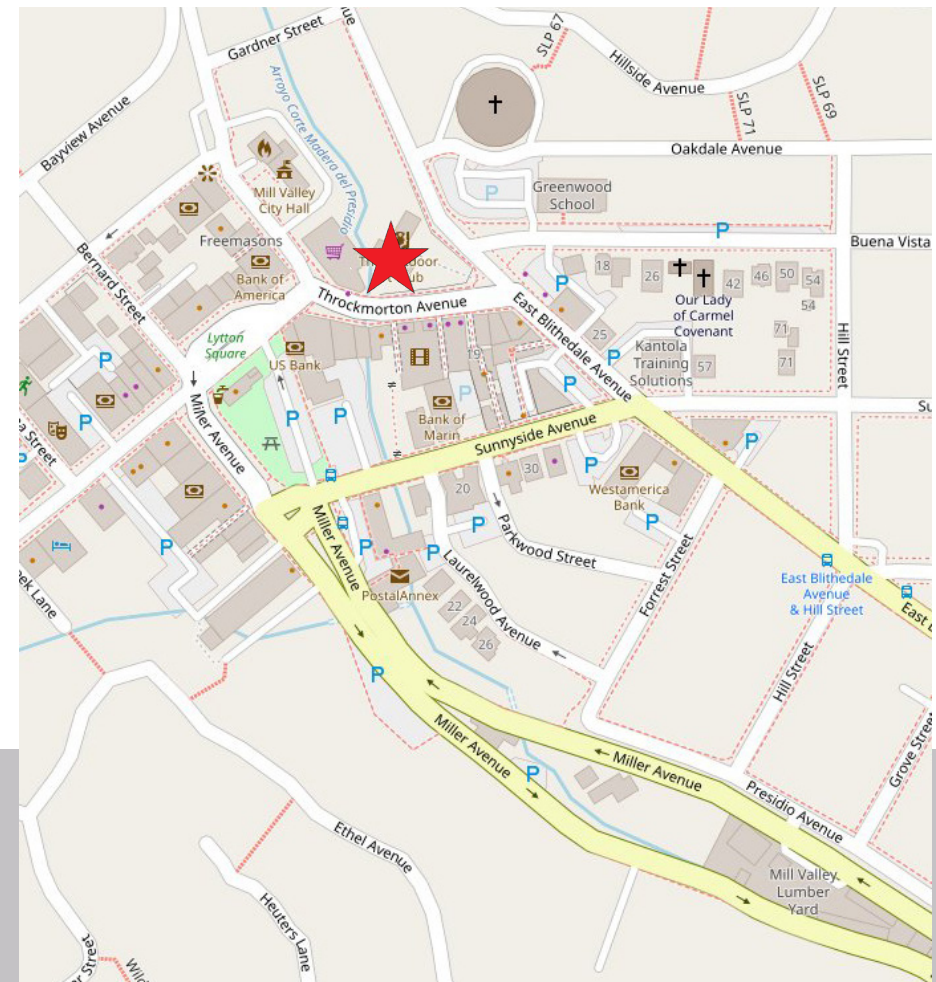
The city of Mill Valley is known throughout the San Francisco Bay Area for its charm, natural beauty and cultural events. Located in Marin County, just minutes from San Francisco via the Golden Gate Bridge, Mill Valley attracts visitors from around the world, drawn to its easy grace and upscale shops and restaurants.

NEARBY AMENITIES

- Steps from dozens of cafes, shops, spas and restaurants
- Mill Valley Market, Whole Foods and Safeway are minutes away
- Private and public schools, from preschool through high school
- Easy access to professional and medical services
- Thriving cultural community, with 142 Throckmorton Theater, CineArts Sequoia and Marin Theater
- Recreational paradise

TRANSPORTATION ACCESS

- Property situated on major downtown thoroughfare
- Immediate access to East Blithedale, Miller Avenue, and minutes from Highway 101
- Service by Golden Gate Transit, close proximity to the ferry.



REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



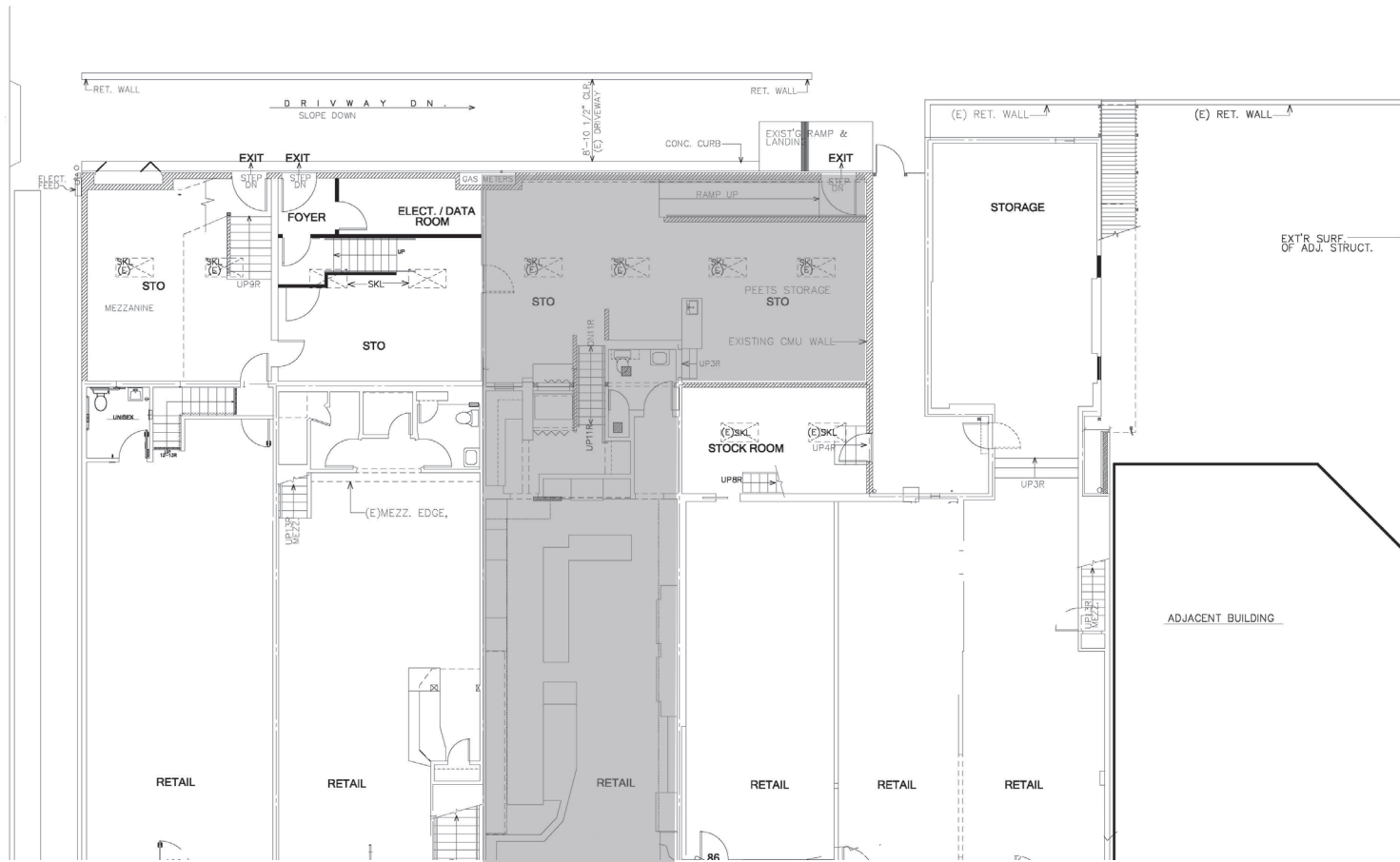
88 THROCKMORTON AVENUE MILL VALLEY, CA FLOOR PLAN



88 THROCKMORTON AVE.
MILL VALLEY, CA

**MILL VALLEY'S FINEST
DOWNTOWN LOCATION**

88 THROCKMORTON
2,216+/- SF



REPRESENTED BY:

VESA BECAM, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM

MATT STORMS, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM