



Keegan & Coppin
COMPANY, INC.

FOR LEASE

THE KEYSTONE BUILDING
82 - 100 THROCKMORTON AVE., MILL VALLEY, CA

Unique Opportunity to Lease Space
in an Iconic Mill Valley Building



Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
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DOWNTOWN MILL VALLEY OFFICE & RETAIL SPACE FOR LEASE



82-100 THROCKMORTON
MILL VALLEY, CA

MILL VALLEY'S FINEST
DOWNTOWN LOCATION

PROPERTY INFORMATION

RETAIL SPACE

88 Throckmorton: 2,216+/- sq ft

Lease Rate: \$5.00 per sq ft

Lease Terms: NNN

Parking: Street

Zoning: Neighborhood Village Commercial

DESCRIPTION OF RETAIL PREMISES

First time available in decades, iconic coffee shop for lease. Available December 1, 2025.

OFFICE SPACE

90 Throckmorton, Suite 18: 1,569+/- sq ft

Lease Rate: \$4.00 per sq ft

Lease Terms: Gross unserviced, 3-5 lease term preferred

Parking: Street

Zoning: Neighborhood Village Commercial

DESCRIPTION OF OFFICE PREMISES

Corner office location, with private offices and a conference room/break room.

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.
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(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.

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DESCRIPTION OF AREA

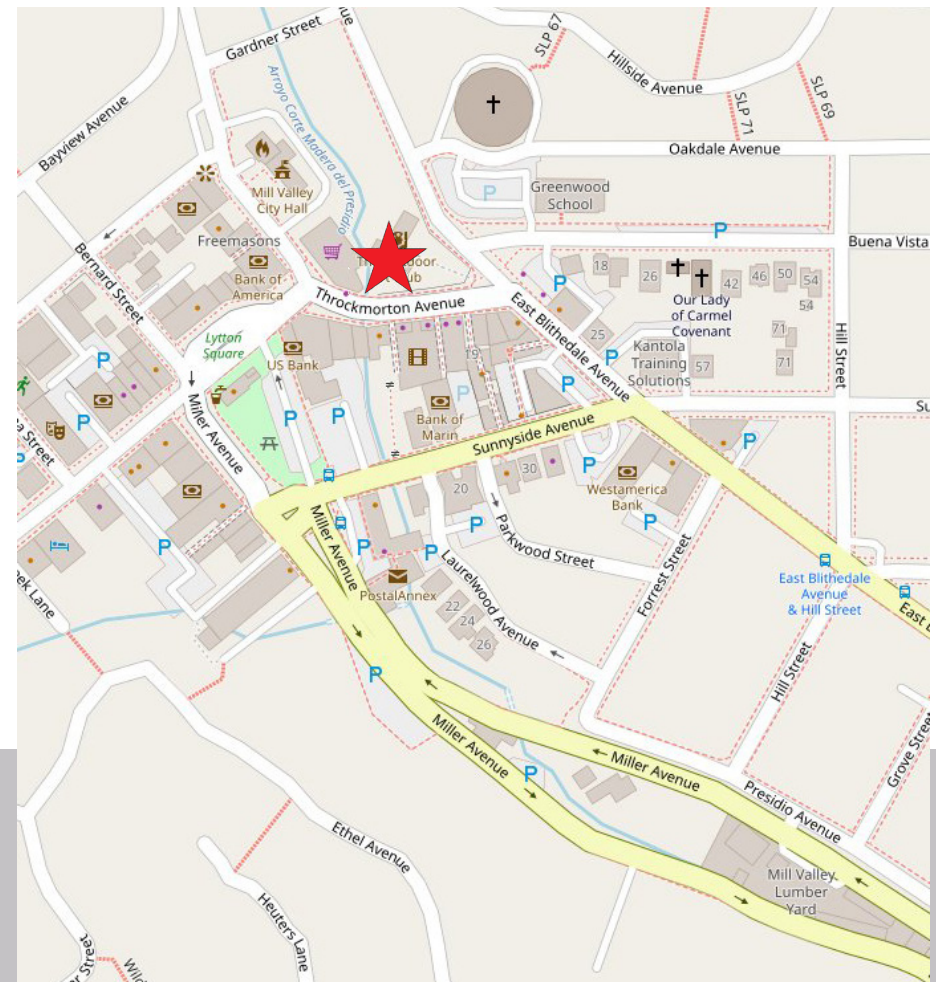
The city of Mill Valley is known throughout the San Francisco Bay Area for its charm, natural beauty and cultural events. Located in Marin County, just minutes from San Francisco via the Golden Gate Bridge, Mill Valley attracts visitors from around the world, drawn to its easy grace and upscale shops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



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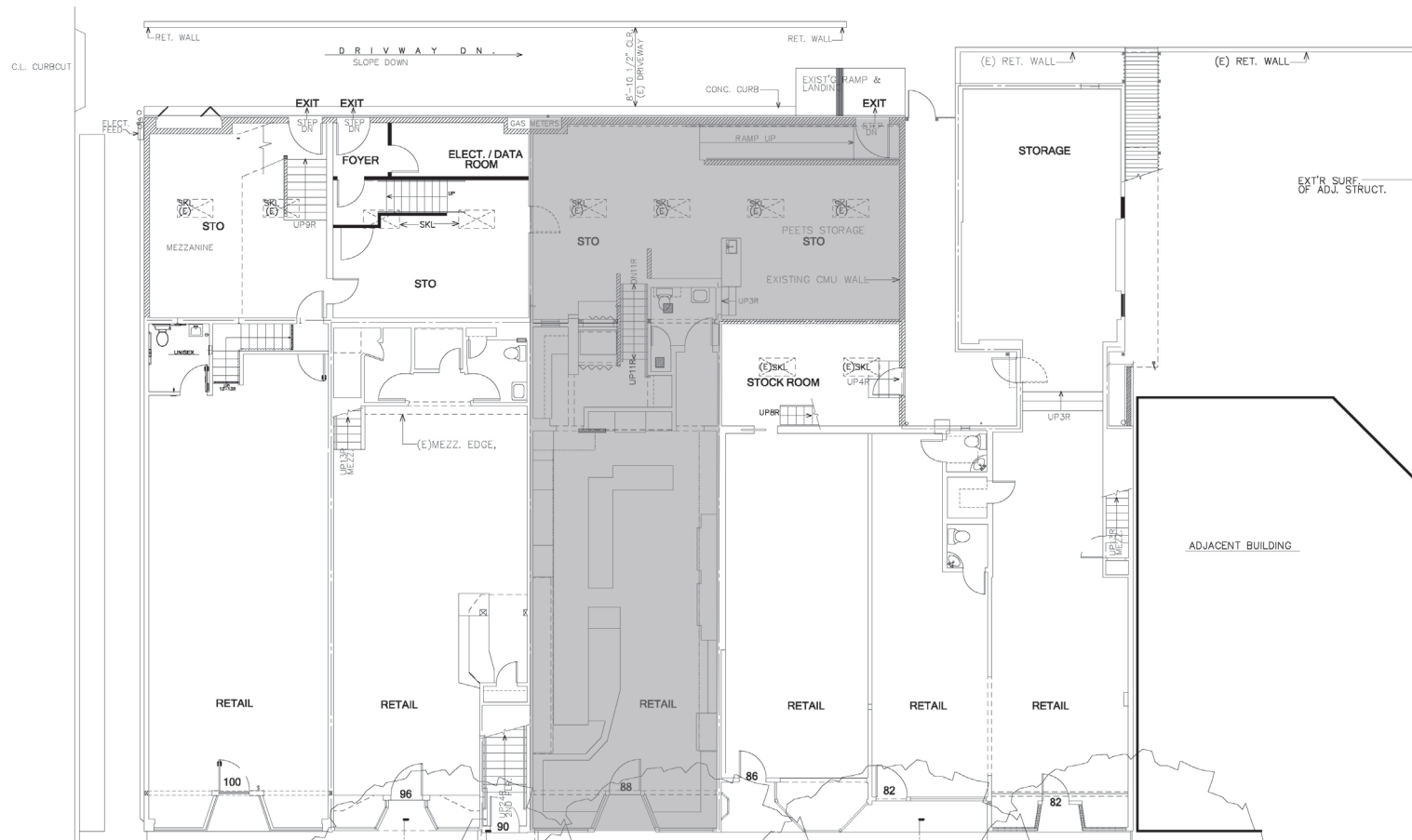
88 THROCKMORTON AVENUE MILL VALLEY, CA FLOOR PLAN



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88 THROCKMORTON
2,216+/- SF



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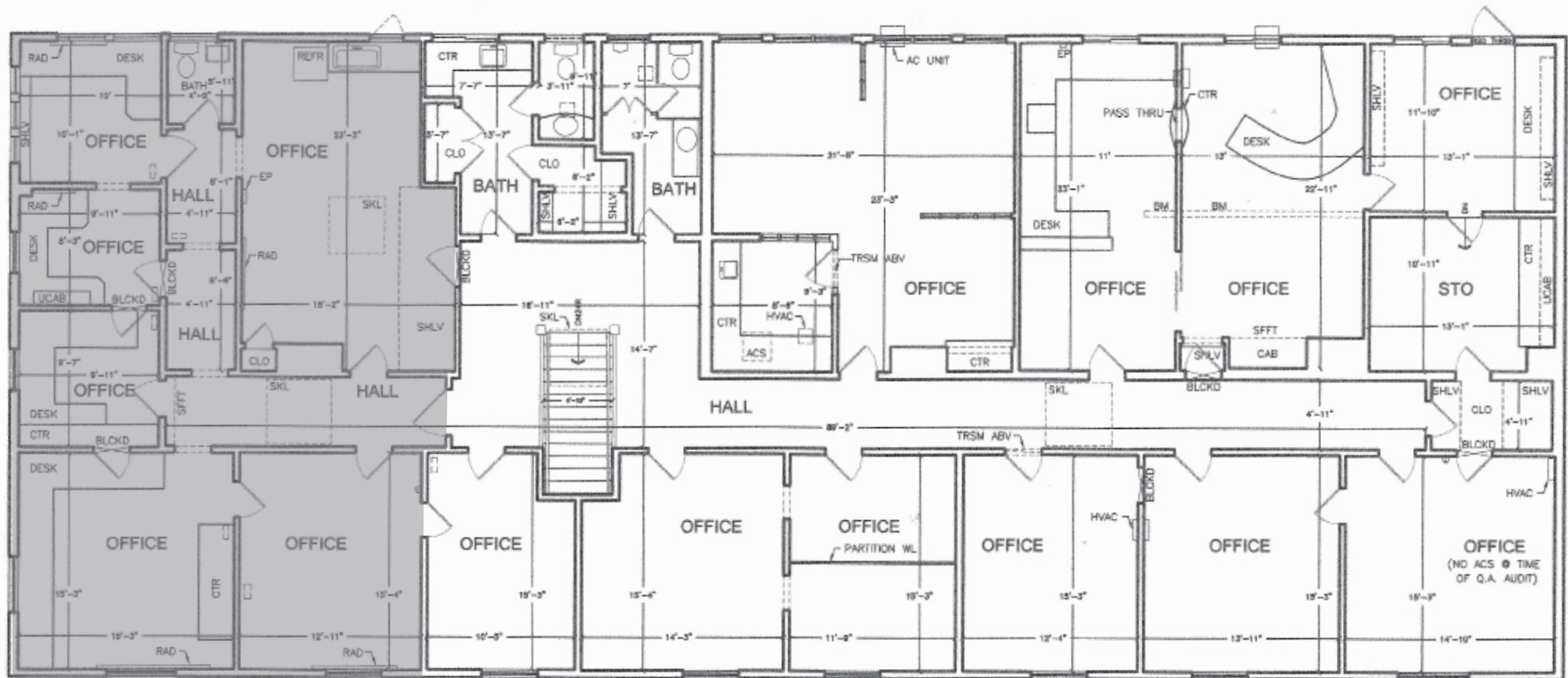
90 THROCKMORTON AVENUE MILL VALLEY, CA FLOOR PLAN



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MILL VALLEY'S FINEST
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90 THROCKMORTON, SUITE 18:
1,569+/- SF



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