

260&270 MAGNOLIA AVENUE, LARKSPUR

FOR LEASE | PREMIER RETAIL SPACES IN THE HEART OF DOWNTOWN LARKSPUR

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

260 & 270 Magnolia Ave, Larkspur, CA 94939

AVAILABLE SPACE

260 Magnolia: +/- 853 Square Feet

270 Magnolia: +/- 633 Square Feet

Total: +/- 1,486 Square Feet

*Spaces Can Be Combined

RENTAL RATE

260 Magnolia: \$4,300 Per Month, NNN

*NNN: \$962.57 Per Month

270 Magnolia: \$3,250 Per Month, NNN

*NNN: \$714.31 Per Month

BUILDING ATTRIBUTES

- + Expansive Display Windows
- + Abundant Natural Light
- + Large Signage Options
- + On Site Parking Lot
- + HVAC In Both Units
- + Suite 270 - Rear Door To Deck and Parking Lot
- + Common Area Patios and Restrooms
- + Available Separately or Combined
- + Median Household Income In Larkspur: \$140,417





260 MAGNOLIA



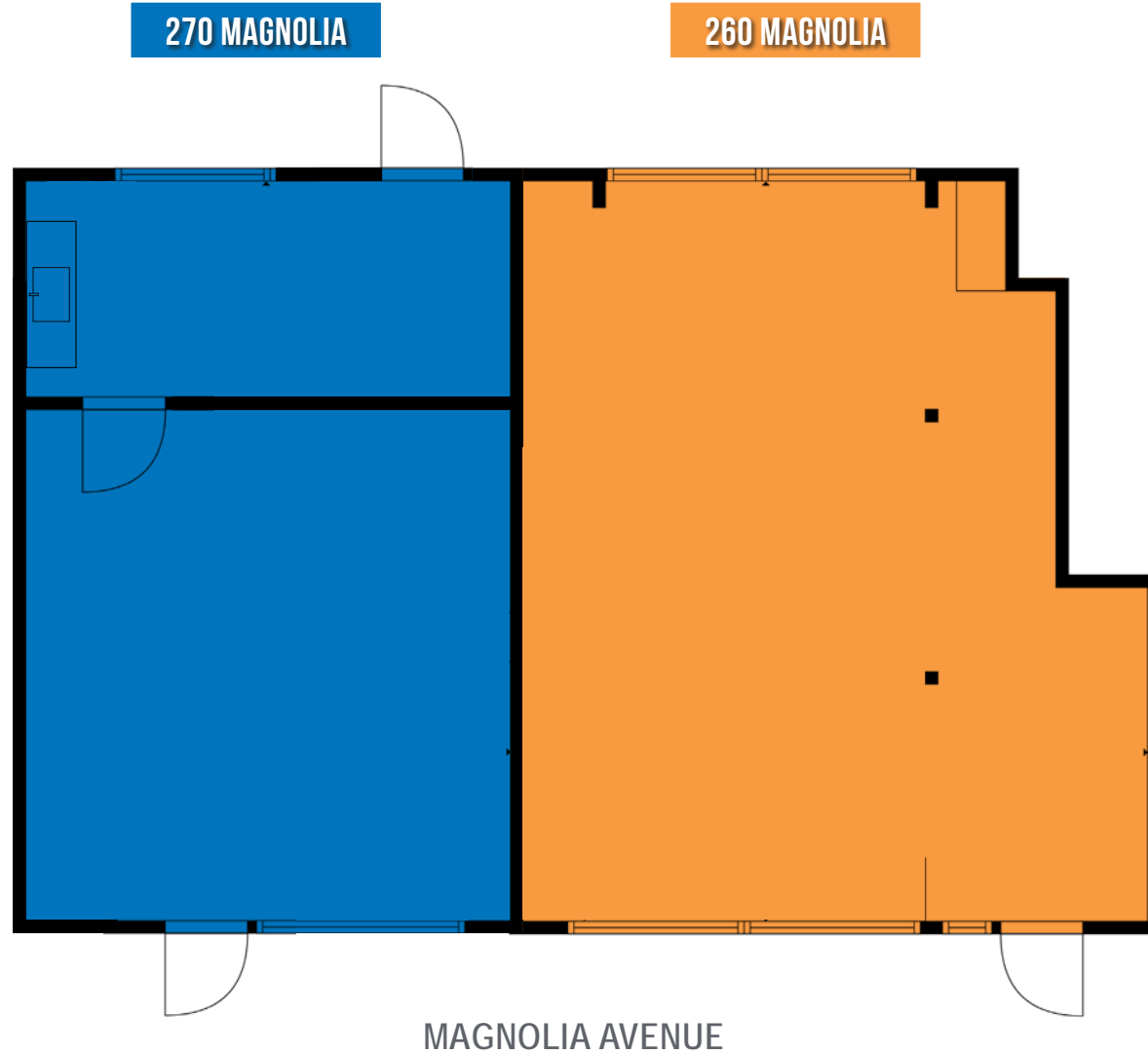


270 MAGNOLIA



FLOOR PLAN

260 Magnolia: +/- 853 Square Feet
270 Magnolia: +/- 633 Square Feet
Total: +/- 1,486 Square Feet



LOCATION OVERVIEW

Desirable location in the heart of Larkspur, walkable to nearby amenities and to public transportation.



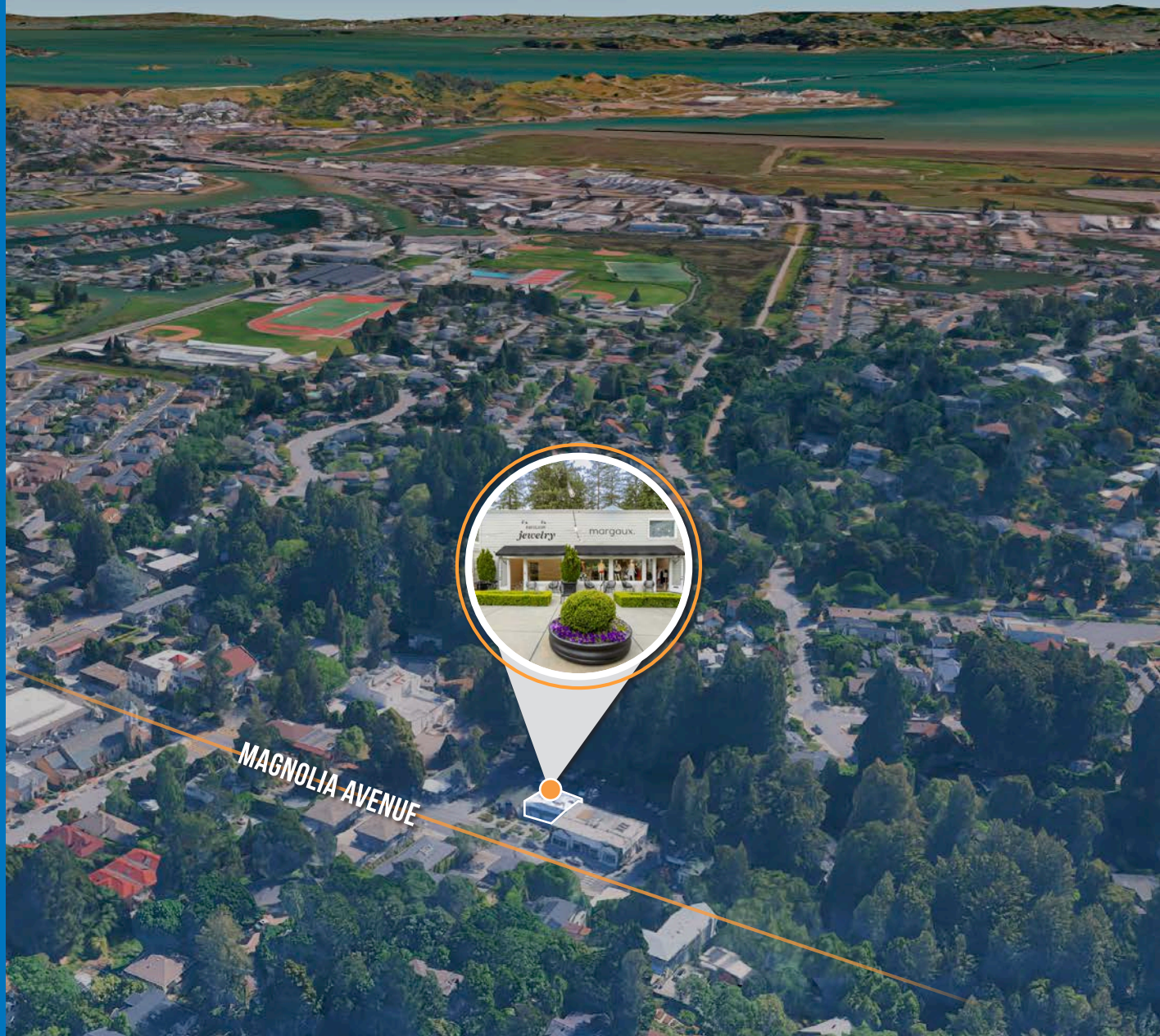
- 01 MIN to Madrone Ave Marin Transit
- 03 MIN to Doliver Park
- 08 MIN to Joe Wagner Field



- 08 MIN to The Village at Corte Madera
- 08 MIN to Mill Valley
- 08 MIN to Ross
- 17 MIN to Tiburon



- 05 MIN to 101 On-Ramp
- 10 MIN to CA-131 On-Ramp
- 11 MIN to 580 On-Ramp



NEARBY AMENITIES

- 1 Equator Coffee
- 2 The Shack Ice Cream
- 3 Perry's on Magnolia
- 4 Keiko Fish
- 5 Tavola Rustica
- 6 Pizzeria Picco
- 7 Pavilion
- 8 Boichik Bagels
- 9 Los Huarques Loco
- 10 Restaurant Picco
- 11 St Patrick's Church
- 12 DJ's Chinese Cuisine
- 13 Feerma Coffee
- 14 Silver Peso
- 15 Mag's Local Yogurt
- 16 Emporio Rulli
- 17 Gelateria
- 18 Donut Alley
- 19 Farm House Local
- 20 Left Bank Larkspur Brasserie
- 21 World Green Açaí
- 22 King of the Roll
- 23 The Cheese Steak Shop
- 24 Lark Theater
- 25 BurritoVille Mex Food
- 26 Mt. Tam Racquet Club
- 27 United States Postal Service
- 28 Fukusuke Restaurant
- 29 BMO Bank N.A Branches
- 30 Folio





PERRY'S ON MAGNOLIA



RESTAURANT PICCO



THE LARK THEATER



BOICHIK BAGELS LARKSPUR



EQUATOR COFFEES

260 & 270 MAGNOLIA AVENUE



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