



For Lease: Retail Space

15 East Blithedale Ave., Mill Valley, CA

- Great Downtown Location
- Tile Floor
- ADA Restroom
- Mop Sink
- Ideal for Pre-Packaged Food

Offering Summary

Available Sq Ft:	700 +/- sf
Initial Base Rent:	\$4.15 psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
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15 East Blithedale Ave., Mill Valley, CA 94941

Property Description:

This attractive retail space features high ceilings, abundant natural light, and a hand-painted Italian tile floor that adds distinctive character. The open front area is complemented by a large back room with a mop sink and ADA-compliant restroom, offering functionality. Located on a well-traveled street with strong pedestrian traffic, the space is well suited for pre-packaged food sales or a specialty retail concept.

Location Description:

This property is located on East Blithedale in downtown Mill Valley, between Throckmorton and Sunnyside.

Space Information/Features:

Total Available Square Feet:	700 +/- sq. ft.(the landlord is source, agent has not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Blade
Parking:	10 spaces unreserved, shared with other retail tenants until 6 p.m.

Building Information/Features:

Shopping Center Name:	1-19 East Blithedale
Total Building Square Feet:	7,937 +/- sq. ft.
Year Constructed:	1955 +/-
Zoning Designation:	CN (Neighborhood Commercial District)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Lease Term:	3 - 5 Years
Initial Base Rent:	\$4.15 per sq. ft. (\$2905/mo)
Base Rent Increases:	4% per annum
Lease Type:	NNN \$1.10 psf / mo. (\$777.00)
Tenant Expenses:	Electricity, gas, trash and water

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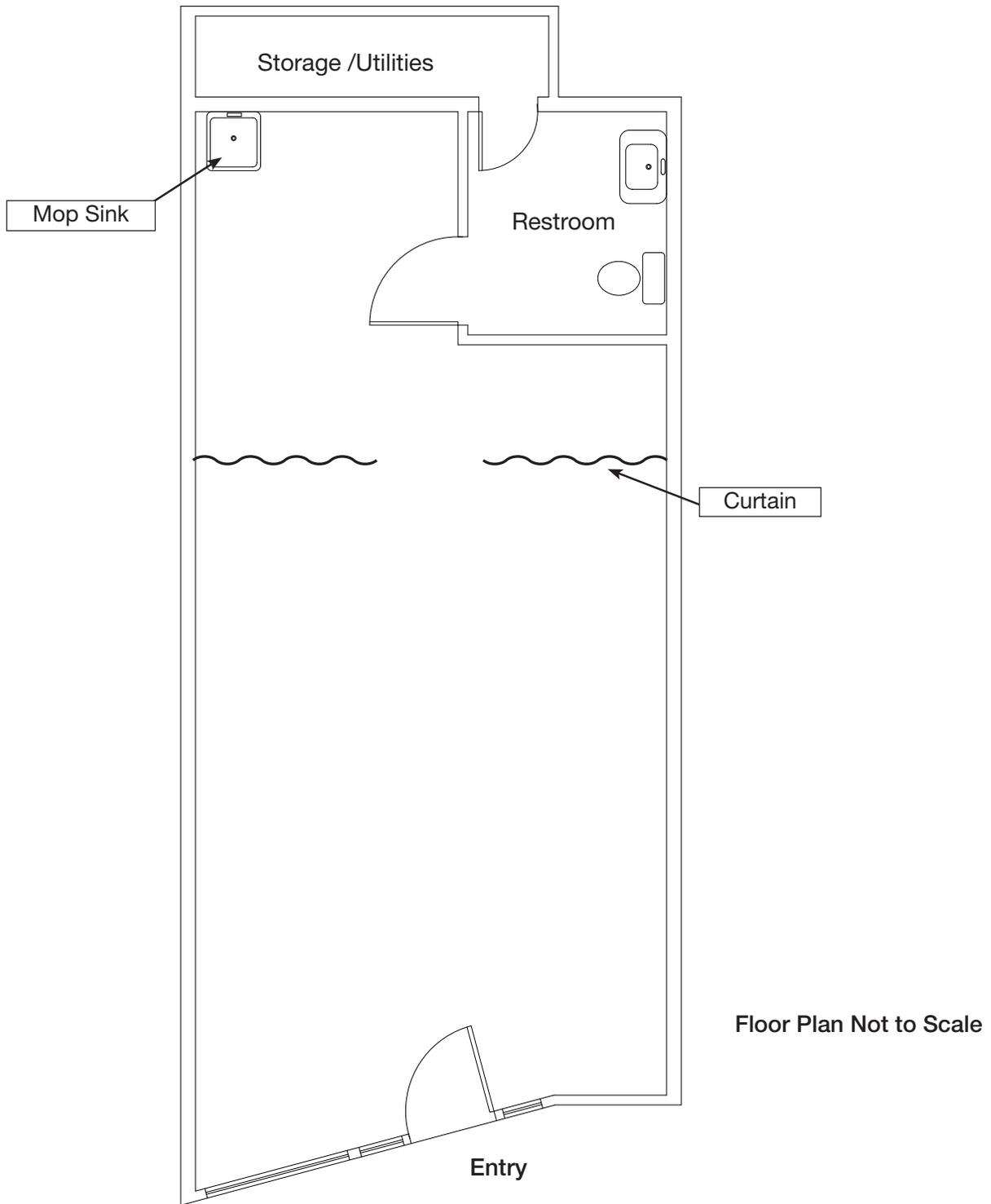


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E. Blithedale Avenue

Our Company



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With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

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- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

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Higher Level Commercial Real Estate

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