



Keegan & Coppin
COMPANY, INC.

FOR SALE

2 MILLER AVENUE
MILL VALLEY, CA

ICONIC DOWNTOWN MILL VALLEY
MIXED USE FOR SALE



REPRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054 (415) 461-1010, EXT 119
JWILMORE@KEEGANCOPPIN.COM

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

\$1,000,000 PRICE REDUCTION



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EXECUTIVE SUMMARY



2 MILLER AVENUE
MILL VALLEY, CA

FOR SALE

Keegan & Coppin is pleased to offer the opportunity to acquire one of Mill Valley's most recognized properties. Located on Mill Valley's most prestigious intersection, the corner of Miller and Throckmorton, the epicenter of Downtown Mill Valley on the main plaza. This multi-tenant property is surrounded by many good restaurants, art galleries, cafes, and boutique shopping stores, Mill Valley is one of the most affluent cities in the Bay Area. Constructed in the early 1900's, the property has been remodeled several times in the 1970's and 1980's.

The property has been leased to retail tenants for decades and is available for purchase for the first time in forty years. Three leased retail spaces on the street level including Equator Coffee. The 2nd floor space could be an office, medical or a residential apartment, with an abundance of natural light, a central skylight and hard wood floors, the 2nd floor has large windows with views of the plaza from two sides.

- High identity retail/office or residential
- Available for owner-user or investor
- Abundant parking near by

Purchase price:	\$7,000,000 \$6,000,000
Building(s) total size:	10,500+/- SQ FT (APPROX.)
Price / PSF:	\$571
Projected Annual NOI:	\$335,517
Projected Cap Rate %:	5.6%



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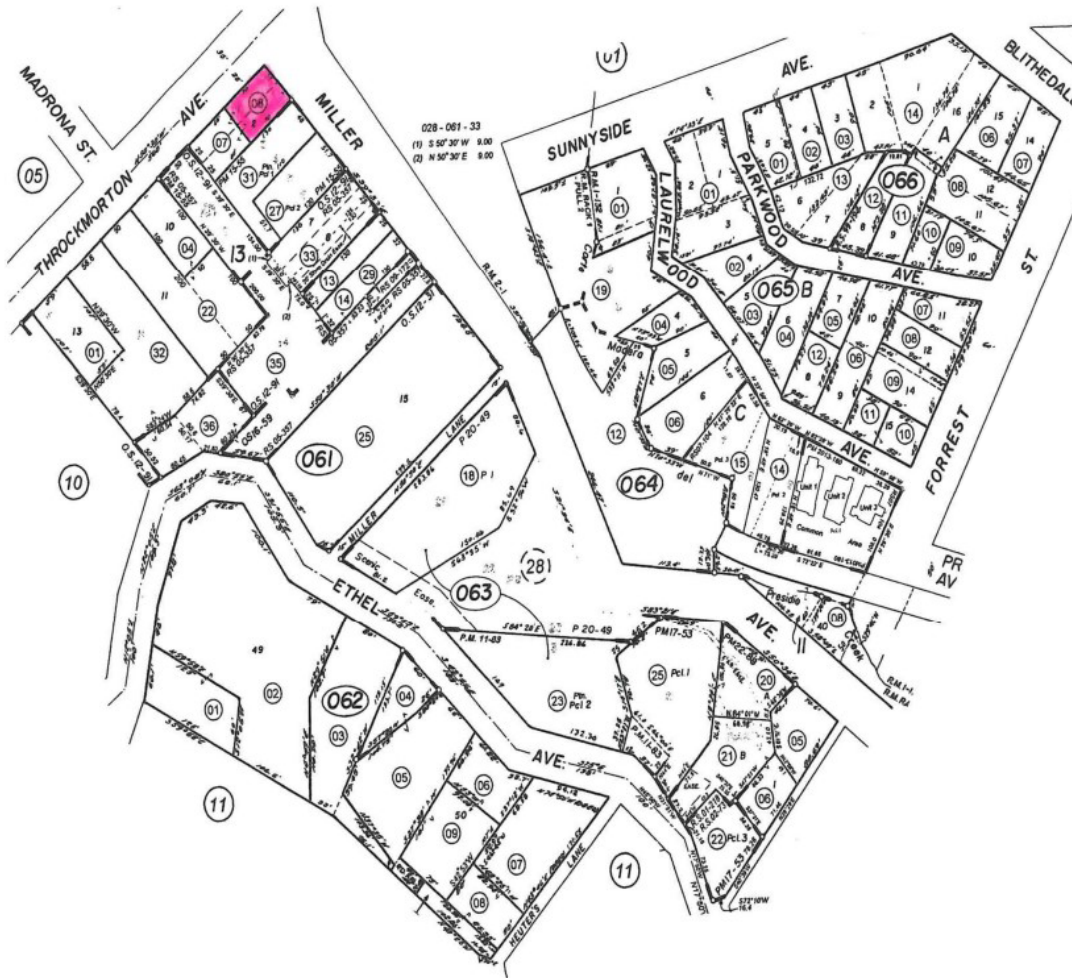


PROPERTY DESCRIPTION



2 MILLER AVENUE
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PROPERTY DESCRIPTION

028-061-08
APN

.08 AC / 3,500 SF
TOTAL SIZE OF PARCEL(S)

Street / Public Parking Lot
PARKING

CD/RMP (Residential Miller Ave Portway
ZONING

Wood Frame
CONSTRUCTION TYPE

2
STORIES

Yes
HVAC

1937
YEAR BUILT

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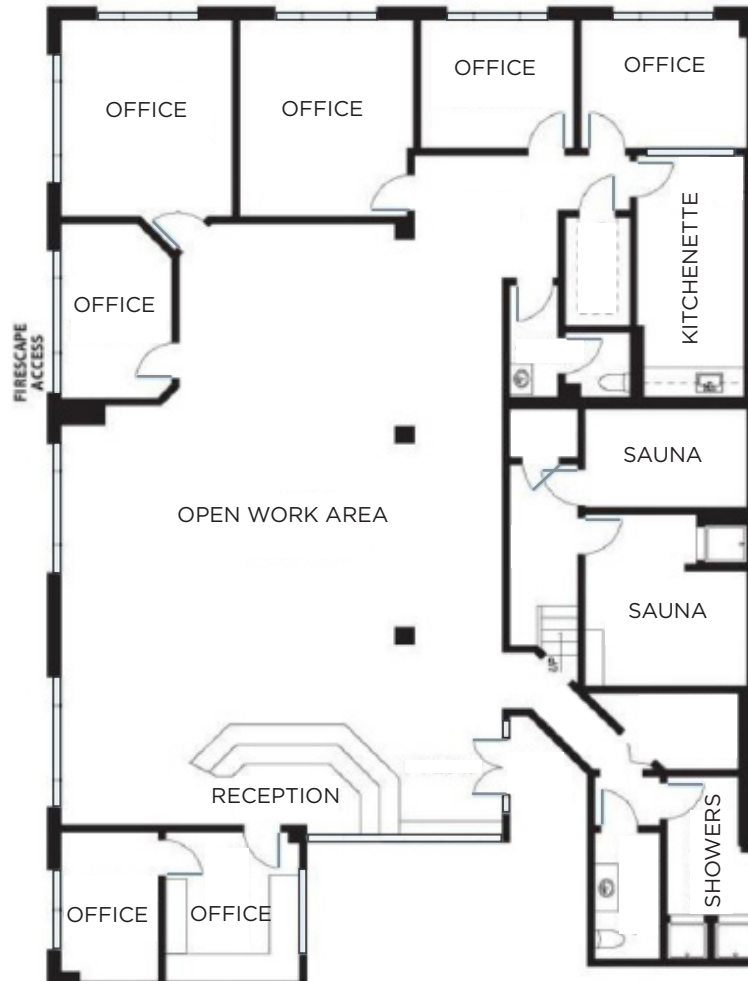
FLOOR PLAN



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2ND FLOOR
3,080 SQ. FT.



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FINANCIAL OVERVIEW: INCOME AND EXPENSES RENT ROLL - PROFORMA



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* This proforma assumes that the vacant second floor office is either rented or owner occupied at \$3.25 psf NNN

INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Potential Annual Income	\$393,618	Property Taxes	\$75,000	Purchase Price	\$6,000,000
Potential Property Tax Reimbursement	\$37,500	Insurance	\$8,000	Projected Cap Rate	5.6%
Less Expenses	\$(95,601)	Common Area Maintenance (CAM)	\$7,500	Price per Square Foot	\$571
Potential Net Operating Income	\$335,517	Other	\$4,561		
		Total Expenses	\$95,061		

Tenant	Sq. Ft.	Rent psf	Rent	Lease Expiration
Equator	5,913	\$1.72	\$10,170	5/31/2029
Two Neat	975	\$6.91	\$6,737	8/4/2027
The Goods	532	\$11.06	\$5,886	3/1/2026
Vacant*	3,080	\$3.25	\$10,010	-
POTENTIAL MONTHLY TOTAL			\$32,802	
POTENTIAL ANNUAL TOTAL			\$393,618	

* Either owner/user or new tenant

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LOCATION DESCRIPTION



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MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

TRANSPORTATION

The property's southern Marin location provides easy access to Hwy 101. Downtown San Francisco is a short 20 minute drive and makes it an appealing location for residents of Marin and San Francisco.

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MILL VALLEY

Located just north of the Golden Gate Bridge in Marin County, the city of Mill Valley is known throughout the San Francisco Bay Area for its charm, natural beauty and cultural events. Mill Valley attracts visitors from around the world, drawn to its easy grace and upscale shops and restaurants. Mill Valley is one of the wealthiest and most sought after places to live in the entire San Francisco Bay Area. Offering immediate access to San Francisco, as well as a vast amount of outdoor recreational opportunities on Mount Tamalpais and the Golden Gate National Recreation Area, it is no surprise that Mill Valley is often mentioned as one of the best small towns to live and visit in the United States. Mill Valley is not just a suburban bedroom community of San Francisco, it enjoys a strong local economy driven by retail, professional, medical and financial services.

THE NEIGHBORHOOD

The property benefits from a centralized location in downtown Mill Valley which features many amenities such as restaurants and public transportation.

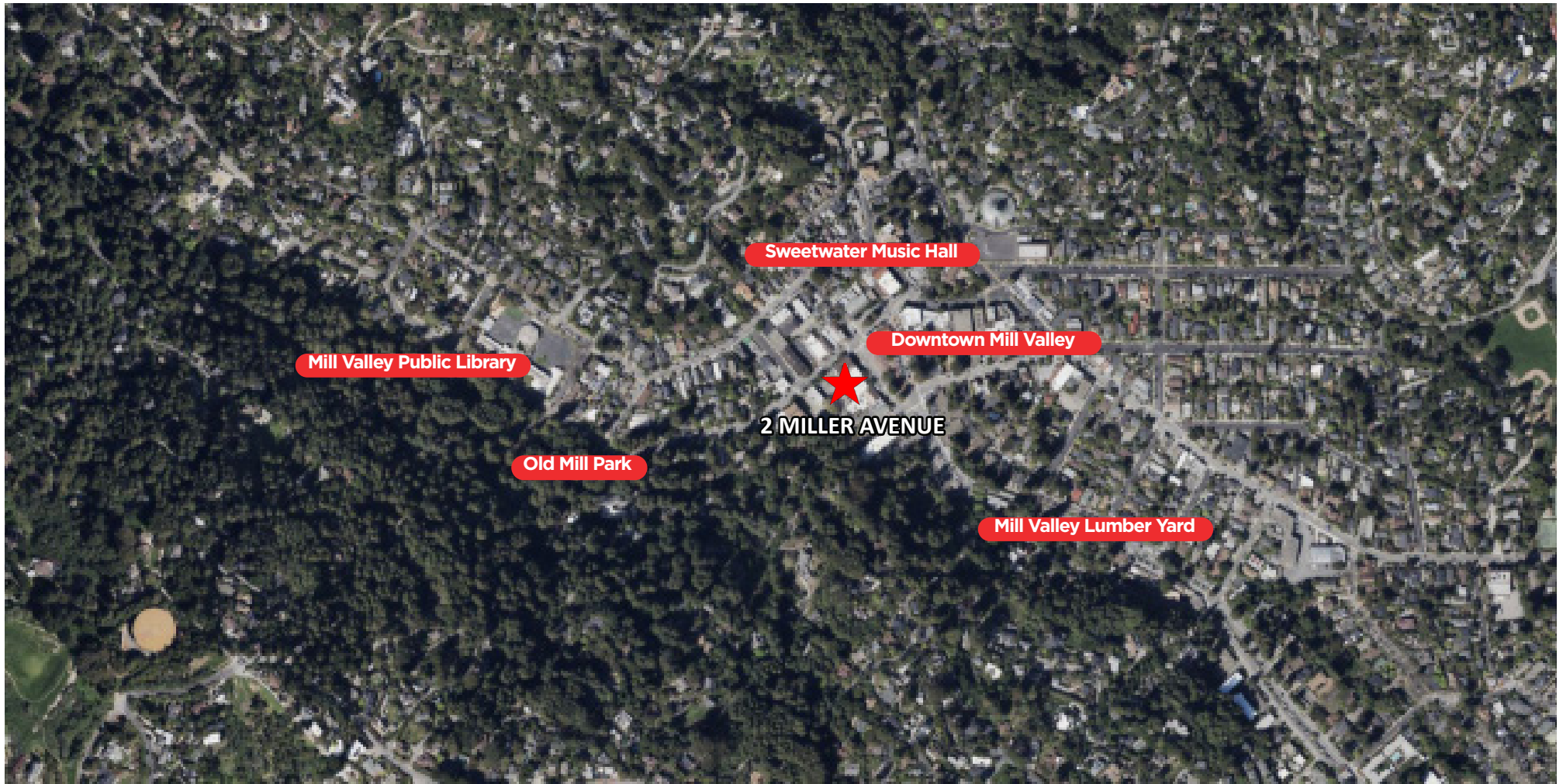


VICINITY MAP



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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