



Keegan & Coppin
COMPANY, INC.

FOR LEASE

12 MILLER AVENUE
MILL VALLEY, CA

HIGH IDENTITY RETAIL FOR LEASE



Go beyond broker.

PRESENTED BY:

VESA BECAM, PARTNER / BROKER ASSOCIATE
LIC # 01459190 (415) 461-1010 EXT. 114
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DOWNTOWN MILL VALLEY RETAIL SPACE FOR LEASE



12 MILLER AVENUE, MILL
VALLEY, CA

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FOR LEASE**

PROPERTY INFORMATION

RETAIL SPACE

12 Miller Avenue: 2,774 square feet

Parking: 3 reserved parking spaces

Zoning: Village Commercial

Lease Rate: \$4.25 psf, plus pro-rata share of taxes, insurance and utilities

Lease Terms: NNN

DESCRIPTION OF PREMISES

Available for the first time in decades, 12 Miller Avenue represents the opportunity for a retailer to be part of a dynamic retail community in the best downtown location. With high ceilings and an expansive showroom, the building offers fantastic visibility and identity.

HIGHLIGHTS

- Rarely available
- Best opportunity in the market
- Best block in downtown Mill Valley
- Directly across from the Depot Plaza
- Excellent Signage Opportunity

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

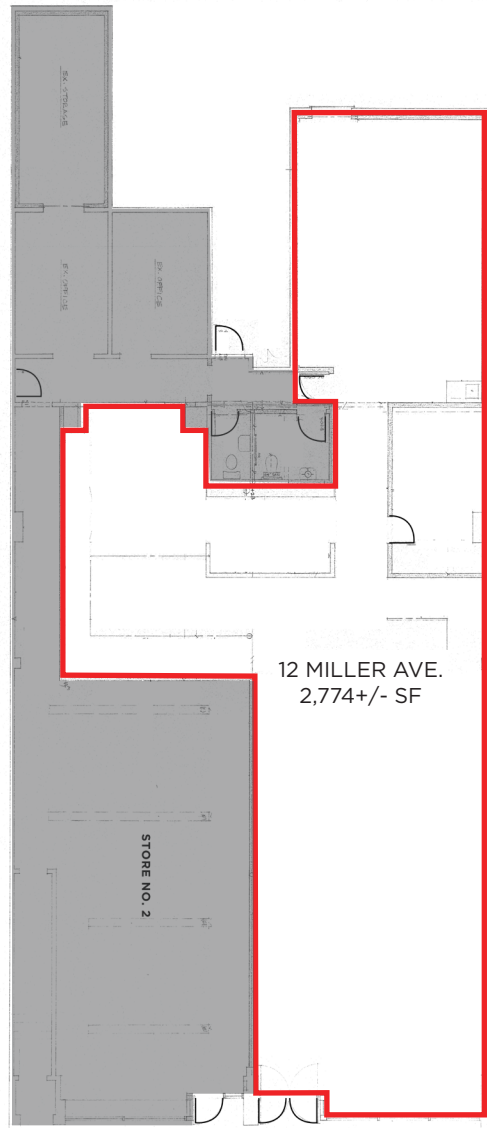


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FLOOR PLAN



- AVAILABLE
- NOT AVAILABLE



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AREA DESCRIPTION



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DESCRIPTION OF AREA

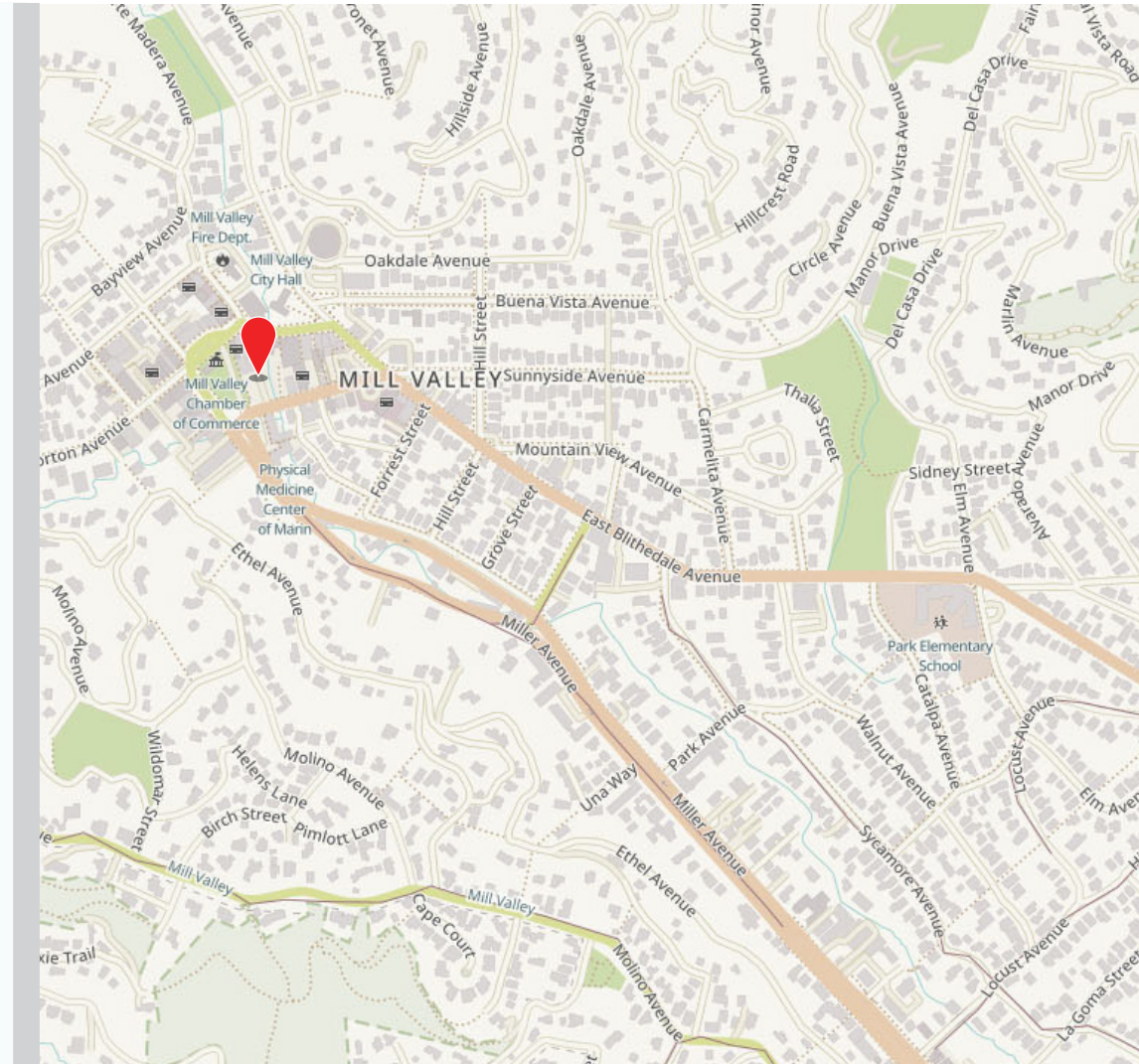
The city of Mill Valley is known throughout the San Francisco Bay Area for its charm, natural beauty and cultural events. Located in Marin County, just minutes from San Francisco via the Golden Gate Bridge, Mill Valley attracts visitors from around the world, drawn to its easy grace and upscale shops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