



Keegan & Coppin
COMPANY, INC.

FOR SALE

142 LOMITA DRIVE
MILL VALLEY, CA
NNN LEASED INVESTMENT



Go beyond broker.

PRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



142 LOMITA DRIVE
MILL VALLEY, CA

NNN LEASED
INVESTMENT

PROPERTY INFORMATION

The iconic 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. Mill Valley's demographics are amongst the strongest in the nation, and many homes in the area have pets!

HIGHLIGHTS

- Fully leased to a single veterinary tenant
- Long-established, recession-proof business
- Impeccably maintained
- Excellent location with parking
- Lease is personally guaranteed
- Easy access to Highway 101
- Almost no landlord responsibilities
- Strong Southern Marin demographics

BUILDING DESCRIPTION

Proudly presenting a rare opportunity to acquire a charming veterinary facility, with recent updates, as a NNN leased investment.

OFFERING

Sale Price **\$1,600,000**

Price PSF **\$948**

Cap Rate **6.37%**

BUILDING SIZE

1,488+/- SF plus 200+/- SF Storage

LOT SIZE

0.20 +/- Acres

APN

030-155-09

TENANT LEASE INFORMATION

CURRENT RENT

\$8,495.92/Month

\$101,951.04/Year

TERMS

NNN

Leased through 12/31/2028

OPTION PERIOD

1x Up To 4 Years

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RENT ROLL & TENANT PROFILE

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Tenant	Sq. Ft.	Lease Type	Monthly Rent	Occupancy	Lease Start	Lease Expiration	Annual Increases	Option
Cat Clinic of Mill Valley, Inc.	1,688	NNN	\$8,495.92	100%	1/1/2017	12/31/2028	2.5%	1 x Up To 4 Years



TENANT PROFILE

The Cat Clinic of Mill Valley is a prominent local veterinary practice serving all of Marin County's feline community. This business has occupied the property for many years, showing its dedication to and success at this location. Visit <https://www.catclinicofmillvalley.com/> for more information.

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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.

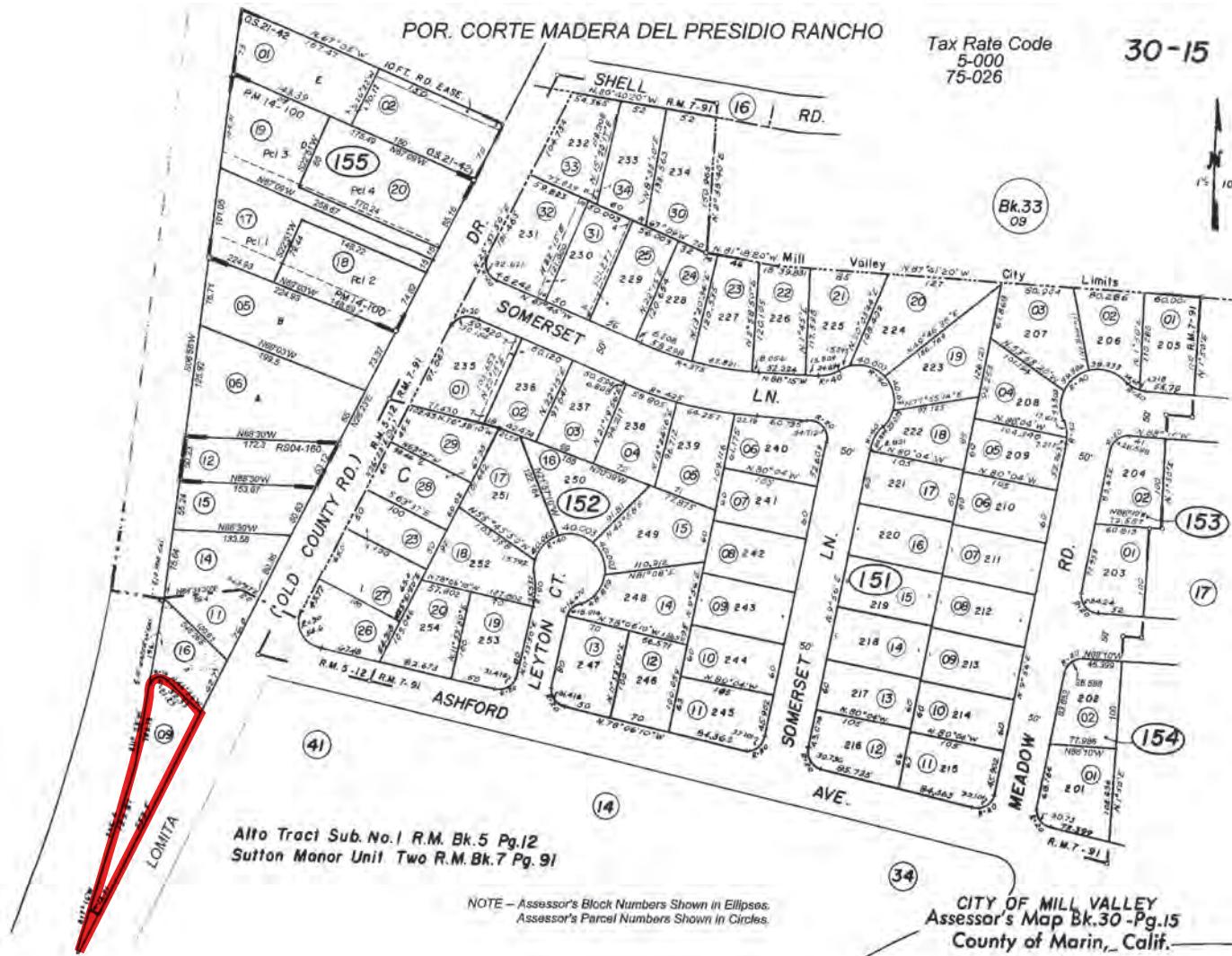


PARCEL MAP

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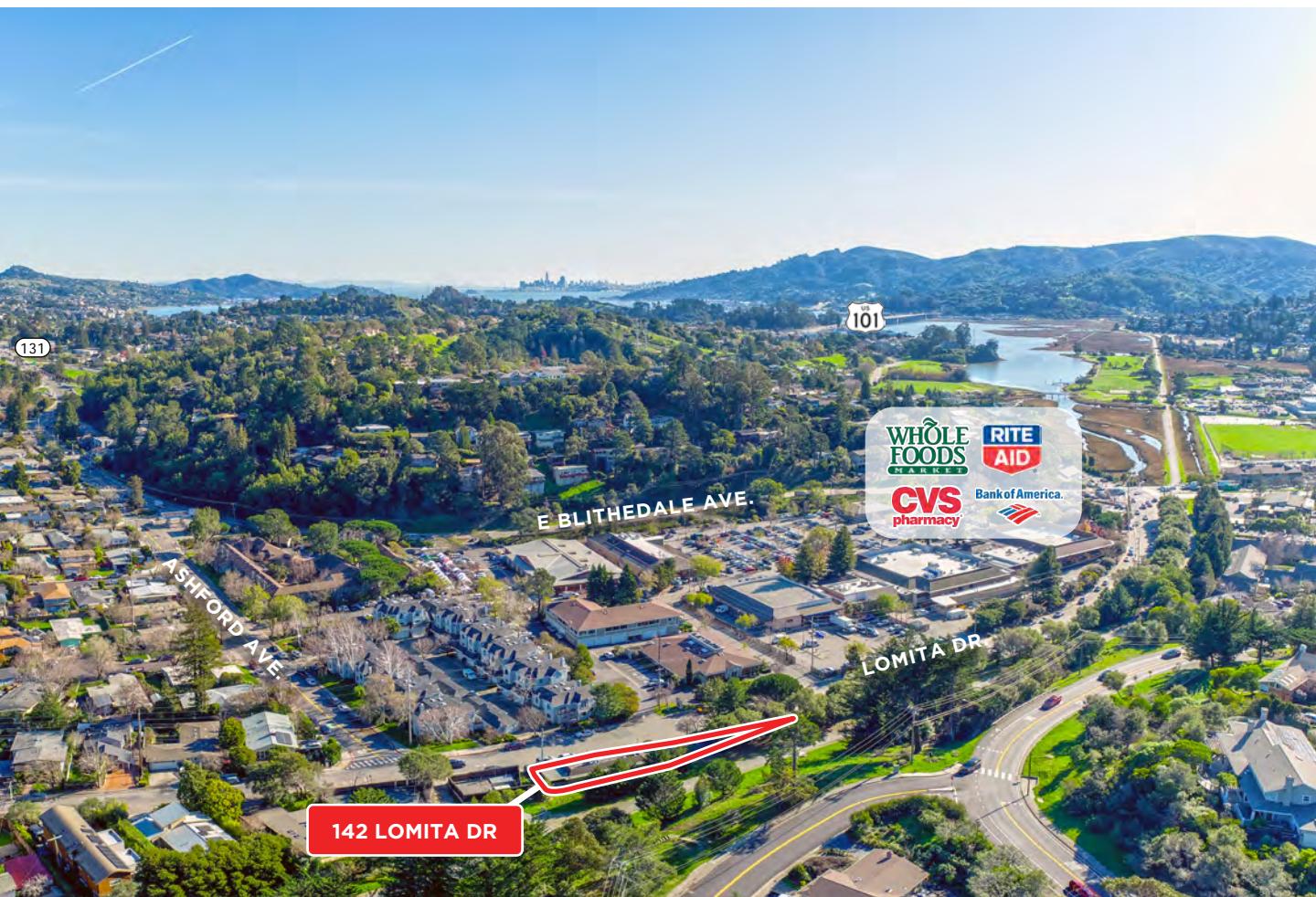




AERIAL PHOTOS

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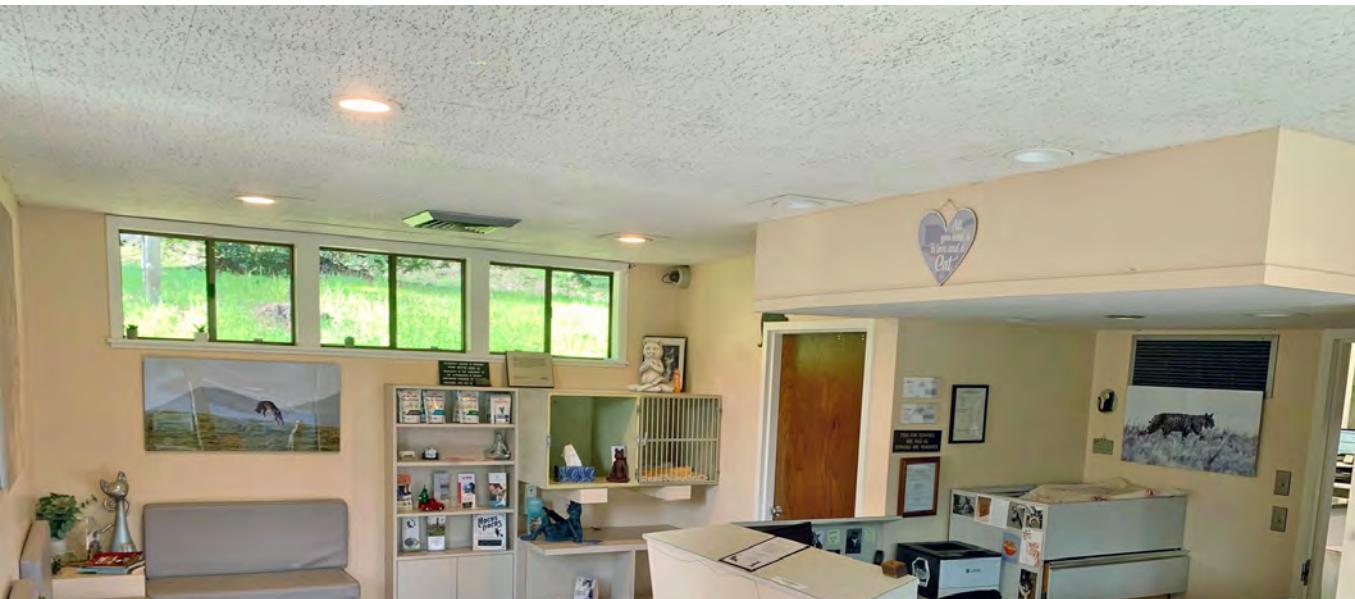
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PROPERTY PHOTOS

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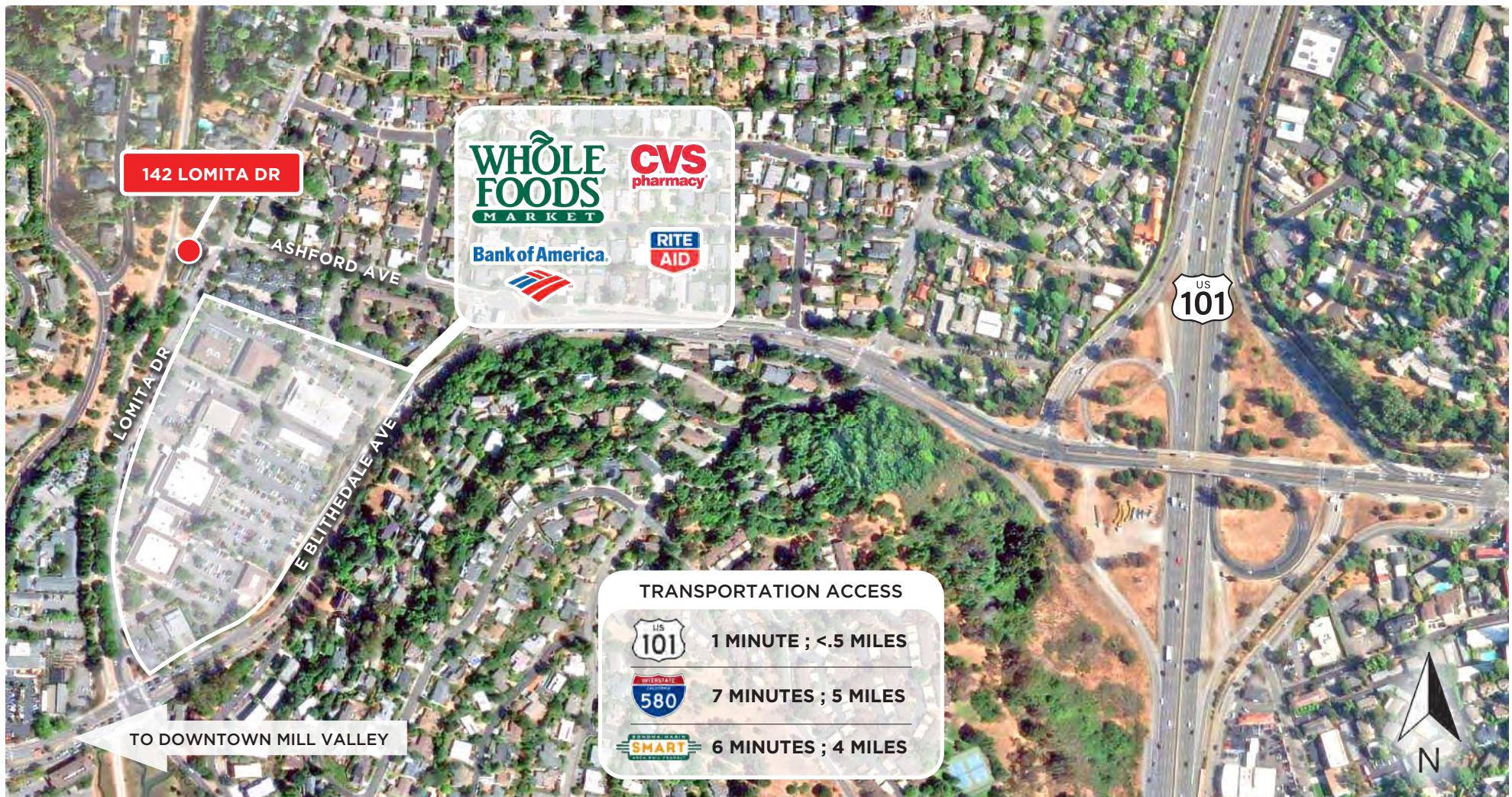


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MARKET SUMMARY



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Dipsea Race, and seasonal arts celebrations which draw local participants and visitors. Mill Valley's downtown blends historic charm with walkable streets lined with boutiques, cafés, galleries, and restaurants that contribute to the lively local economy.

Mill Valley places a strong emphasis on education and community engagement, with top-rated schools and active civic partnerships that support sustainable growth, environmental stewardship, and quality municipal services. Residents benefit from easy access to public transit connections and proximity to regional attractions such as Muir Woods National Monument, enhancing both the local lifestyle and tourism appeal.

Conveniently situated within the Bay Area, Mill Valley also serves as a nexus for retail and neighborhood services for surrounding communities in southern Marin County. Its downtown and neighborhood commercial corridors provide shopping, dining, and entertainment options, while ongoing community planning efforts support balanced development that respects the city's character and natural setting.

Overall, Mill Valley's blend of natural beauty, cultural richness, strong community values, and economic vitality make it one of northern California's most desirable places to live, work, and visit.

MILL VALLEY SUMMARY

Mill Valley, California is a vibrant city in Marin County, located about 14 miles north of San Francisco via the Golden Gate Bridge. Nestled against the eastern slopes of Mount Tamalpais and along the shores of Richardson Bay, Mill Valley blends natural beauty with a dynamic community that supports both residents and local businesses.

As an affluent and well-educated community, Mill Valley serves as a key residential and cultural hub in southern Marin County. The city's population of approximately 14,000 residents enjoys a high quality of life with access to excellent schools, diverse cultural offerings, and exceptional outdoor recreation opportunities in nearby parks, redwood forests, and trails.

Mill Valley's economy reflects its close ties to the broader San Francisco Bay Area, with many residents commuting to jobs in technology, professional services, and creative industries, while a strong local business environment supports start-ups, entrepreneurial ventures, and home-based enterprises. The city's location and community values make it an attractive place for enterprises that value engagement with affluent local consumers and a family-friendly atmosphere.

The community is known for a rich cultural scene that includes events like the Mill Valley Film Festival, the

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ABOUT KEEGAN & COPPIN



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

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But 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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