

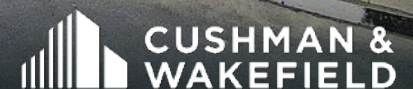
# 55 SUNNYSIDE AVENUE, MILL VALLEY

ICONIC MILL VALLEY BUILDING AVAILABLE



**Brian Foster**  
Executive Director  
+1 415 451 2437  
brian.foster@cushwake.com  
Lic #: 01393059

**Drew Soltis**  
Associate  
+1 415 451 2415  
drew.soltis@cushwake.com  
Lic #: 02163430





# PROPERTY OVERVIEW

Available for the first time in 30+ years, 55 Sunnyside represents a rare opportunity to lease on of Mill valley’s iconic buildings. The former Mill Valley post office, at the heart of downtown, is an ideal location to building your brand in this rare location. This is a once-in-a-generation opportunity. The vaulted ceilings, great natural light, robust on-site parking, and unparalleled downtown location and visibility make this piece of Mill Valley history truly magical.

Building Size:	±7,082 SF
Main Floor	± 3,758 SF
Lower Level:	± 3,324 SF
Lot Size:	± 17,293 SF
Zoning:	CD (Commercial Downtown)
Parking:	19 Stalls
HVAC & Sprinklers:	Yes
Rent:	\$24,900 Monthly





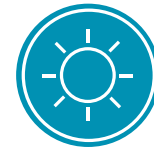
# Property Highlights



Charming  
Historic Building



Located in the  
Heart of  
Downtown



High Ceilings  
with Great  
Natural Light



Unparalleled  
Brand Identity



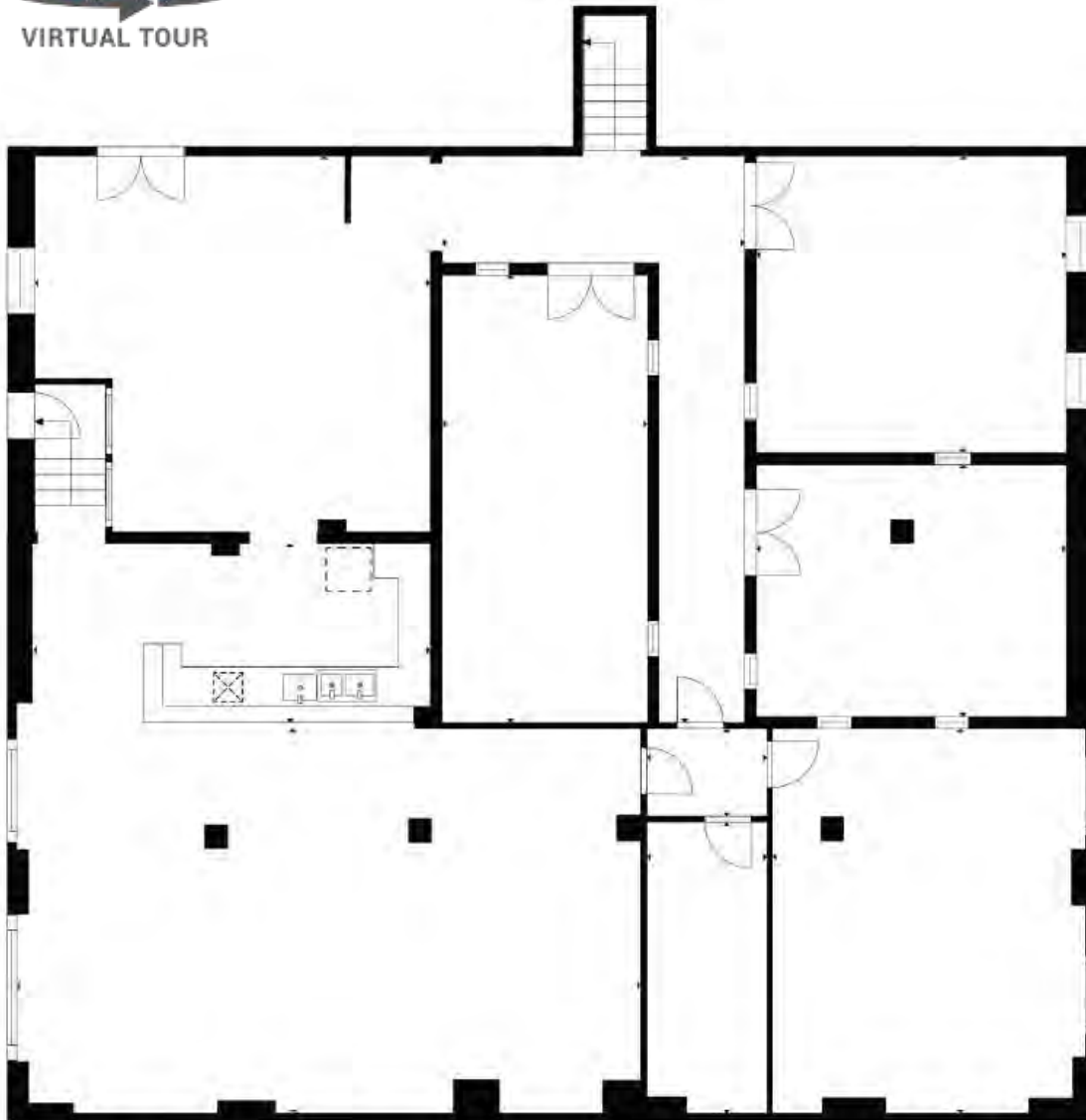
On Site  
Parking



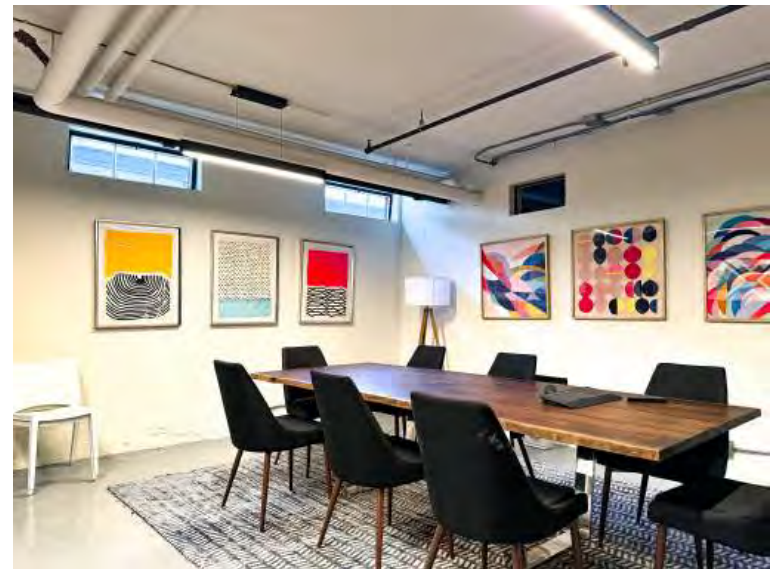
Poured  
Concrete  
Construction



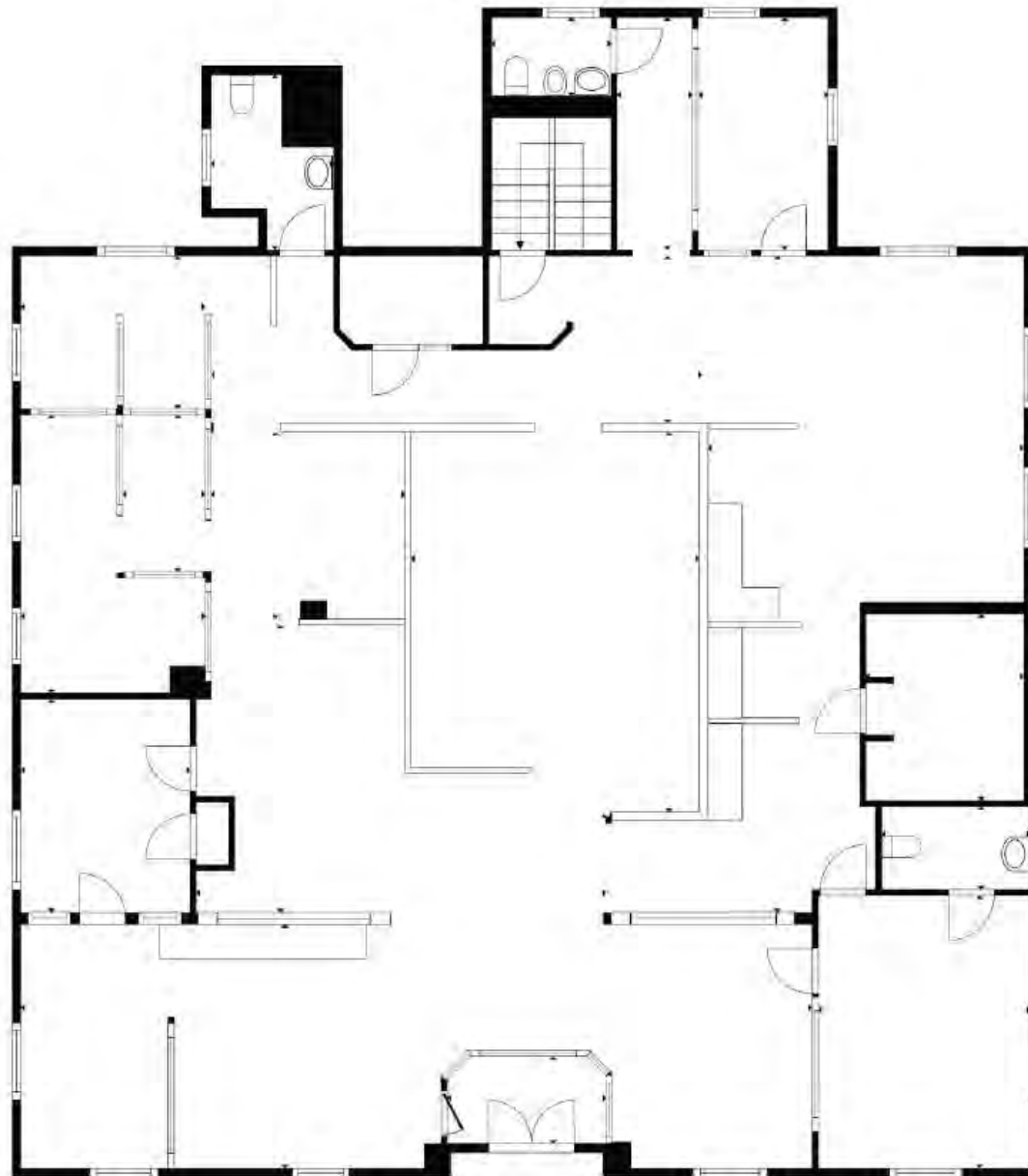
# Lower Level: ± 3,324 SF



\*Floor plan not to scale



# Main Floor: ± 3,758 SF



\*Floor plan not to scale



# Aerial Map



## FOOD/BEVERAGE

1. Pizza D'Angelo
2. Urban Remedy
3. Equator Coffee
4. Boo Koo
5. Avatar's Punjabi Burritos
6. La Ginestra

7. Mamahuu
8. Kitchen Sunnyside
9. Bungalow 44
10. Playa Mill Valley
11. Stefano's Pizza
12. Paseo California Bistro
13. Peet's Coffee
14. Depot Cafe and Bookstore

15. Gravity Tavern
16. Prabh Indian Kitchen
17. Vintage Wine & Spirits
18. Mill Valley Market

## RETAIL

1. Terrestra
2. Studio Velo

3. Two Neat
4. Fez
5. Mili
6. Surf and Sand
7. Moonstruck Fine Jewelry
8. OSKA Mill Valley
9. Eileen Fisher
10. Mt Carmel Shop

11. Mill Valley Flowers
12. Monarch
13. Prevalent Projects
14. J. McLaughlin

## SALONS

1. Milvali
2. Ace Nails
3. Doll & Dandy





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