



FOR SALE

**CORPORATE NET LEASED
INVESTMENT**

±4,800 SQUARE FEET

270 MILLER AVENUE

MILL VALLEY, CA 94941

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270 MILLER AVENUE
MILL VALLEY, CA 94941

**PROPERTY & INVESTMENT
HIGHLIGHTS**

270 Miller Avenue presents a rare, single tenant NNN leased investment opportunity in the heart of Mill Valley. This cash-flowing asset generates \$306,000 in annual net operating income, offering investors an 8.1% cap rate with built-in growth through 2% annual rent escalations. The property is secured by a long-term lease with 18 years remaining on a 25-year lease, providing exceptional income stability. Located along highly desirable Miller Avenue, the property benefits from strong frontage, excellent visibility, and proximity to downtown Mill Valley's retail, dining, and lifestyle amenities. With recent renovations and flexible RM-P zoning, 270 Miller Avenue is a high-quality, low-maintenance investment in a premier market.

PROPERTY FEATURES	
RBA	±4,800 Rentable SF
Land Area	±0.83 Acres
Asking Price	\$3,800,000
NOI	\$306,000
CAP	8.01%
APN'S	028-186-11 028-186-12 028-186-13
Escalations	2%
Lease Expiration	8/31/2043
Year Built	1947
Zoning:	RMP
Parking	9 on-site spaces (1.88/1,000 SF)



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PROPERTY HIGHLIGHTS

LONG TERM LEASED INVESTMENT



PRIME LOCATION

IN THE HEART OF MILL VALLEY



BUILDING SIGNAGE

ALONG MILLER AVE



ON-SITE PARKING

WITH AMPLE STREET SPACES



RECENT IMPROVEMENTS

ROOF, UPGRADED INTERIOR & OUT-DOOR AREA



WALKING DISTANCE

TO LOCAL AMENITIES

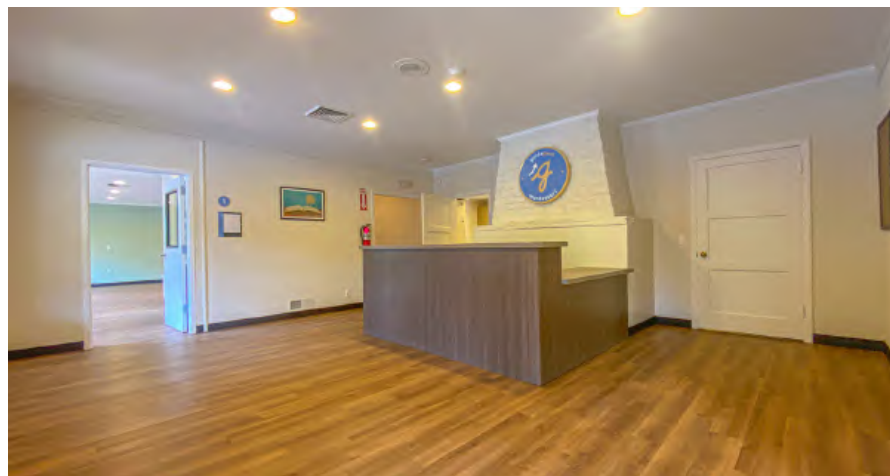


ZONING ALLOWANCES

RESIDENTIAL AND NON-RESIDENTIAL ALLOWANCES, OFFICE AND RETAIL

270 MILLER AVENUE
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INTERIOR PHOTOS



270 MILLER AVENUE
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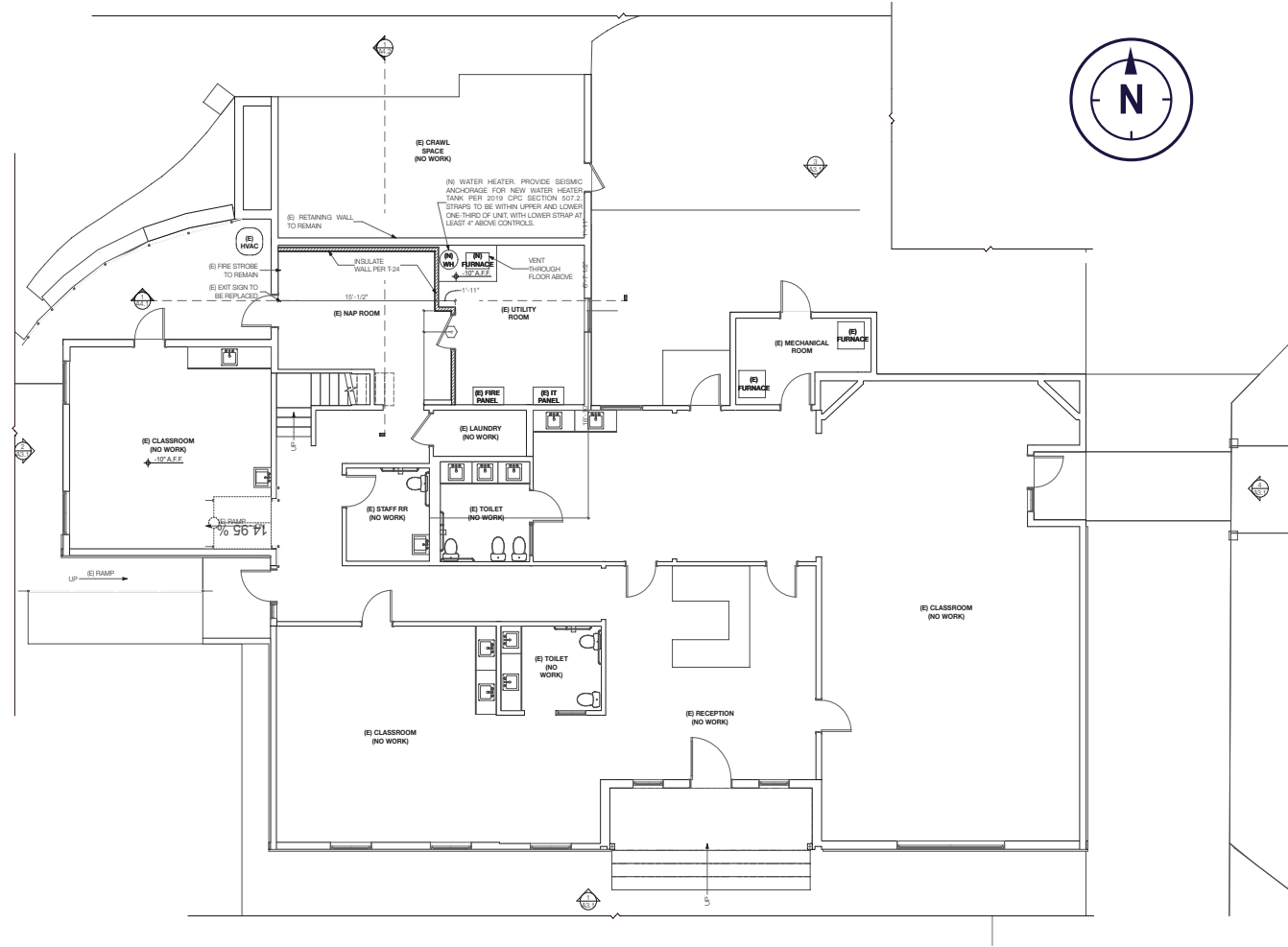
EXTERIOR PHOTOS



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**FLOOR
PLAN**

MAIN FLOOR PLAN





Architectural floor plan of the second floor of a building. The plan shows several rooms: (E) BREAK ROOM, (E) OFFICE (NO WORK), (E) CL., (E) STAFF ROOM, and (E) OFFICE (NO WORK). It also includes a HALL, a KITCHENETTE, and a rest area with a toilet and sink. The plan is annotated with dimensions, room numbers, and notes such as "WALLS BELOW" and "ROOF TO REMAIN". A north arrow is located in the top right corner.

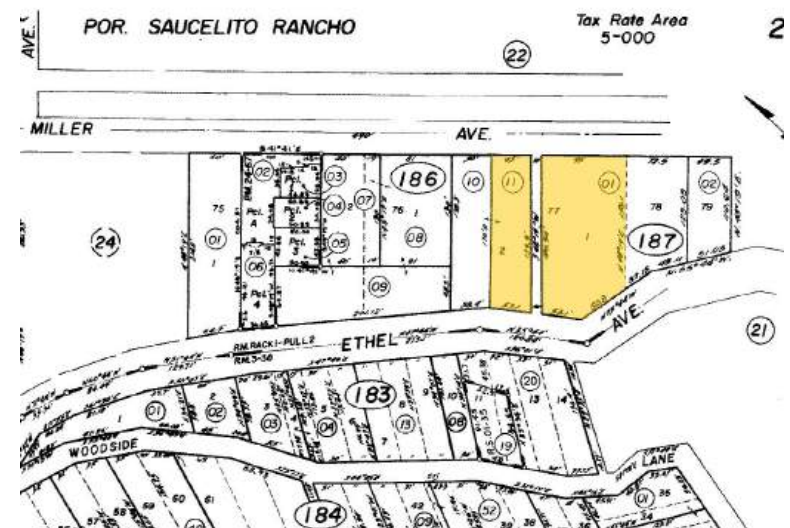
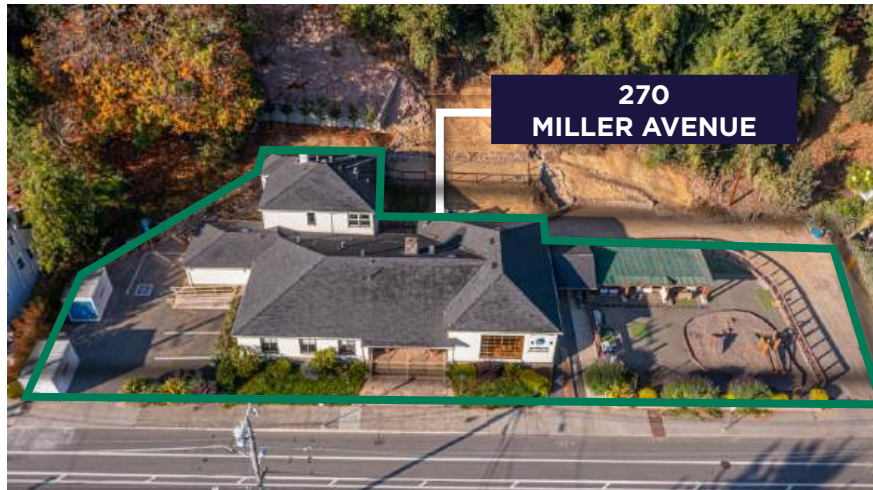
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SITE MAP

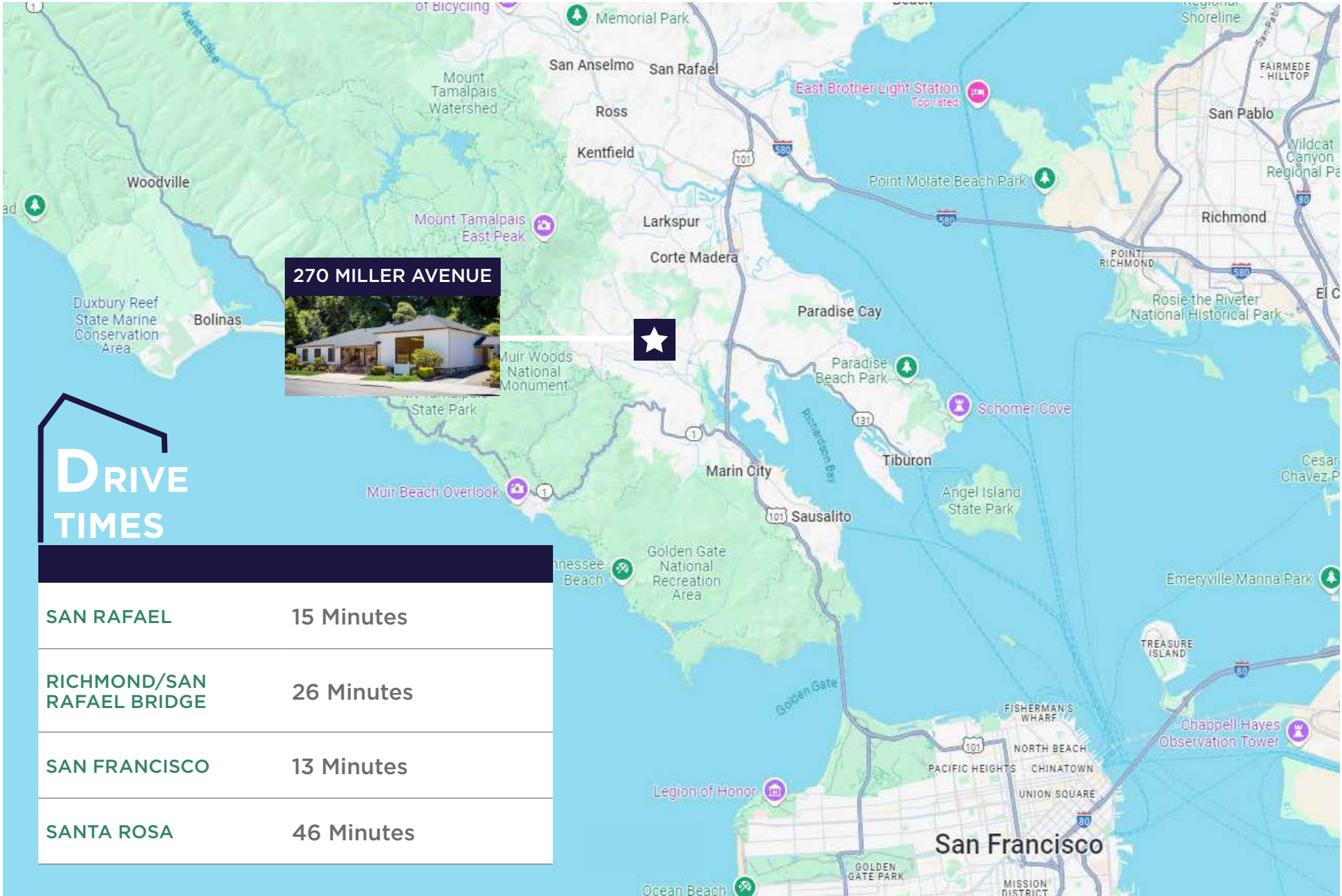
±4,800 RSF

±0.83 ACRES



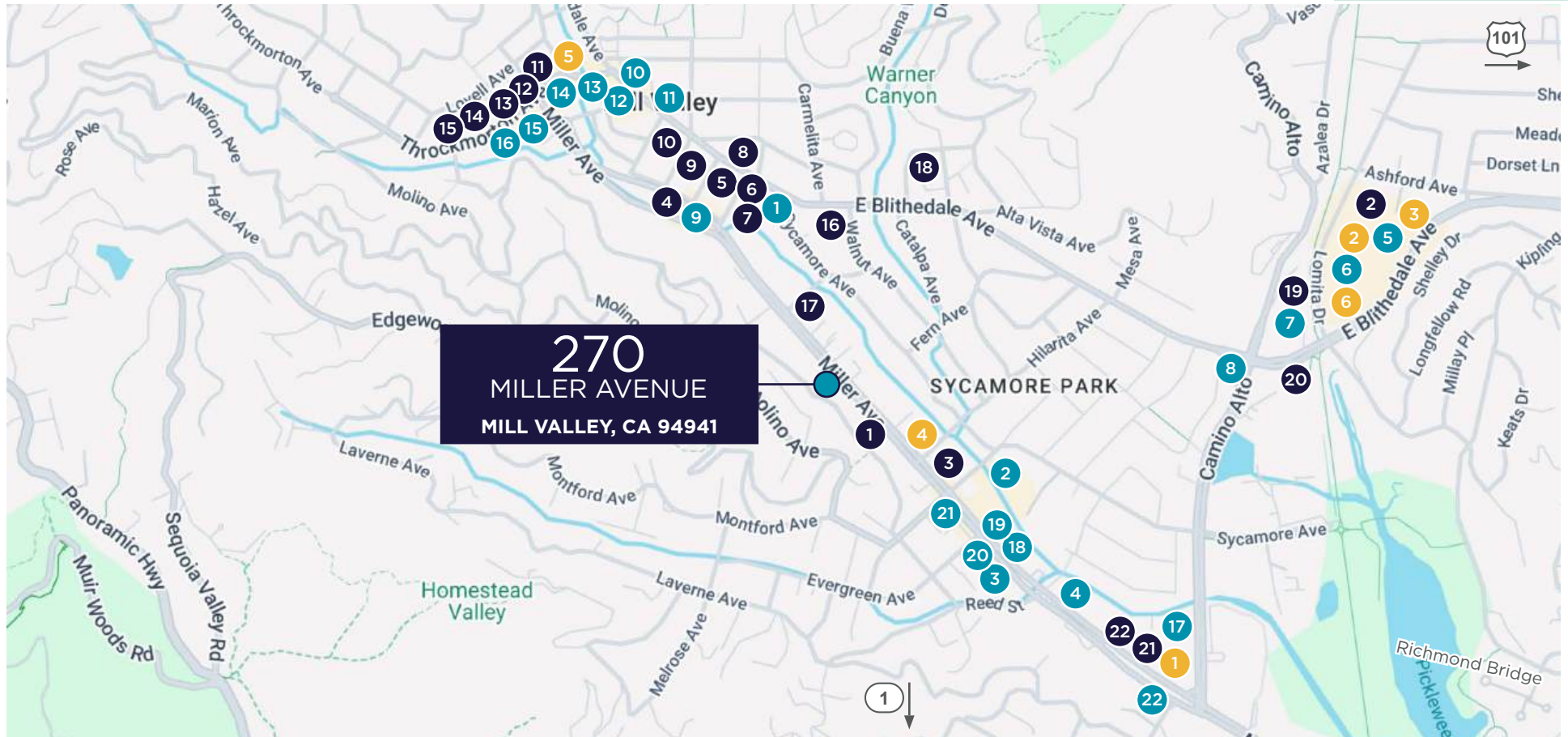
DRIVE TIMES

270 MILLER AVENUE



AERIAL MAP

270 MILLER AVENUE



FOOD/BEVERAGE



- | | |
|---------------------------|-------------------------------|
| 1 Le Marais Bakery | 12 Kitchen Sunnyside |
| 2 Sol Food | 13 Paseo: A California Bistro |
| 3 Super Duper Burgers | 14 Playa Mill Valley |
| 4 Tamalpie | 15 La Ginestra |
| 5 Local Kitchens | 16 Mamahuhu |
| 6 Rocco's Pizza | 17 Juice Girl |
| 7 The Cantina | 18 Samurai |
| 8 MIXT Salads | 19 Mill Valley Swirl |
| 9 Millie's Crêpe et Crème | 20 Whole Foods Bakery |
| 10 Lam's Kitchen | 21 Joe's Taco Lounge |
| 11 Almond Ventures | 22 Antone's East Coast |

RETAIL/FITNESS



- | | |
|------------------------------|---------------------------------|
| 1 Mill Valley Music | 12 Lando Mill Valley |
| 2 Petersen Plumbing Services | 13 FEZ and NOMAD Body Piercing |
| 3 Tam Bikes | 14 Dagaz Hair Salon |
| 4 Aviator Nation | 15 Vibe Speech Therapy |
| 5 Spectrum Audio Visual | 16 Ealain Gruaige Hair Art |
| 6 Fingers and Toes | 17 Mary Garnett Skincare |
| 7 BloomingBodywork | 18 Boyle Park Pro Shop |
| 8 At The Top Salon | 19 diPietro Todd Salon |
| 9 Sage Salon | 20 THE STUDIO Yoga & Wellness |
| 10 Nail Motif | 21 Mill Valley Barbershop |
| 11 ELI | 22 Salon 171 |

GROCERY/DRUG STORE



- | | |
|----------------------|----------------------|
| 1 Safeway | 4 7-Eleven |
| 2 Whole Foods Market | 5 Mill Valley Market |
| 3 CVS Pharmacy | 6 Rite Aid |

LEGEND



U.S. 101



Highway 1



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