

**FOR SALE**



**±4,800 SQUARE FEET**

# **270 MILLER AVENUE**

**MILL VALLEY, CA 94941**

**FOR MORE INFORMATION, CONTACT:**

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270 MILLER AVENUE  
MILL VALLEY, CA 94941

## PROPERTY & INVESTMENT HIGHLIGHTS

270 Miller Avenue is an iconic sprawling Mill Valley property with excellent frontage, abundant sunshine, and off-street parking. It's conveniently located within walking distance of numerous downtown amenities and along Miller Avenue. Shops, restaurants, grocery stores, and Mill Valley's social hotspots are all within a few minutes' walk, all while maintaining easy access to the freeway. The property is zoned RM-P (Multiple Family, Miller Avenue Parkway District), which permits a diverse range of uses, including rental multi-family housing, single-family occupations, small residential facilities, and various nonresidential uses, such as traditional offices.

### PROPERTY FEATURES

RBA	±4,800 Rentable SF
Stories	2
Asking Price	\$3,800,000
APN'S	028-186-11 028-186-12 028-186-13
Year Built	1947, Renovated 2021
Zoning:	MFR/RM-P
Parking	Ample On-Site



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## PROPERTY HIGHLIGHTS



### 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

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# INTERIOR PHOTOS



270 MILLER AVENUE  
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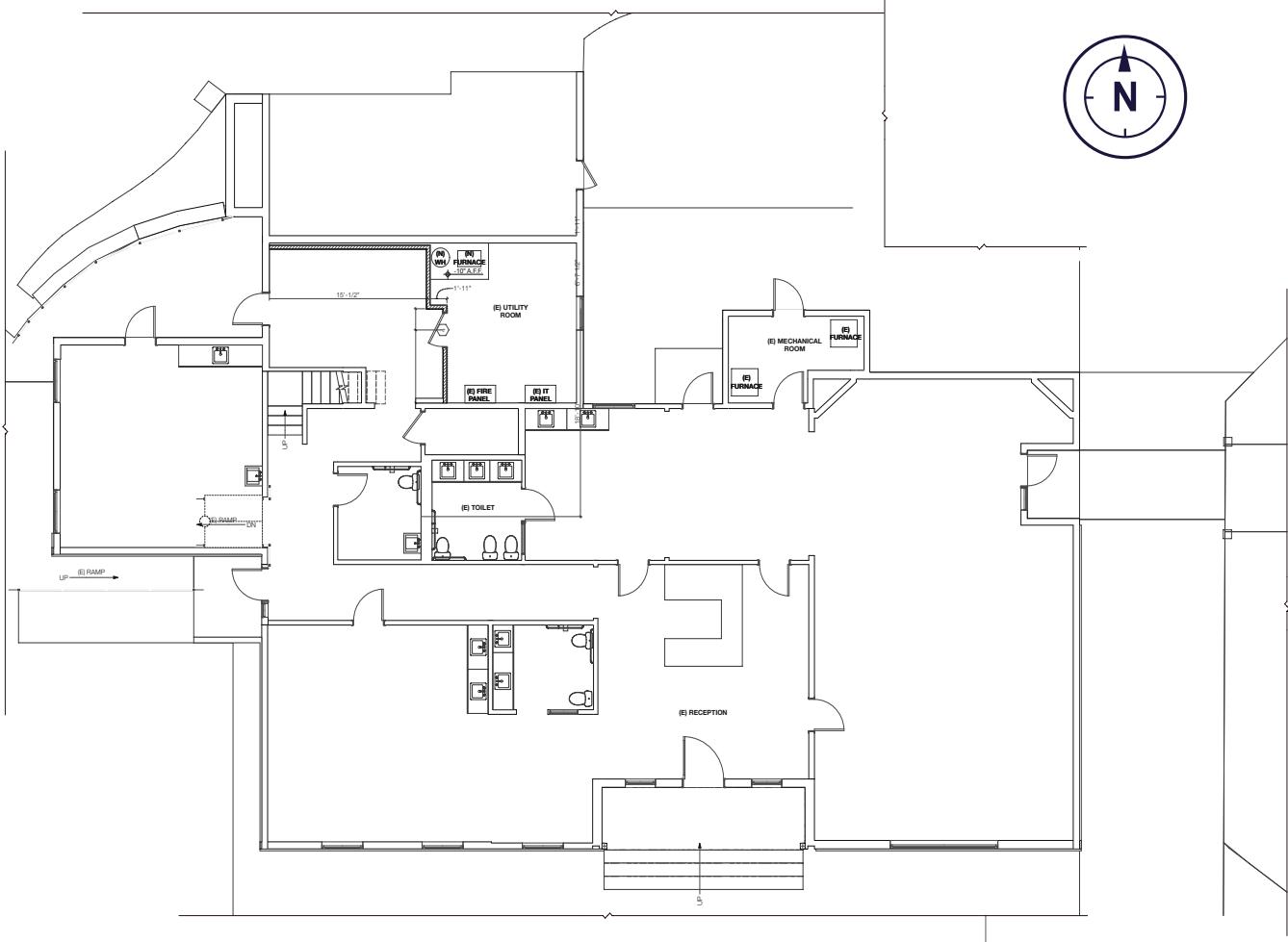
# EXTERIOR PHOTOS



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# FLOOR PLAN

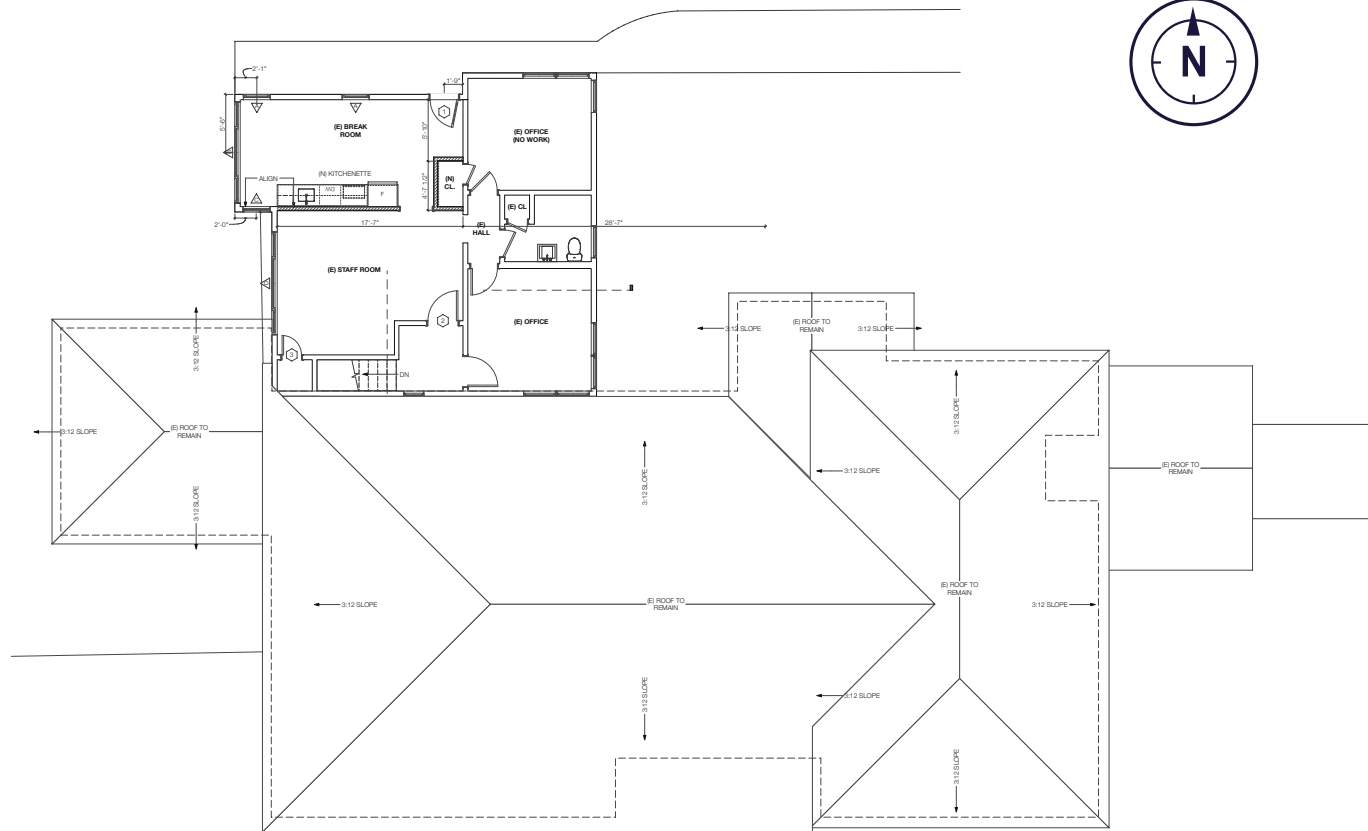
## MAIN FLOOR PLAN



# 270 MILLER AVENUE MILL VALLEY, CA 94941

## FLOOR PLAN

### UPPER FLOOR PLAN

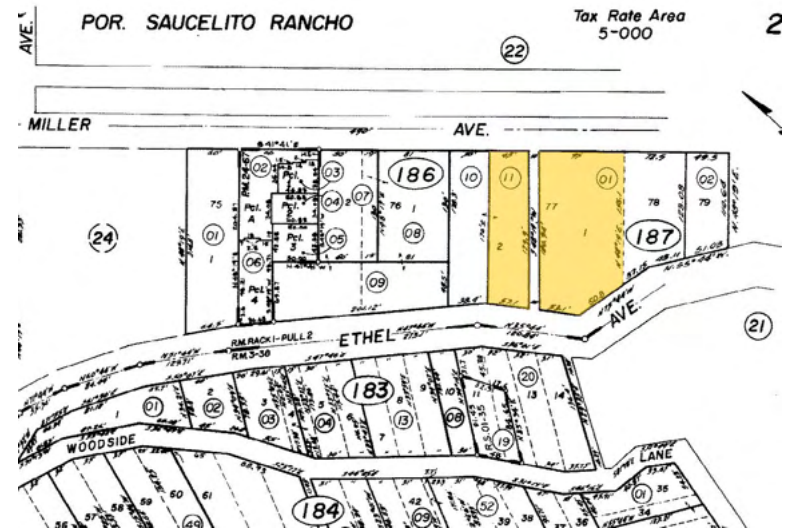
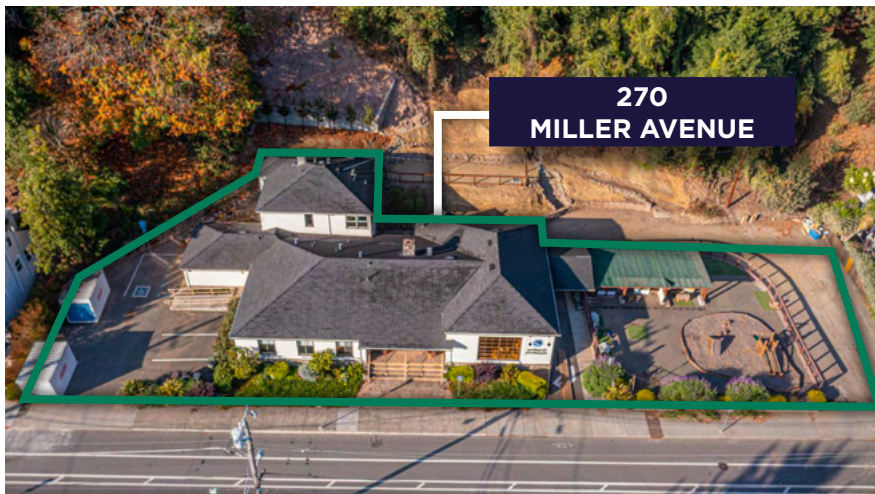


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## SITE MAP

±4,800 RSF

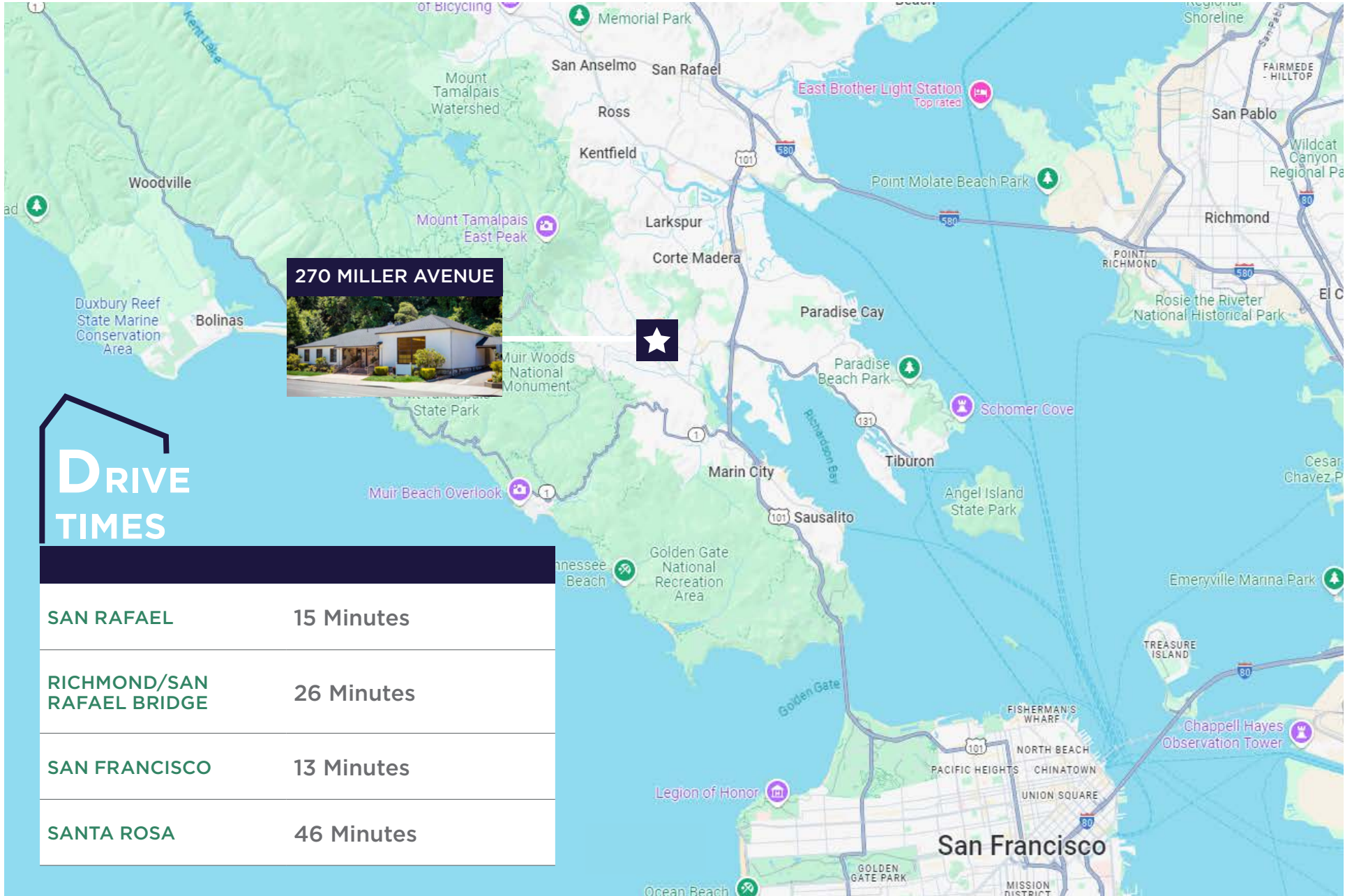
±0.83 ACRES





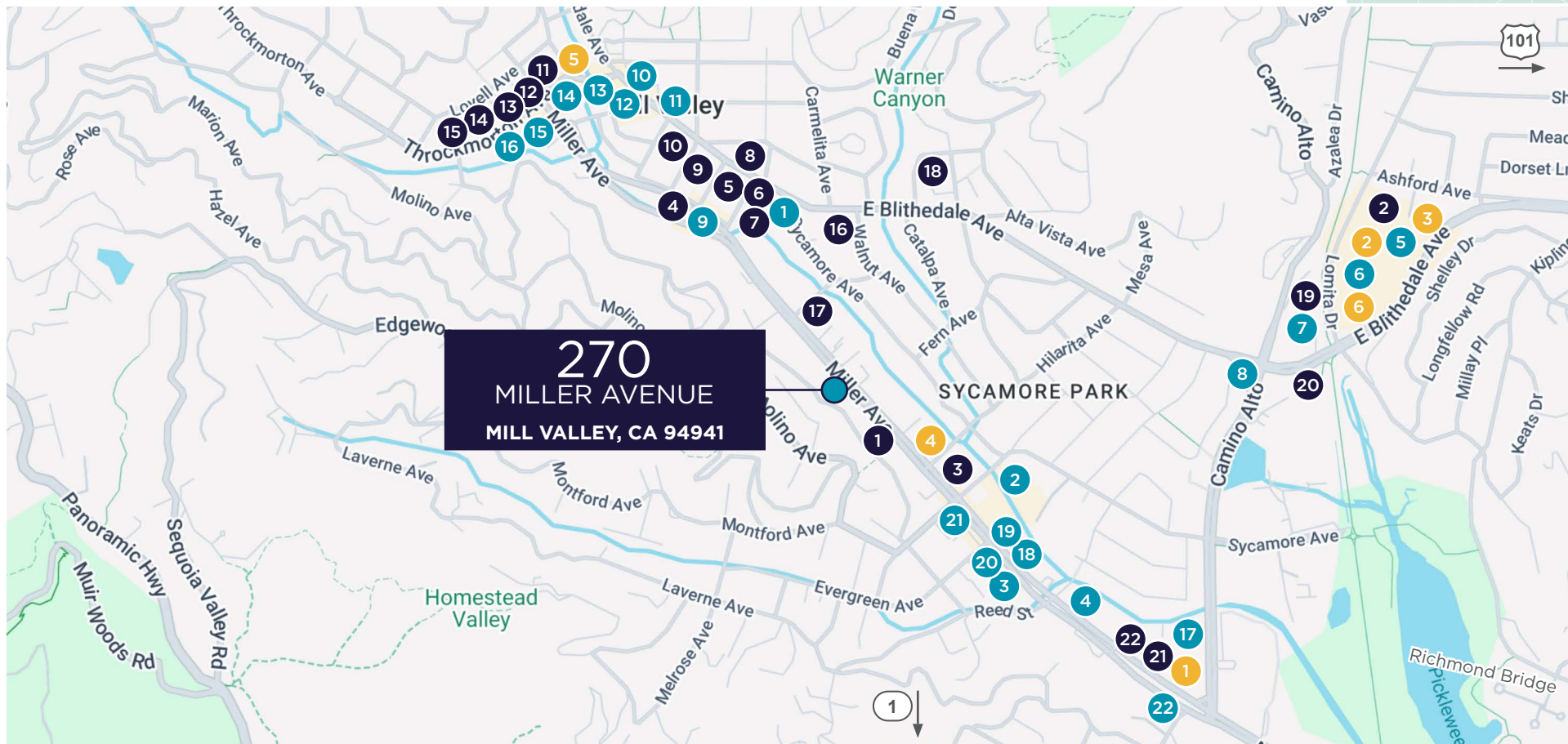
# DRIVE TIMES

270 MILLER AVENUE



# AERIAL MAP

## 270 MILLER AVENUE



### FOOD/BEVERAGE



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

### RETAIL/FITNESS



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

### GROCERY/DRUG STORE



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

### LEGEND



U.S. 101



Highway 1



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