



30 Miller Avenue

MILL VALLEY, CA 94941

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COMMERCIAL

PW / PACIFIC WEST
GROUP

MICHAEL JOHNSTON
Senior Advisor
DRE# 01370461
415-794-6453
mike@johnstoncre.com

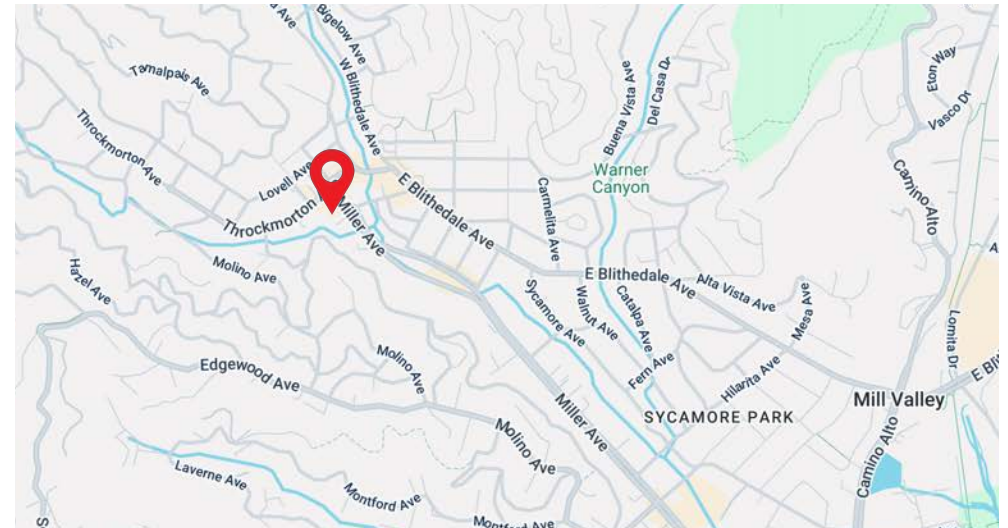


OFFERING SUMMARY	
Price	\$2,050,000
Square Feet	3,431
Lot Square Feet	3,250
Price/Sq Ft	\$597
Units	5
Unit Mix	Retail / Office
Year Built	1928
No. Floors	2
CAP	4.9%

Executive Summary

30 MILLER AVE • MILL VALLEY

- ◆ Prime Downtown Mill Valley Location
- ◆ Fully Leased Retail + Four Office Suites
- ◆ Extremely Well Maintained, Turnkey Property
- ◆ High Demand / Successful Track Record of Tenancy
- ◆ Recent Upgrades: New HVAC, Paint, Awnings, Water Heater



Property Description

30 MILLER AVE • MILL VALLEY

PROPERTY DESCRIPTION

30 Miller Avenue presents a premier retail & office investment opportunity in the heart of downtown Mill Valley. This 3,431 SF, single-story building offers a fully leased retail suite—currently home to a successful clothing boutique—along with four individual office suites at the rear. The property benefits from strong tenant demand, consistent foot traffic, and the stability of one of Marin County’s most affluent and desirable communities.

In addition to its prime location, 30 Miller has been meticulously maintained with a series of recent capital improvements, including new HVAC systems, updated façade and retail paint, fresh awnings, water heater replacement, skylight film upgrades, and roof treatment. Rooftop solar panels, installed in 2014, further reduce operating costs and support long-term efficiency.

This is a true pride-of-ownership asset combining stability, charm, and excellent in-place income with future upside.

LOCATION DESCRIPTION

30 Miller Avenue is located in the heart of downtown Mill Valley, directly on the town’s central square. Surrounded by boutique shops, cafes, and restaurants, the property enjoys steady pedestrian traffic and strong visibility. Mill Valley is one of Marin County’s most affluent and desirable communities, known for its natural beauty, vibrant downtown, and proximity to San Francisco, just 10 miles away. The property’s location offers unmatched convenience and long-term tenant appeal.



Property Profile

30 MILLER AVE • MILL VALLEY

PROPERTY OVERVIEW

Street Address	30 Miller Ave
City, State Zip	Mill Valley, CA 94941
Cross Street	Throckmorton Ave.
APN	028-061-13
Number of Units	5
Square Feet	3,431
Lot Square Feet	3,250
Unit Mix	Retail / Office
Year Built	1928
No. Floors	2
Neighborhood	Downtown Mill Valley
Zoning	Neighborhood Commercial
MLS#	NA

BUILDING FEATURES

Parking No.	0
Parking Type	N/A
Roof (type, age)	Bitumen & Comp Shingle
Foundation	Concrete Perimeter
Electrical Type	200 amp
Electrical # of Meters	1
Gas # Meters	1
Heat Type	Forced Air & Radiant Floor
Water Heaters	Single, Tankless
Plumbing	Copper
Exterior	Stucco
Window Type	Double Pane
Elevator	None
Storage	Attic
Washer & Dryer	2 sets, owned
Earthquake Retrofit	Not on list

Financial Profile

FINANCIAL OVERVIEW

Price	\$2,050,000
Number of Units	5
Sq Feet	3,431
Price Per Sq Ft	\$597
Price Per Unit	\$410,000
CAP Rate	4.9%
GRM	13.2
Pro Forma CAP	5.8%
Pro Forma GRM	11.8

*Based on Current Rent Revenue and Expenses Provided by Seller

ESTIMATED ANNUAL EXPENSES

New Property Tax @ 1.400%	\$28,700
Insurance	\$7,044
PG&E	\$1,200
Water	\$1,740
Trash	\$1,872
Alarm	\$1,680
Janitor	\$2,400
Repairs & Maintenance	\$5,000
Total Expenses	\$49,636
% of EGI	33.0%

ANNUALIZED OPERATING DATA

Income	Current	Pro Forma
Scheduled Gross Income	\$155,100.00	\$173,340.00
Less Vacancy Rate: @ 3%	\$4,653.00	\$5,200.20
Gross Operating Income	\$150,447.00	\$168,139.80
Less Expenses	\$49,636.00	\$49,636.00
Net Operating Income	\$100,811.00	\$118,503.80

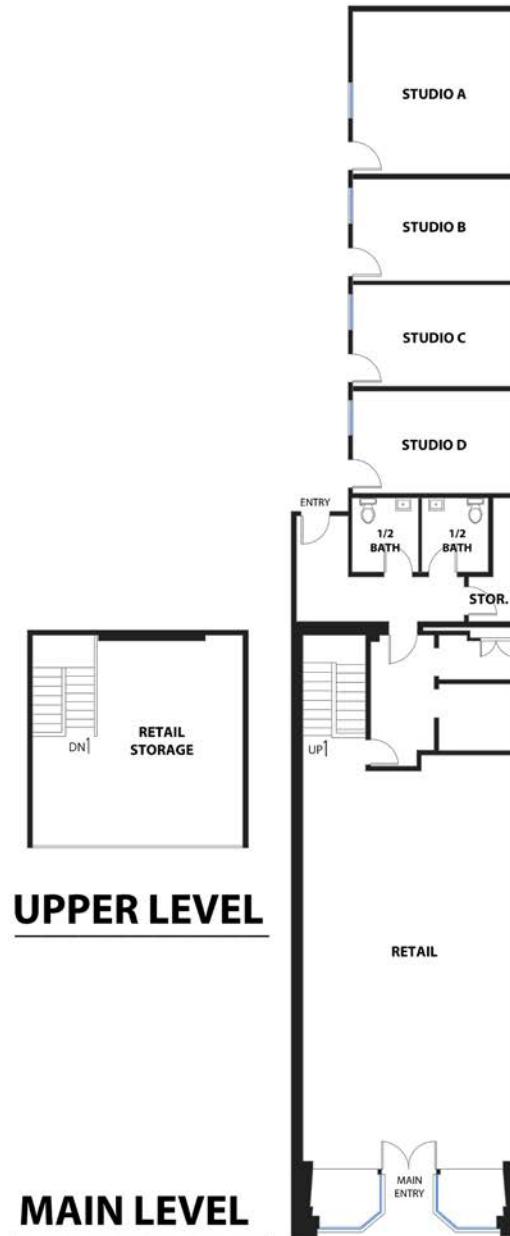
Rent Rolls

Unit	Type	Sq/Ft	Rent	Rent PSF	Market Rent	Rent PSF	Expiration
30	Retail	2,062	\$8,250	4.00	\$9,279	4.50	1/31/2030
30 A	Office	300	\$1,600	5.33	\$1,800	6.00	Mo. to Mo.
30 B	Office	187	\$1,100	5.88	\$1,122	6.00	Mo. to Mo.
30 C	Office	187	\$1,100	5.88	\$1,122	6.00	1/30/2026
30 D	Office	187	\$875	4.68	\$1,122	6.00	Mo. to Mo.
	Monthly		\$12,925		\$14,445		
	Annual		\$155,100		\$173,340		

*3% annual increases, One 5-yr option

Floor Plan

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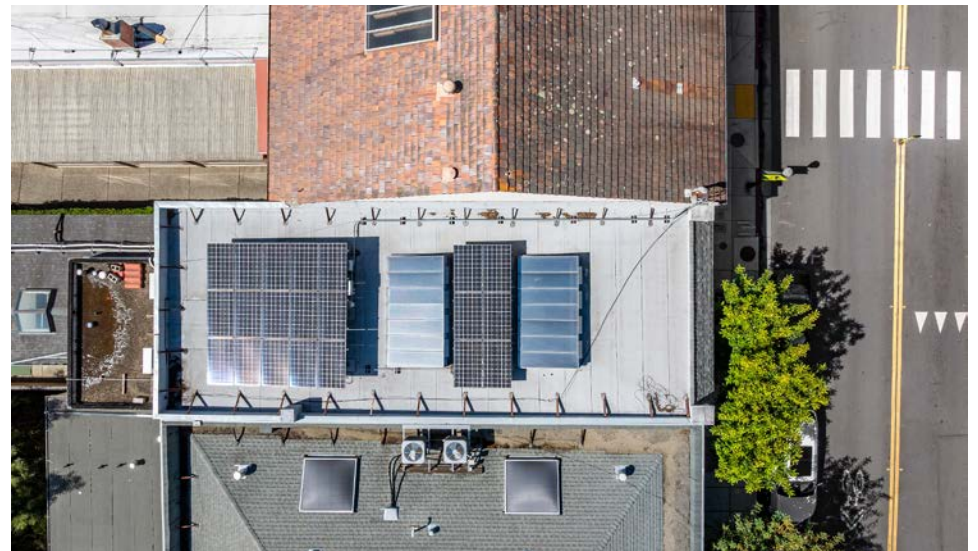
Square Footage: 3332 Sq Ft*

Retail	1400
Retail (Upper Level)	502
Restroom / Storage	569
Studio A	300
Studio B	187
Studio C	187
Studio D	187

Rendering by Open Homes Photography. All Measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Additional Photos

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Additional Photos

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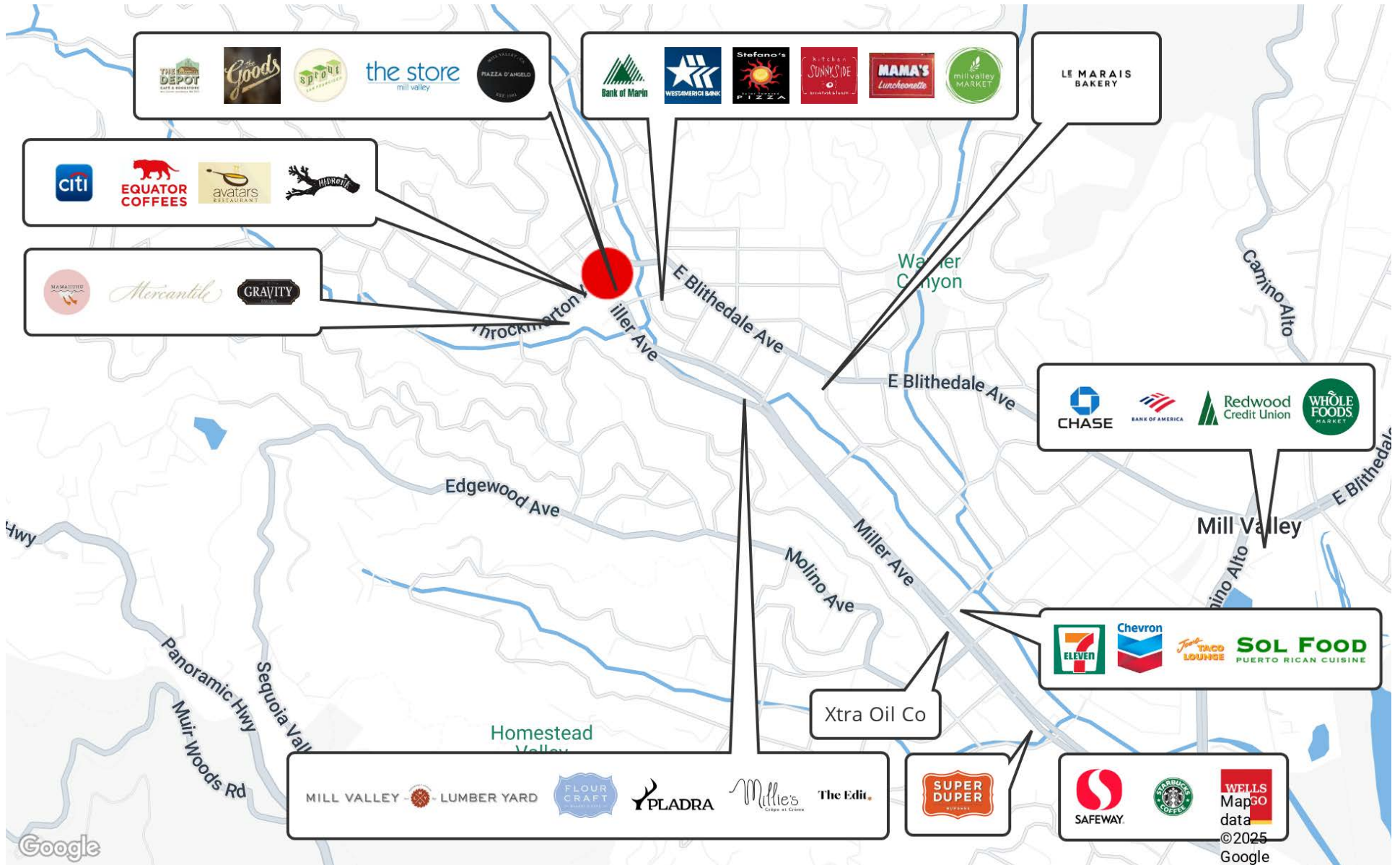
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Retailer Map

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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