

VALUE ADD OPPORTUNITY FOR SALE



1050 REDWOOD HWY

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MILL VALLEY, CALIFORNIA

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Executive Summary

DOWNTOWN SF

Cushman & Wakefield is pleased to present 1050 Redwood Highway Frontage Road, a rare sub \$1M commercial Owner/User or value add opportunity in Mill Valley.

Situated on a ±5,900 SF parcel directly along the Highway 101 corridor, the Property consists of two freestanding buildings totaling approximately ±3,200 SF. The main two story structure is being delivered in shell condition, providing the next owner a clean slate to design and build out the space to their exact specifications, a level of customization rarely available in Marin's tightly held commercial market.

The Property is being delivered vacant, allowing maximum flexibility for an Owner/User looking to establish a permanent footprint in Mill Valley, or for a value add investor seeking to reposition and lease the space at market rents. With no existing tenancy to navigate and a clear path to occupancy, the next owner has full control over timing, design, and use from day one.

1050 Redwood Highway is one of very few commercial buildings in Marin County with direct building signage visibility from Highway 101, offering a marketing presence that is essentially impossible to replicate in this submarket. The site also benefits from onsite parking, including two garages at the lower portion of the lot, additional yard parking, and four stalls fronting the building.

Priced at \$899,000, the offering reflects the cost of the buildout while preserving meaningful upside for a thoughtful buyer. SBA financing is available for qualified Owner/Users, and the Seller, a private lender by trade is open to providing seller financing, creating a flexible capital stack rarely paired with a property at this price point.

Small, freestanding commercial buildings under \$1M are exceptionally scarce in Marin County. 1050 Redwood Highway combines that scarcity with freeway visibility, a vacant delivery, and seller financing optionality, a combination that makes this a uniquely positioned offering in today's market.



**±3,200 SF
APPROXIMATELY**



**HIGHWAY 101
VISIBILITY**



**OWNER USER/
VALUE ADD**



**SBA & SELLER
FINANCING AVAILABLE**

Property Highlights

Few commercial properties in Marin County offer the combination of exposure, flexibility, and entry price found at 1050 Redwood Highway Frontage Road. The Property's frontage along Highway 101 provides one of the most visible commercial signage opportunities in the submarket, with the building positioned for direct exposure to the daily commuter traffic flowing between San Francisco and the North Bay a branding advantage that is nearly impossible to acquire elsewhere in Marin at any price.

The Property's zoning is anticipated to support a range of uses, including the potential for a live/work configuration. For an Owner/User, this opens the door to a redevelopment scenario where the buyer can both operate a business and reside on site a particularly compelling proposition given Marin's housing constraints and the lifestyle appeal of the area.

The main two-story structure is being delivered in shell condition, paired with a separate secondary building at the lower portion of the lot. This gives the next owner a true blank canvas to design floor plans, finishes, and improvements tailored to their specific use, rather than inheriting a layout built for someone else. Whether the vision is a single-user headquarters, a creative studio, a live/work compound, or a leased investment, the Property accommodates a wide range of business plans.

Pricing the offering at \$899,000, well below the typical entry point for freestanding commercial real estate in Marin, preserves meaningful capital for the buildout and creates room for value creation through repositioning. Combined with SBA eligibility and the Seller's willingness to provide seller financing, the path to ownership is unusually flexible for a property of this character.



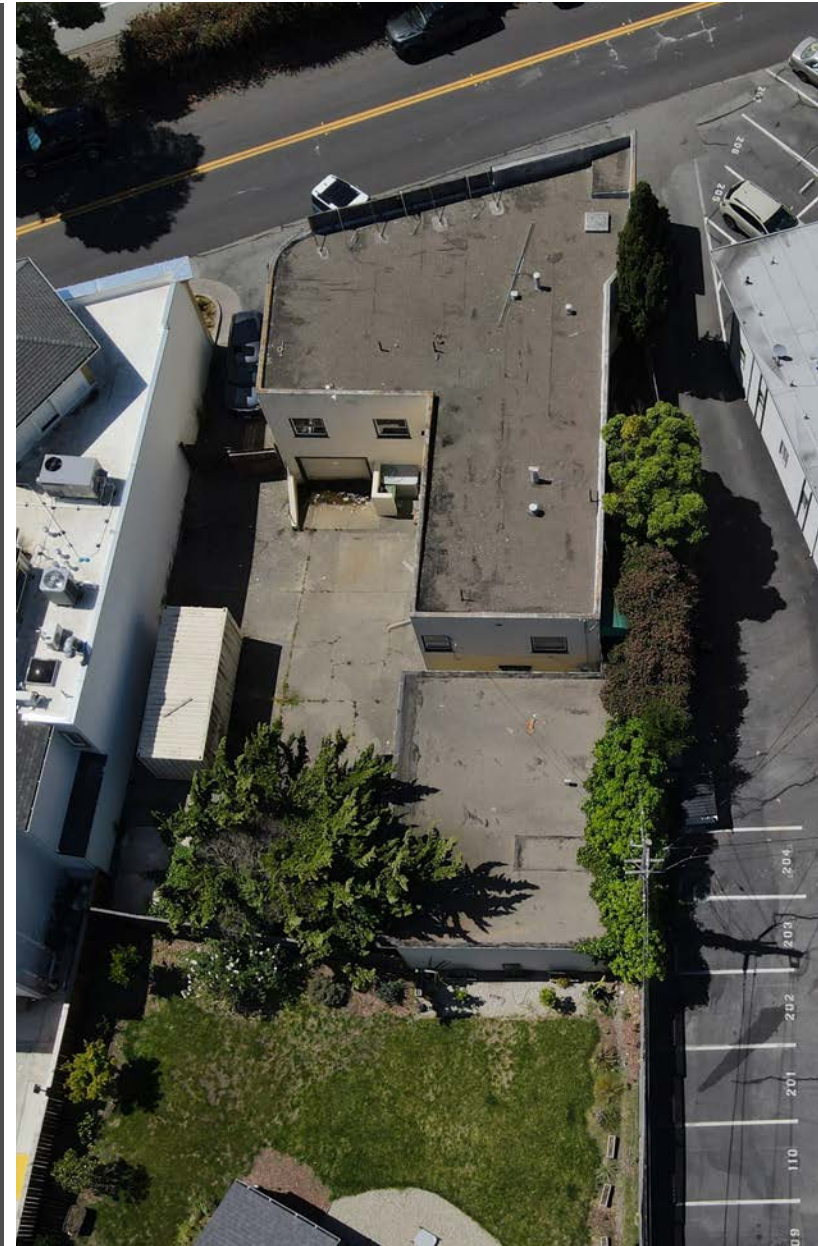
**HIGHWAY 101
EXPOSURE**



**DEVELOPMENT
OPPORTUNITY**



**ASKING PRICE
\$899,000**





PROPERTY OVERVIEW

ADDRESS	1050 Redwood Highway, Mill Valley, CA 94941
YEAR BUILT	1940
NET RENTABLE AREA (RSF)	±3,200 RSF
LOT SIZE	±0.14 Acres ±5,900 SF
NUMBER OF STORIES	2
PARKING	On-Site
ZONING	RMPC-7 - Residential Commercial Multiple Planned
APN	034-071-08



Parcel Map

Bk. 33
08



APN # 034-071-08



Location Overview

Mill Valley

Nestled at the base of Mount Tamalpais in Marin County, Mill Valley combines small-town charm with modern sophistication. This vibrant city is celebrated for its picturesque downtown, where eclectic shops, art galleries, and award-winning restaurants create a dynamic cultural hub.

Mill Valley boasts exceptional connectivity, offering easy access to San Francisco, major highways, and regional transit. Its thriving economy is fueled by a diverse mix of creative industries, boutique retail, and innovative startups.

Surrounded by breathtaking natural beauty, including redwood forests and scenic coastal trails, Mill Valley is a magnet for outdoor enthusiasts, artists, and entrepreneurs. With its unparalleled quality of life, Mill Valley remains a sought-after destination for residents and visitors alike.

Learn more about Mill Valley:
www.cityofmillvalley.gov





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Market Overview

Sales Comps



20 Sunnyside Ave

Submarket	Mill Valley, CA
Sale Date	4/6/26
RBA	± 7,521 SF
Sale Price	\$5,199,000
PPSF	\$691.26



270 Miller Ave

Submarket	Mill Valley, CA
Sale Date	8/22/2025
RBA	± 4,800 SF
Sale Price	\$3,372,000
PPSF	\$702.50



32 Miller Ave

Submarket	Mill Valley, CA
Sale Date	11/14/2022
RBA	± 2,950 SF
Sale Price	\$3,165,000
PPSF	\$1,072.88



1048 Redwood Hwy

Submarket	Mill Valley, CA
Sale Date	7/22/2022
RBA	± 2,200 SF
Sale Price	\$1,850,000
PPSF	\$840.91



60 Throckmorton Ave

Submarket	Mill Valley, CA
Sale Date	9/27/2022
GLA	± 5,072 SF
Sale Price	\$3,500,000
PPSF	\$690.06



71 Throckmorton Ave

Submarket	Mill Valley, CA
Sale Date	4/8/2022
RBA	± 2,580 SF
Sale Price	\$2,550,000
PPSF	\$988.37



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Debt Service Overview

SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [1050 Redwood Highway, Mill Valley](#)
 Date Prepared: [5/14/2026](#)

Project Details

Purchase Price	\$899,000	Property Address	1050 Redwood Highway, Mill Valley
Improvements		Building Size (s.f.)	3,200
		Price Per Sq. Ft.	\$280.94
Total Project Cost	\$899,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$449,500	6.65%	25	25	\$3,077	
SBA (2nd)*	40%	\$374,600	5.95%	25	25	\$2,402	
Down Payment	10%	\$89,900					
* Includes financed SBA fee of \$15,000							
						Total Monthly Payment	\$5,479
						Total Payment PSF	\$1.71

Monthly Ownership Costs Out of Pocket Costs

Mortgage Payments	\$	5,479	Down Payment	\$89,900
Insurance & Property Tax	\$	1,011	Estimated Bank Fees	\$4,495
			Appraisal & Environmental Reports	\$5,800
Total Monthly Cash Outlay:		\$ 6,491		
Average 5YR Principal Paydown Benefit:		\$ (1,326)		
Total Effective Monthly Costs:		\$ 5,165	Total Out of Pocket Costs	\$100,195

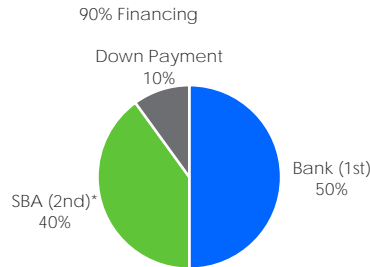
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount.
- Insurance & Property Tax estimated at 1.35% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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Confidential Offering Memorandum Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 1050 Redwood Highway, Mill Valley, CA (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Seller. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Seller guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Seller guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Seller. Seller expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Seller shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. Seller has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Seller. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Seller and all parties approved by Seller and may be used only by parties approved by Seller. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.