

Client Full - All Photos



MLS #: **ML82026937**
Apprx. Bldg: 7,184 SqFt (Other)
Apprx Lot: 348,480 SqFt (Tax)
Apprx Acres: 8.000 Acres
Age/Yr Blt: 61/1964 (Other)
Parcel#: 022-242-050
Stories:
Ownership Type: Corporation
DOM: 7
Trnsf Tx: No
POS Ord.:
Walk Score: [58](#)

667 Crespi Drive, Pacifica 94044

County: San Mateo
Land Use: Medical Building
Class: Commercial Property
Special Info: Not Applicable
City Limit: Yes
Incorp: Yes
Public:

Status: **Active**
Orig Price: \$3,400,000
List Price: **\$3,400,000**
Sale Price:
\$/SqFt: \$473.27

Dates:
Original: 11/06/2025
List: 11/06/2025
Sale:
COE:

Multi-Tenant medical and professional office building, in the heart of Pacifica's Linda Mar district. This investment opportunity, offers 7,184 sqft of gross leasable area on a 16,310 sqft lot, featuring 14 suites with 9 established tenants and 3 vacant units offering immediate upside potential. Tenancy is comprised of medical professionals, dentists, podiatrists, wellness providers, and other professionals, creating a stable and synergistic tenant mix. The property's flexible suite layout and zoning allow for continued multi-tenant operation or conversion to an owner-user headquarters with additional income from surrounding suites. With rents below market and vacancy upside, this asset presents a compelling value-add or owner-user investment along one of the most sought-after stretches of the Northern California coast. Located just off Hwy 1, the property benefits from excellent visibility and accessibility within walking distance to Linda Mar Beach, Safeway Shopping Center, and a vibrant mix of local anchor businesses including McDonald's, Starbucks, Chase Bank, and Ross. This highly desirable corridor along the San Mateo County Coast offers limited supply and consistent demand from professional and medical tenants seeking proximity to both San Francisco and the Mid-Peninsula.

Showing & Location

X Street: Ladera Way
Directions: Highway 1 to Crespi Dr, property on your Left Hand Side

Commercial Information

Bus Name:
Present Use: Medical/Dental, Office

Bus Type:
Facilities: Multi-Tenant Building, Office, Restroom(s), Restrooms-Public

Day Traffic:
A. Ceil Height: 8

Loading:
Building Details

Docks:
Elevators:
Floors:
Offices:
Restrooms:
Tenants:
Truck Doors:

Load Factor:
Square Footage Details (SqFt)

Industrial:
Mezzanine:
Net Leaseable: 7,184
Office: 7,184
Retail:
Warehouse: 0
Yard: 0

Walls:

Complex/HOA

Com Name: **# of Buildings:** **# of Units:**

Features

Accessibility: Parking
Communications:
Cooling: None
Energy Sav:
Ext. Amenities:

Heating: Central Forced Air - Gas
Meters: Master Electric, Master Gas, Master Water
Other Rooms:
Roof: Bitumen
Security: None

Garage/Parking

Flooring:
Foundation: Concrete Perimeter
Int Amenities:

Garage Space: 0
Open Space: 26
Features: Common Parking Area, Covered Parking, Guest / Visitor Parking, Garage - None, Off-Street Parking, Unassigned Spaces

Financial Details

Annual Expenses

R.E. Taxes: \$45,324
Insurance: \$5,000
Landscape: \$7,200
Maintenance: \$3,000
Management: \$0
Other: \$3,000
Trash: \$0
Utilities: \$42,000
Total: \$105,524
Equip Value:
Listing Includes: Building, Major Tenant(s)

Annual Income

Rental: \$194,281
Vacancy Allowance %: 0
Other: \$0
Other Include: Rents
Income Gross Schedule:
Income Annual Gross: **\$194,281**
Est Net Income: **\$88,757**
Est Cap Rate: 2.610
Est GRM: 18
Est Inv Value:
Exp Tenant: Services - Trash Removal, Other

Lic. Value:

Owner Pays: Electric, Gas, Insurance - Liability, Maintenance - Common Area, Maintenance - Exterior, Maintenance - Site, Services - Gardener/Landscaping , Services - Janitor, Taxes, Water
 Source: Property Manager

Op Exp Include:

Insurance, Maintenance, Services - Gardener, Services - Janitor, Utilities - Electric, Utilities - Gas, Utilities - Water, Other

Sewer: Sewer - Public
 Water: Public
 Utilities: Electricity: Master Meter, Public

Contact Information

Listed By: Matt Aragoni, Coldwell Banker Realty
 Co List By: Cameron Jeffs, Coldwell Banker Realty

History

Click Arrow for Property History

ML82026937 11/06/2025 Status

A (\$3,400,000) \$3,400,000

CBR.17

Coldwell Banker Realty

Additional Photos

Click Arrow for Photos





