

## Client Full - All Photos



<b>MLS #:</b>	<b>ML82026937</b>
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:	<a href="#">58</a>

**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 &amp; Location

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

## Commercial Information

Bus Name: Bus Type:  
 Present Use: Facilities: Multi-Tenant Building, Office, Restroom(s), Restrooms-Public  
 Day Traffic:  
 A. Ceil Height: 8

Loading: Load Factor:  
**Building Details**

**Square Footage Details (SqFt)**

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

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

Contact Information

History

**Click Arrow for Property History**

ML82026937 11/06/2025 Status

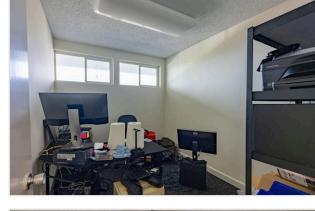
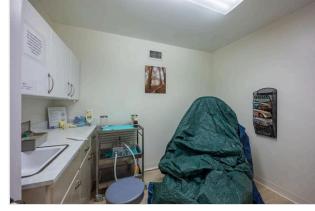
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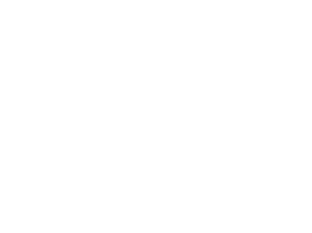
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Additional Photos







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