

± 11,000 SF LIGHT INDUSTRIAL OWNER/USER OPPORTUNITY



**1725 MISSION ROAD
COLMA, CA 94015**

Marcus & Millichap

Marcus & Millichap

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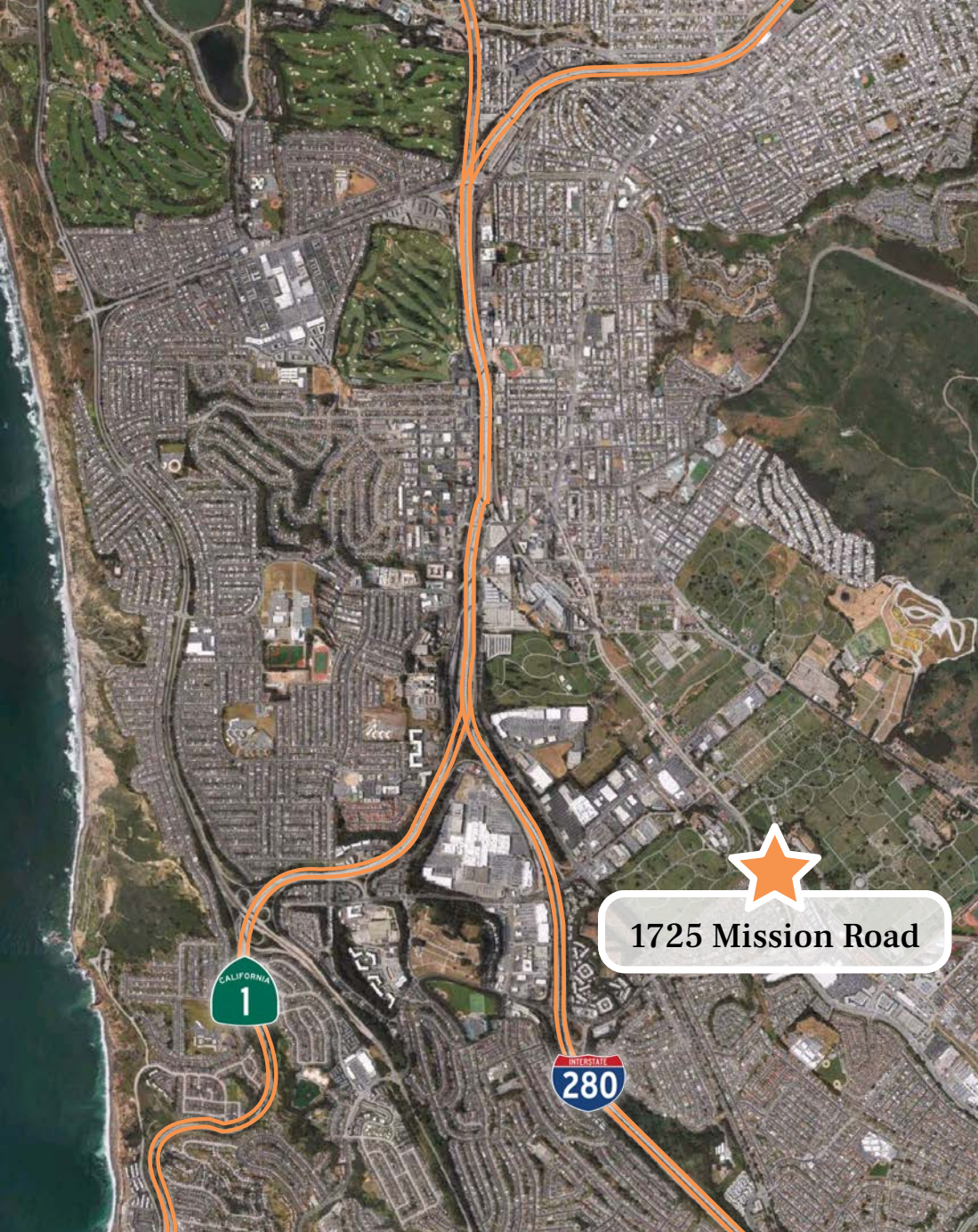


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THE OFFERING

± 11,000 SF Industrial Opportunity
Colma, California

Address	1725 Mission Road Colma, CA 94015
Price	\$2,875,000
Property Type	Light Industrial
Total Bldg SF	± 11,000 SF
Lot Size	± 33,062 SF
Clear Height	12 Feet
Loading	8 Grade Doors
Parking	31 Spaces
Parking Ratio	2.82 per 1,000 SF
Assessor's Parcel Number	010-142-100
Zoning	Commercial
Specific Plan	Commercial

HIGHLIGHTS

- » Value-add or owner/user industrial opportunity in Colma
- » Two light industrial buildings totaling ±11,000 square feet
- » One building is configured for a single tenant and the other is configured for two tenants
- » All leases are on a month-to-month basis and well below market
- » Both buildings have multiple grade level loading doors
- » Excellent access from Interstate 280
- » Near multiple major retail developments and auto dealerships

PROPERTY SUMMARY

± 11,000 SF Industrial Opportunity
Colma, California

Marcus & Millichap is pleased to present the opportunity to acquire 1725-1733 Mission Road in Colma, California. The property is two adjacent industrial buildings that total approximately 11,000 square feet and are situated on a 0.76-acre site. The buildings were built in 1958 and the zoning designation is Commercial. There are 31 on-site parking spaces for a parking ratio of 2.82 per 1,000 SF.

1725-1727 Mission Road measures approximately 6,000 square feet and is configured with two tenant suites, each of which measures about 3,000 square feet. The building has five 9-ft X 12-ft roll-up doors and one 12-ft X 13-ft roll-up door. Minimum clear height is approximately 12 feet. 1733 Mission Road measures approximately 5,000 square feet and is occupied by a single tenant. The building has two 16-ft X 11-ft roll-up doors, and the minimum clear height is approximately 12 feet.

The property appeals to both investors and users alike. All three tenants occupy the property on a month-to-month basis at below market contract rents. This provides an opportunity for a user to occupy the space, or for an investor to move rents up to market. Colma's unique landscape, characterized by its numerous cemeteries, imposes significant restrictions on development, rendering available industrial and commercial space scarce. This scarcity elevates the value of properties similar to the subject, as they represent rare opportunities within a limited market.

1725-1733 Mission Road is minutes from the Serramonte Shopping Mall and major retailers, including Target and Kohls. Directly adjacent to the Serramonte Shopping Mall are an array of car dealerships, including Chevrolet, Subaru, Kia, Cadillac, Honda, Ford and Lexus. These properties further increase traffic and potential business within the area. Directly across the property on Mission Road is the Colma Veterans Village Apartment Complex, other service businesses, and the Holy Cross cemetery.



INTERIOR PHOTOS

± 11,000 SF Industrial Opportunity
Colma, California



Serramonte Center

Metro Center

NORDSTROM
rack
★ **macy's**
WORLD MARKET
OLD NAVY
H&M
GNC
CRUNCH
ROSS
BUFFALO WILD WINGS

PANDA EXPRESS CHINESE KITCHEN
TARGET
PACSUN
Party City
HOLLISTER
STARBUCKS COFFEE
NIKE'S
UNI QLO
MOD
zumiez
Chick-fil-A
VS

THE HOME DEPOT
BOOT BARN
FedEx
ULTA BEAUTY

Orangetheory FITNESS
Office DEPOT
THE VITAMIN SHOPPE
OLD NAVY

ROSS DRESS FOR LESS
PET CLUB
THE HONEY BAKED Hamco
Marshall's

BEST BUY
M/W
Burger King
ASHLEY FURNITURE INDUSTRIES, INC.

LENsCRAFTERS

TARGET
GameStop
enterprise
Round Table PIZZA
CHIPOTLE MEXICAN GRILL
STARBUCKS
LEXUS

Ono Hawaiian BBQ
KOHL'S
WING-STOP
PANDA EXPRESS CHINESE KITCHEN
VW

Black Bear Diner
BevMo!
Sizzler
Michaels
Mancini's SLEEPWORLD

♥ **CVS** sleep number
McDonalds **SKECHERS**
MATTRESSFIRM **Celia's**
Total Wine & MORE **PET SMART**
Panera BREAD **usbank**
OUTBACK STEAKHOUSE **Bank of America**
IN-N-OUT BURGER **the Habit BURGER GRILL** **BIG 5 SPORTING GOODS**

1725 Mission Road
Colma, CA

SAFeway **RITE AID** **Banfield PET HOSPITAL** **metro by T-Mobile**
SUPERCUTS **SUBWAY**

KAISER PERMANENTE

GROCERY OUTLET **Jack in the box**
ups **Chevys FRESH MEX**

TRADER JOE'S

STARBUCKS COFFEE

KAISER PERMANENTE

COSTCO WHOLESALE

BART

El Camino Real

INTERSTATE
280

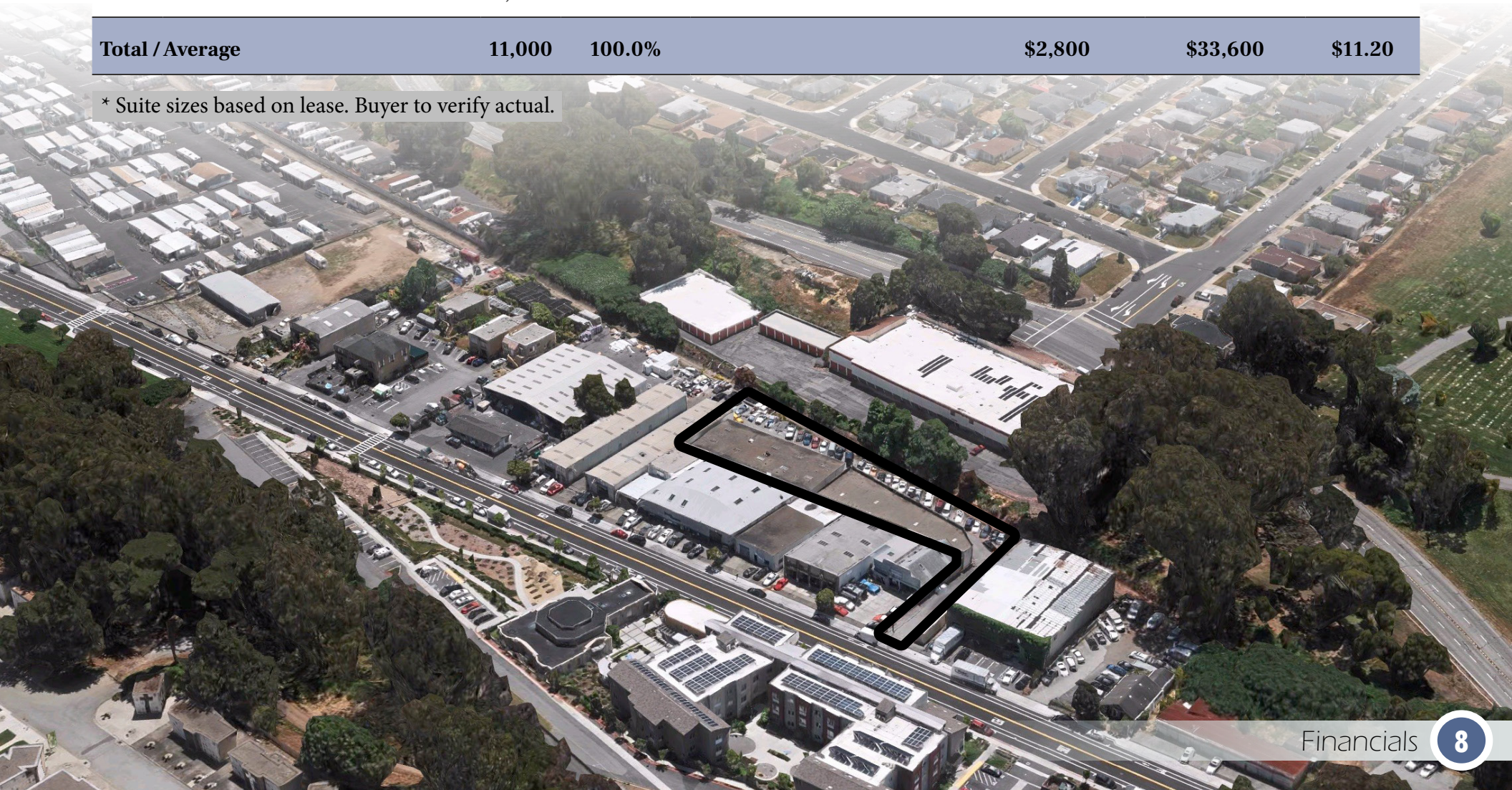
CALIFORNIA
1

RENT ROLL SUMMARY

± 11,000 SF Industrial Opportunity
Colma, California

SUITE	TENANT	SIZE	% OF GLA	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	\$ PSF
1725	Anthony Gellardi / Kevin Keller	3,000	27.3%	11/1/2008	MTM	\$2,800.00	\$33,600	\$11.20
1727	Vacant	3,000	27.3%	--	--	--	--	--
1733	Vacant	5,000	45.5%	--	--	--	--	--
Total / Average		11,000	100.0%			\$2,800	\$33,600	\$11.20

* Suite sizes based on lease. Buyer to verify actual.



THE CITY OF COLMA

± 11,000 SF Industrial Opportunity
Colma, California

Known as the “City of Souls”, the Town of Colma is the smallest city in San Mateo County. The Town of Colma is a unique greenbelt community with attractive cemeteries and agricultural fields surrounding a regionally oriented commercial core. The Town is located approximately two miles south of the City of San Francisco on the San Francisco Peninsula, midway between the San Francisco Bay and the Pacific Ocean.

The Town of Colma is different from other Bay Area cities because of its large expanses of open space created by cemeteries and land held by cemeteries but currently in agricultural use. Colma has 17 cemeteries, which comprise approximately 75% of the town’s land area. Most of the land east of El Camino Real is committed to cemetery use or agricultural fields. These uses lead up to the foot of San Bruno Mountain and impart a rural atmosphere. Land west of El Camino Real is oriented more to commercial uses although the Town’s regionally oriented commercial core is bracketed on the north and south by cemeteries.



The second largest land use designation in Colma is commercial properties. Colma has several major shopping centers; there are also a large number of auto dealerships, mainly along Serramonte Boulevard. The largest employers in Colma are retailers and auto dealerships: Target, Best Buy, Home Depot, Kohl’s, Honda of Serramonte, Steward Chevrolet, Serramonte Ford, Lexus of Serramonte, and Car Max. Cypress Lawn Cemetery and Lucky Chances Casino are also major employers.

Colma’s extensive transportation infrastructure includes Interstate 280, State Highway 82 (El Camino Real) and the Bay Area Rapid Transit (BART) system. Interstate 280, which borders Colma on the west, is a primary transportation corridor linking San Francisco with San Mateo and Santa Clara counties. Colma is approximately ten miles south of downtown San Francisco and the San Francisco International Airport is just seven miles from the city; both are easily accessible by freeway or BART. Colma is also served by the SamTrans transit system.

DEMOGRAPHICS

± 11,000 SF Industrial Opportunity
Colma, California

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	13,051	214,127	424,886
2024 Estimate	12,874	212,120	420,884
Growth 2024 - 2029	1.38%	0.95%	0.95%
2010 Census	13,174	216,170	432,466
2020 Census	13,316	225,755	447,496
Growth 2010 - 2020	1.08%	4.43%	3.48%

INCOME - 2024 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	27.02%	25.21%	28.35%
\$150,000 - \$199,999	15.25%	14.71%	14.37%
\$100,000 - \$149,999	21.15%	18.32%	16.88%
\$75,000 - \$99,999	10.00%	11.39%	10.65%
\$50,000 - \$74,999	12.29%	10.94%	10.15%
\$35,000 - \$49,999	5.46%	6.37%	5.96%
\$25,000 - \$34,999	3.06%	4.18%	4.07%
\$15,000 - \$24,999	1.89%	3.76%	4.00%
\$10,000 - \$14,999	1.00%	2.11%	2.26%
Under \$9,999	2.87%	3.01%	3.31%
Average Household Income	\$166,310	\$154,261	\$160,073
Median Household Income	\$136,789	\$126,274	\$131,544
Estimated Per Capita Income	\$61,916	\$52,888	\$56,365

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	5,048	73,520	148,919
2024 Estimate	4,965	72,646	147,178
Growth 2024 - 2029	1.67%	1.20%	1.18%
2010 Census	4,866	68,672	138,957
2020 Census	4,853	71,438	144,777
Growth 2010 - 2020	-0.27%	4.03%	4.19%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2029 Owner Occupied (Est.)	67.71%	54.66%	55.17%
2029 Renter Occupied (Est.)	28.75%	40.92%	39.83%
2029 Vacant (Est.)	3.54%	4.42%	5.00%
2024 Owner Occupied	67.87%	54.60%	55.05%
2024 Renter Occupied	28.69%	41.03%	40.01%
2024 Vacant	3.44%	4.37%	4.94%
2020 Owner Occupied	67.88%	54.16%	54.35%
2020 Renter Occupied	28.85%	41.54%	40.79%
2020 Vacant	3.27%	4.30%	4.86%
2010 Owner Occupied	68.89%	56.66%	56.89%
2010 Renter Occupied	27.26%	38.72%	38.03%
2010 Vacant	3.85%	4.61%	5.08%

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