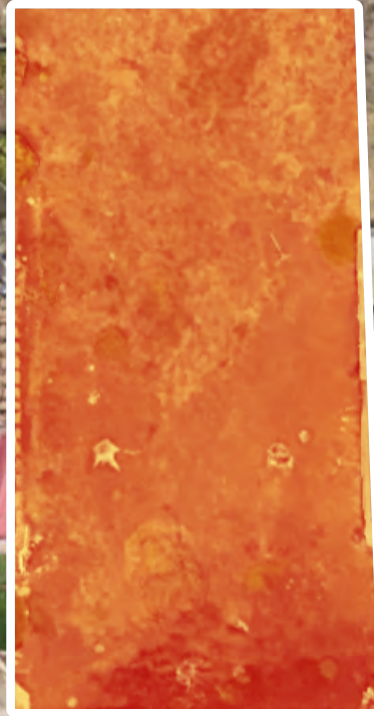


Marcus & Millichap

463 FARALLON AVE
PACIFICA, CA 94044

OFFERING MEMORANDUM



DEVELOPMENT OPPORTUNITY IN PACIFICA, CA

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PROPERTY SUMMARY

463 FARALLON AVE

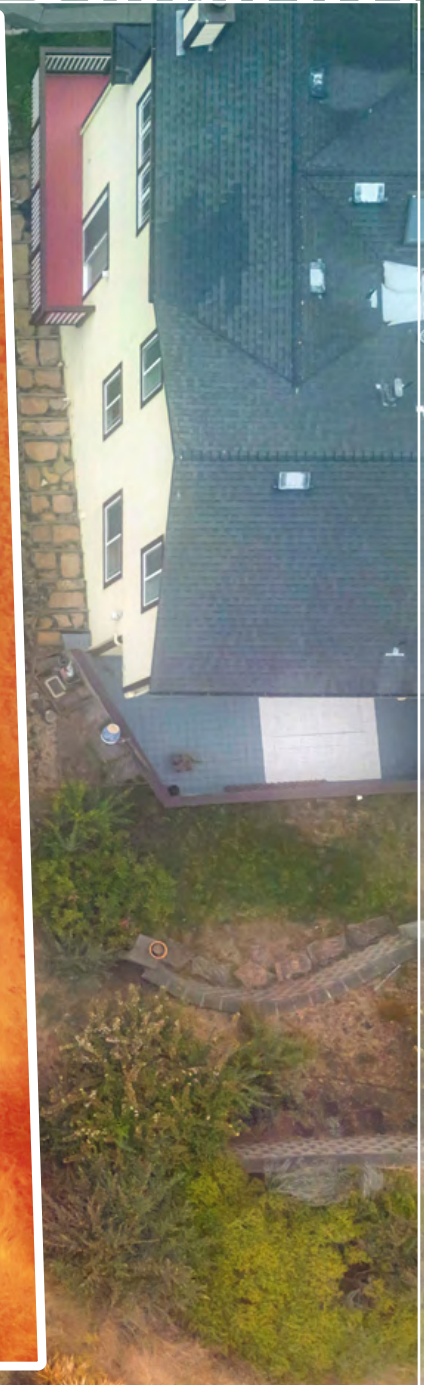
PACIFICA, CA 94044

PRICE **\$500,000**

ASSESSOR PARCEL NUMBER 009-510-060

LAND USE VACANT LAND
MISCELLANEOUS VACANT LAND

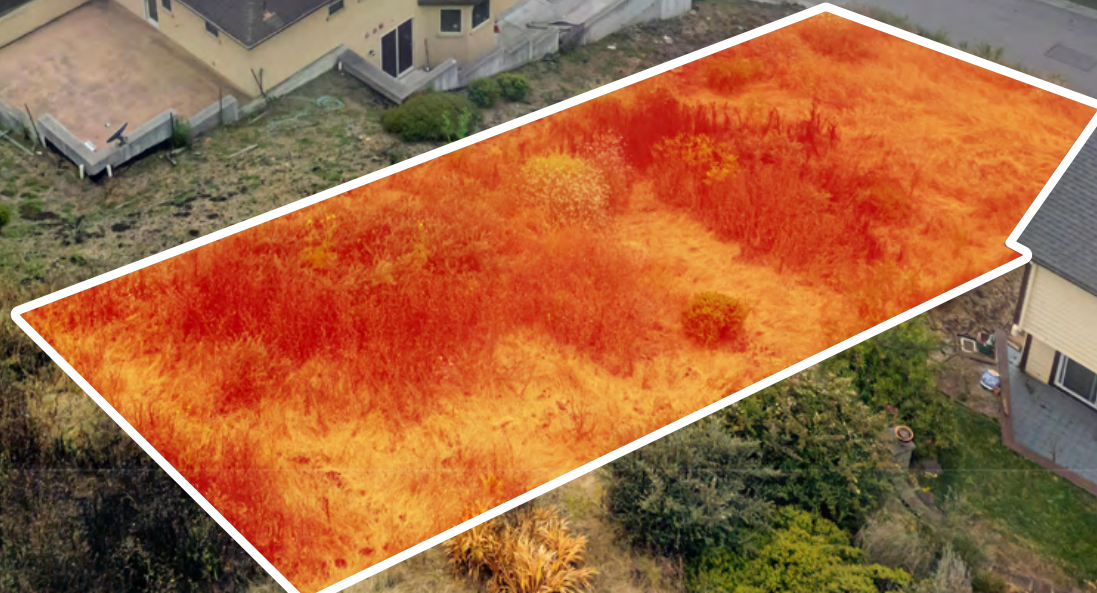
LOT SIZE 7,356 SF (0.17 ACRES)



PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- RARE VALUE-ADD / DEVELOPMENT OPPORTUNITY IN PACIFICA, CA
- DESIRABLE ROCKAWAY BEACH COMMERCIAL DISTRICT
- LOCATED ON THE OCEAN SIDE OF HIGHWAY 1
- HIGH TRAFFIC COUNTS
- CLOSE PROXIMITY TO THE BEACH



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

PACIFICA

Welcome to Pacifica, a picturesque coastal town nestled along the stunning shores of northern California. With its captivating natural beauty, vibrant community spirit, and a myriad of outdoor activities, Pacifica is the perfect place for business and leisure.

KEY FEATURES & CHARACTERISTICS

LOCATION



Pacifica is ideally situated just 12 miles south of San Francisco, offering the perfect blend of city convenience and coastal tranquility. Commuters will appreciate easy access to major highways, making the city just a short drive away while enjoying the serene Pacific Ocean as a backdrop.

COASTAL BEAUTY



Pacifica boasts some of the most breathtaking coastal landscapes in the Bay Area. Dramatic cliffs, pristine beaches, and rugged hiking trails make it an outdoor enthusiast's dream. Marvel at the stunning sunsets over the Pacific Ocean from your own backyard.

OUTDOOR ACTIVITIES



Whether you're into hiking, surfing, or simply strolling along the beach, Pacifica has it all. Explore the numerous parks and trails, including the popular Mori Point, Pacifica State Beach, and the Pedro Point Headlands. Water sports enthusiasts will relish the consistent waves and serene waters for kayaking and paddleboarding.



LOCATION OVERVIEW

KEY FEATURES & CHARACTERISTICS

COMMUNITY VIBES



Pacifica is more than just a town; it's a close-knit community with a strong sense of pride. Enjoy local events, farmers' markets, and a thriving arts scene. Friendly neighbors and a welcoming atmosphere make Pacifica an inviting place for families, couples, and singles alike.

REAL ESTATE OPTIONS



Pacifica offers a diverse range of real estate options, from cozy beachfront cottages to spacious hillside homes with panoramic ocean views. Whether you seek a quiet retreat or a vibrant beachside oasis, Pacifica's real estate market has something for everyone.

EDUCATIONAL AMENITIES



Pacifica is served by excellent schools, making it an ideal place to raise a family. With a variety of shopping, dining, and recreational options, you'll have everything you need within reach.

INVEST IN YOUR COASTAL DREAM



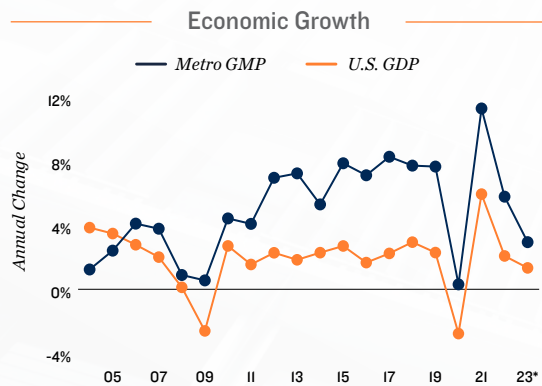
Pacifica's real estate market is filled with opportunities to own a slice of this coastal paradise. Whether you're looking for a vacation home, a permanent residence, or an investment property, Pacifica offers the lifestyle you've always dreamed of.



MARKET OVERVIEW

ECONOMY

- Local Fortune 500 companies feature a diverse array of firms, including Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and PG&E Corporation.
- Tourism is a strong economic driver, typically drawing more than 20 million visitors annually. This sector has shown continuous improvement in the wake of the health crisis.
- The area benefits from its proximity to Silicon Valley, attracting tech companies, along with highly-educated workers and resources at local universities.

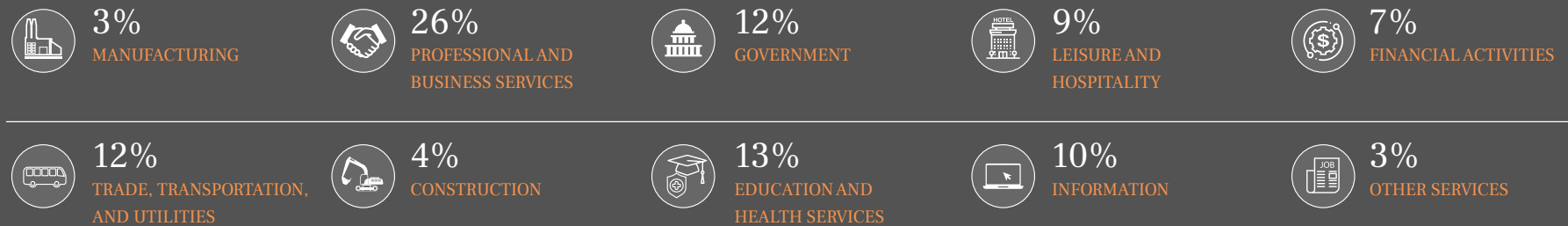


MAJOR AREA EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- Visa
- Gilead Sciences
- Deloitte



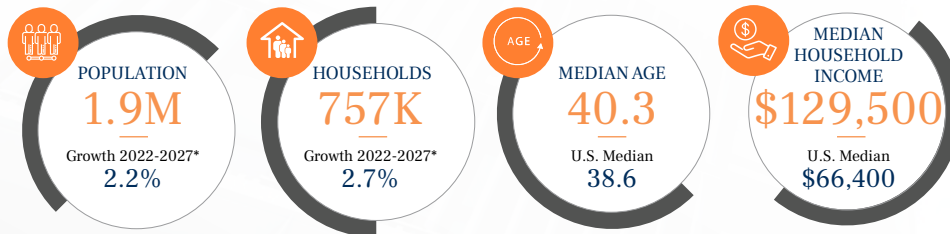
SHARE OF 2022 TOTAL EMPLOYMENT



MARKET OVERVIEW

DEMOGRAPHICS

- Over 42,000 people are expected to be added through 2027. In the same period, roughly 21,000 households will be formed, generating demand for housing.
- Home prices well above the U.S. median result in a homeownership rate of 53 percent, which is well below the national rate, providing a strong rental market.
- Approximately 20 percent of the local population over the age of 25 holds a graduate or professional degree, well in excess of the national rate of 12 percent.



2022 POPULATION BY AGE



QUALITY OF LIFE

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and professional sports teams. It also acts as the administrative, financial, cultural and services hub for the Western U.S. San Francisco's cost-of-living is one of the most expensive in the nation, due in part to the tight housing market and soaring cost of goods and services. The Bay Area has one of the highest discretionary income levels in the U.S., as a result of the metro's educated workers and its large concentration of jobs in well-paying industries. Cultural and recreational opportunities abound, including a theater district, symphony, opera and more than 20 museums.

SPORTS

- Baseball | **MLB** | SAN FRANCISCO GIANTS
- Basketball | **NBA** | GOLDEN STATE WARRIORS

EDUCATION

- SAN FRANCISCO STATE UNIVERSITY
- UNIVERSITY OF SAN FRANCISCO
- UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
- CITY COLLEGE OF SAN FRANCISCO

ARTS & ENTERTAINMENT

- GOLDEN GATE PARK
- THE WALT DISNEY FAMILY MUSEUM
- EXPLORATORIUM
- SAN FRANCISCO MUSEUM OF MODERN ART

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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