



**Price Reduced
by \$300,000**

**Submit All
Offers**

FOR SALE OR LEASE

7601 El Camino Real, Colma, CA
Owner-User Opportunity ±11,456 SF
Sales Price: \$3,295,000 (\$287/sf)
For Lease: \$1.65/sf NNN
USDA Approved Cold Storage and Food Preparation





Presented by:

Lloyd H. Bakan

Principal

650.425.6418

lloyd.bakan@avisonyoung.com

CA License # 00914232

Jon S. Geary

Vice President

650.425.6415

jon.geary@avisonyoung.com

CA License #01957003

**AVISON
YOUNG**

Executive Summary

Avison Young is pleased to offer owner-occupiers, investors, or developers the rare opportunity to acquire fee simple interest in a quality food processing & cold storage facility asset in the heart of Colma/Daly City's business district. Situated on a signalized corner fronting El Camino Real the property is only two minutes from Highway 280, and a short walk to the Colma BART station.

The building has been used as a food storage/processing facility for the past 40+ years, but would also be ideal for a number of storage, shipping, distribution and even office uses. The location also provides the occupancy immediate access to an amenity-rich trade area. The buyer will benefit from a turn-key food processing and distribution facility.

Investment Highlights

- Rare, hard to find turn-key USDA approved food processing facility.
- Fully equipped with freezers, floor drains, grease trap, heavy power
- Loading docks and off-street parking.
- Ideal building for any storage, shipping or distribution uses.
- High identity signalized corner.
- 1 block to the Colma Bart Station
- Quick access to Highway 280.





Property Details

Asking Price	\$3,295,000 \$3,595,000
For Lease	\$1.65sf NNN
Building Size	±11,456 SF
Land Size	±7,901 SF
Zoning	PC/PR (planned Colma design review)
Parcel Number	008-125-010
Year Built	1964
Construction Type	Concrete
Age of roof	N/A
Age of HVAC	None
Dock High Loading	Three (3) loading docks
Grade Level Doors	Two (2)
Electrical Meters	2 meters, one for each floor
Gas in building	Yes
Fire Sprinklers	None
Floors	2 level building
Frontage	115' facing El Camino Real





MODESTO FOOD
550 766-3663

7601



Food Processing & Cold Storage Highlights

- Currently used by Modesto Food Distributors
- USDA approved food processing facility
- Heavy power
- Grease trap
- Processing room
- Floor drains
- Gas in building
- Cooler/Freezers
- Epoxy floors in food prep area



Sale/Lease Price

\$3,295,000
\$1.65/sf NNN



Building Size

±11,456 sf



Land Size

7,901sf



Traffic Count

30,000 + VDP

Aerial



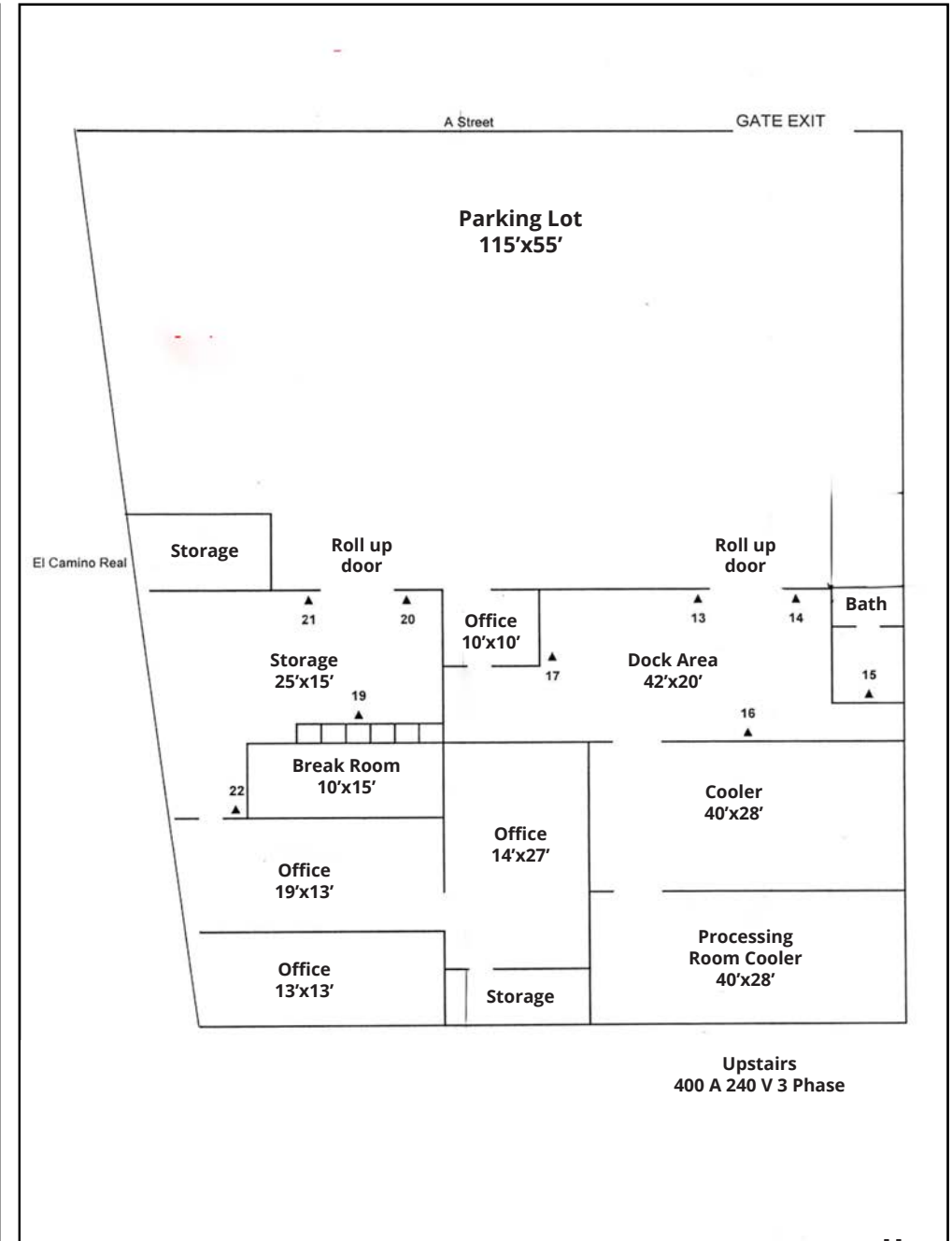
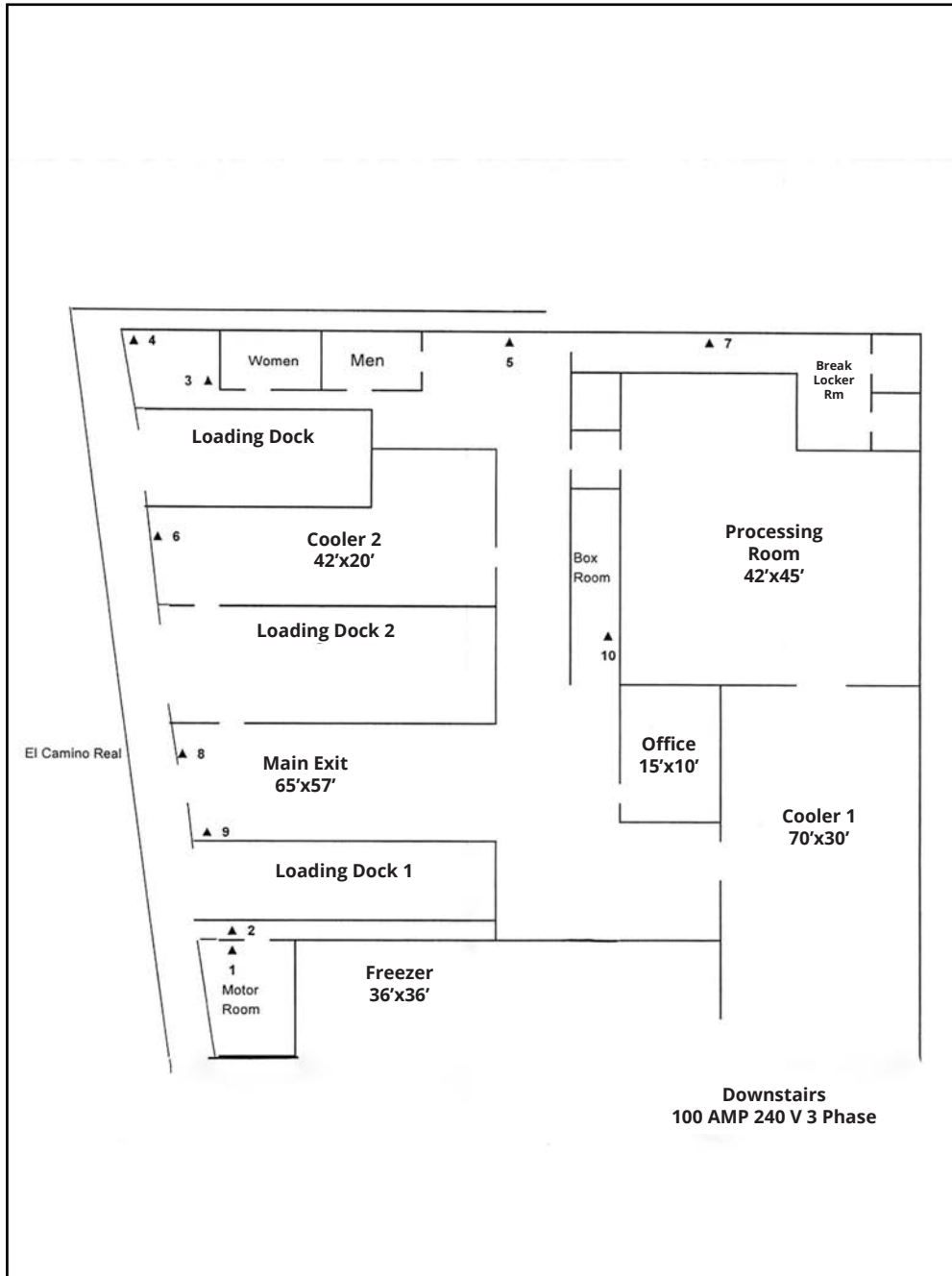
7601 El Camino Real
Colma, CA

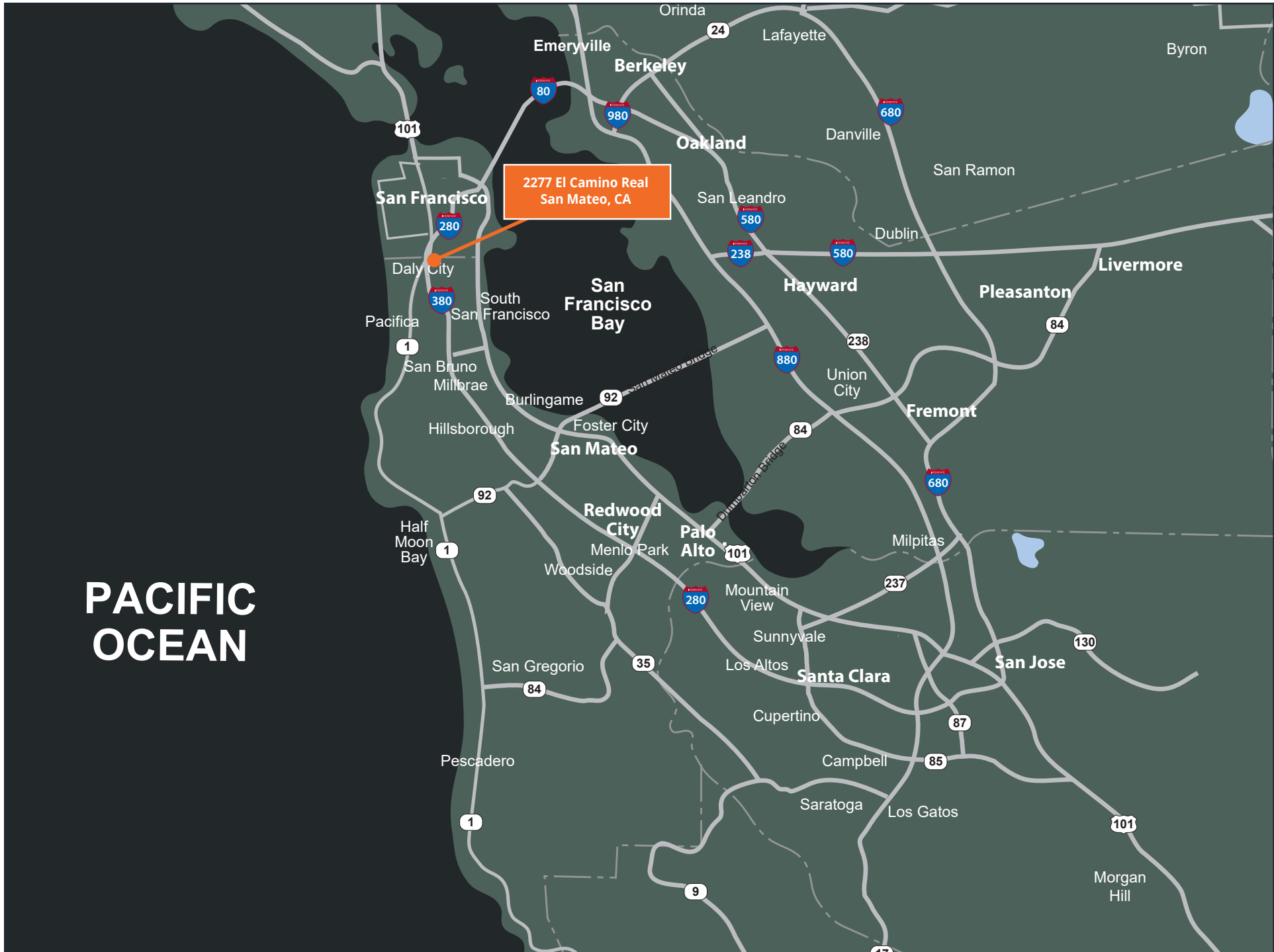


Parcel Map



Floor Plan

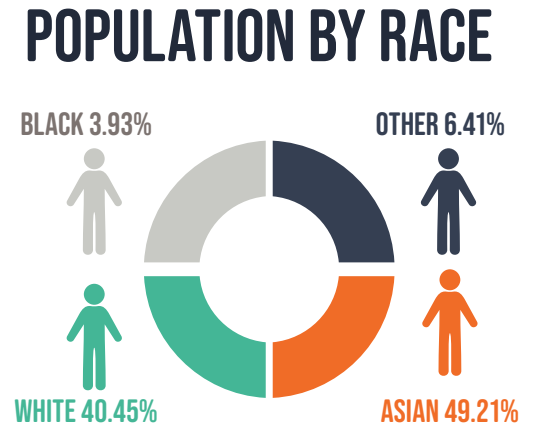




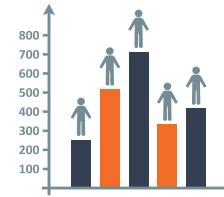
Demographics



MEDIAN AGE
41
MEDIAN HOME VALUE
\$1,060,097



HOUSEHOLDS **162,639**



AVERAGE HH INCOME
\$150,304

Average Household Size: **2.90**

Owner Occupied Housing Units: **95,220**

Renter Occupied Housing Units: **67,418**

Median Household Income: **\$121,112**

	1 Mile	3 Mile	5 Mile	
Population	2028 Projection	29,604	214,959	458,021
	2022 Estimate	30,560	227,808	489,333
	2010 Census	29,415	238,759	516,438
	Growth 2020-2025	-3.13%	-5.64%	-6.40%
	Growth 2010-2020	3.89%	-4.59%	-5.25%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at **7601 El Camino Real, Colma, California** (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

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This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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