

637 MAIN ST

HALF MOON BAY, CA 94019

RETAIL/OFFICE BUILDING
FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a well-maintained retail/office property in the heart of downtown Half Moon Bay. 637 Main Street offers prime visibility on a highly trafficked corridor, with strong pedestrian activity and convenient access to shops, restaurants, and public transit.

The property features a flexible layout with bright, open interiors and strong curb appeal, making it suitable for a variety of uses — from retail and office to potential mixed-use conversion. Whether you're an investor seeking stable returns or an owner-user looking for a flagship location, this property delivers long-term value and growth potential.

Owner may be open to seller financing to a qualified investor and or owner/user.

OFFERING SUMMARY

Sale Price:	\$2,695,000
Number of Units:	2
Lot Size:	9,000 SF
Building Size:	6,860 SF
NOI:	\$168,638.68
Cap Rate:	6.27% fully leased

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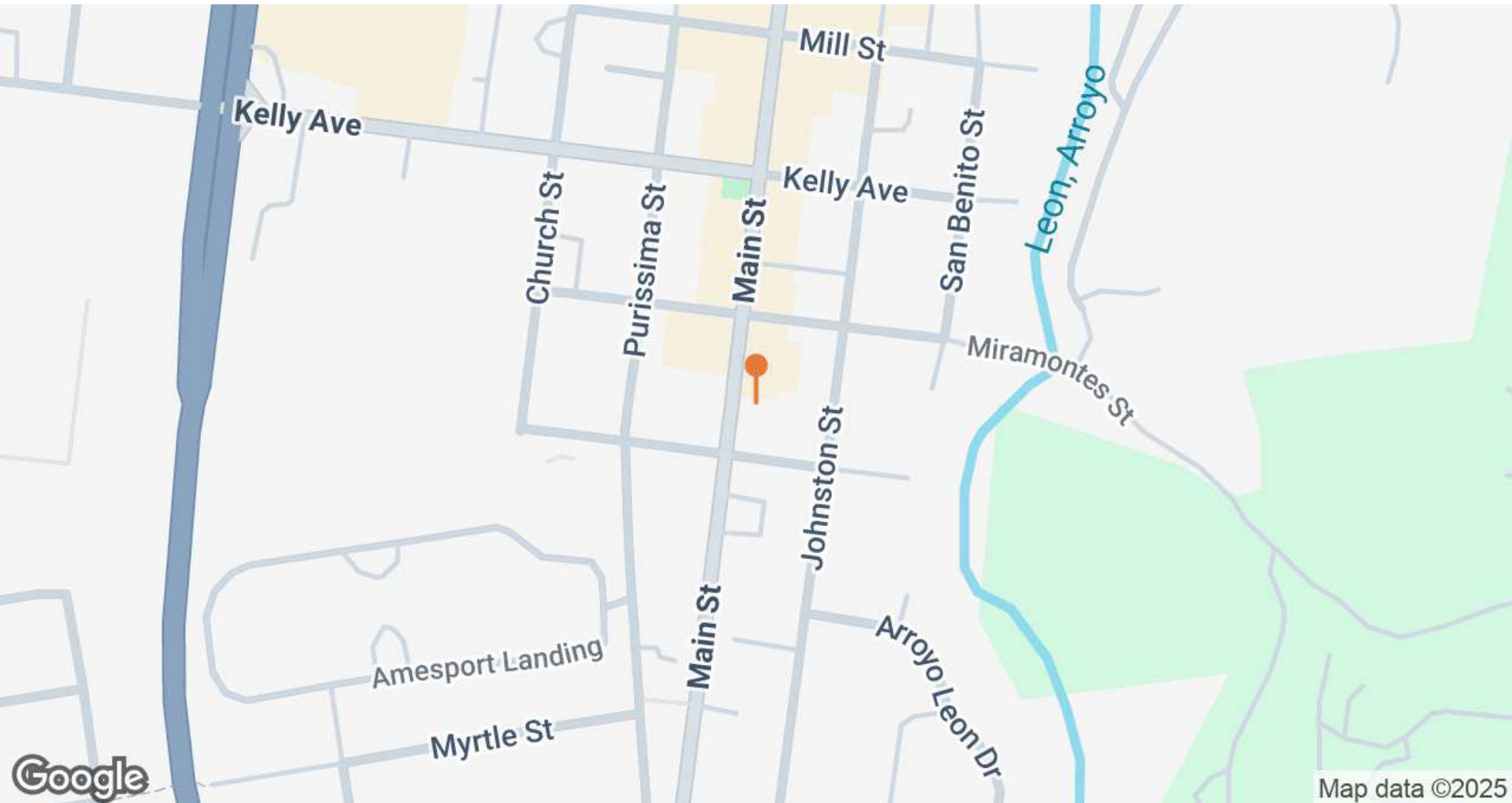
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LOCATION MAP



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RENT ROLL

SUITE	TENANT NAME	MONTHLY RENT
A-C	City of Half Moon Bay	\$11,000
D-E	Vacant	\$7,000
TOTALS		\$18,000

Projected rent for units D-E shown above

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INCOME & EXPENSES**INCOME SUMMARY****PRO FORMA**

Vacancy Cost	\$0
GROSS INCOME	\$216,000

EXPENSES SUMMARY**PRO FORMA**

Property Taxes (new 1.27%)	\$34,226
Utilities (Water)	\$1,200
Alarm Monitoring	\$2,209
Fire & Liability Insurance	\$7,226
Repairs & Maintenance	\$2,500
OPERATING EXPENSES	\$47,361
NET OPERATING INCOME	\$168,639

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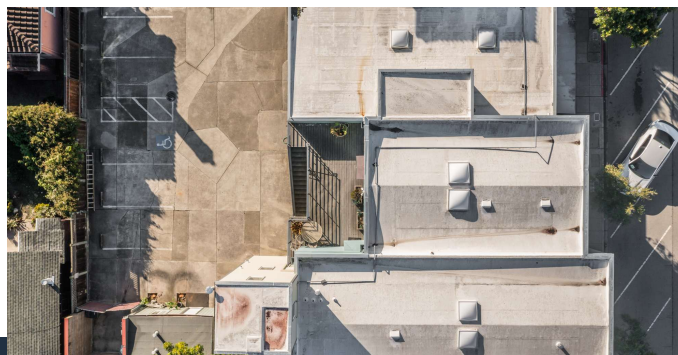
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ADDITIONAL PHOTOS

637 MAIN ST, HALF MOON BAY CALIFORNIA



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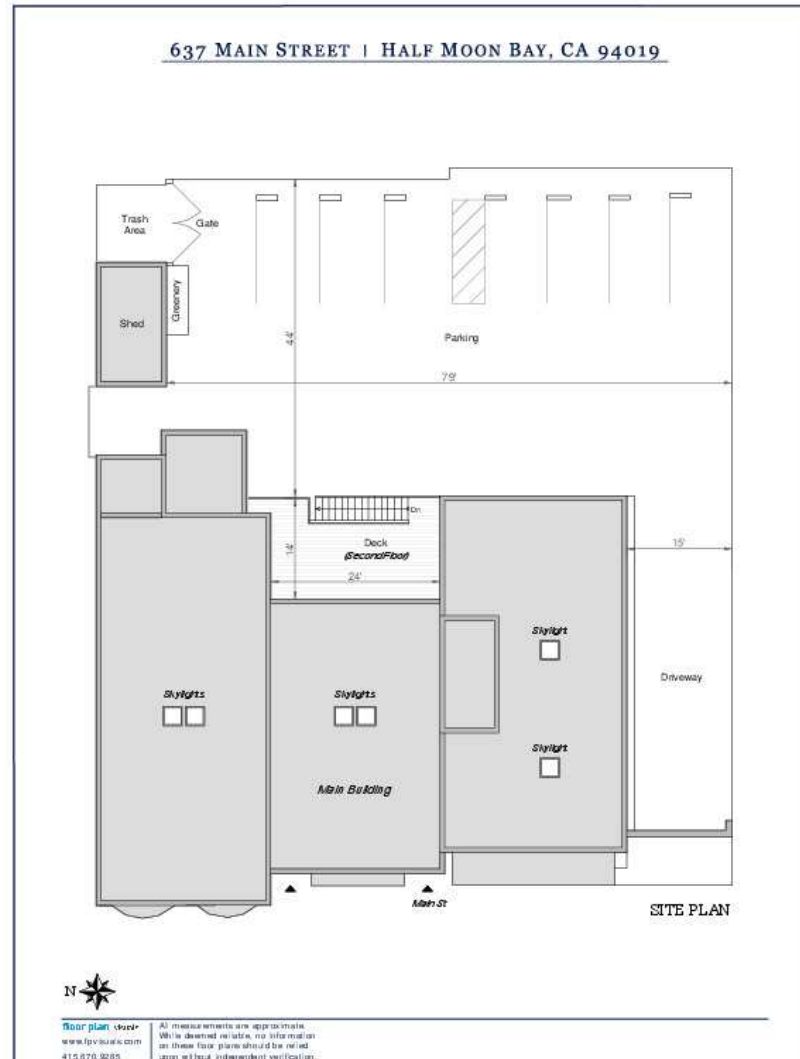
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SITE PLANS



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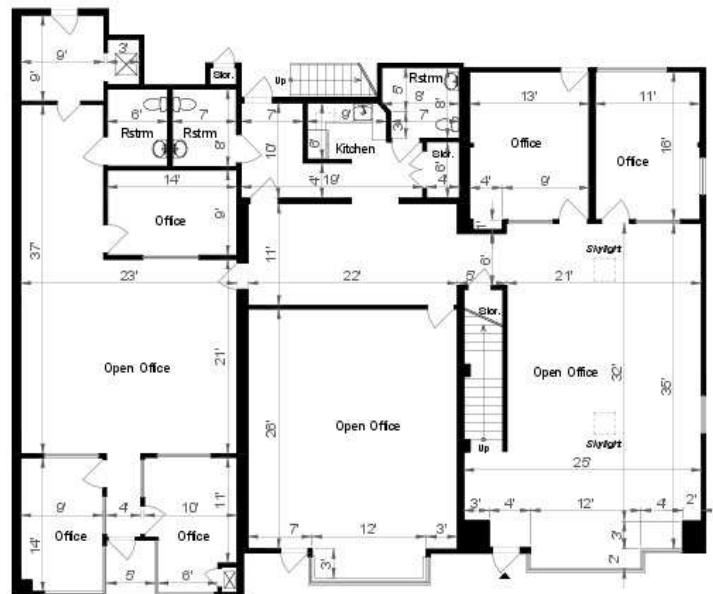
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FLOOR PLANS

637 MAIN STREET | HALF MOON BAY, CA 94019



FIRST FLOOR

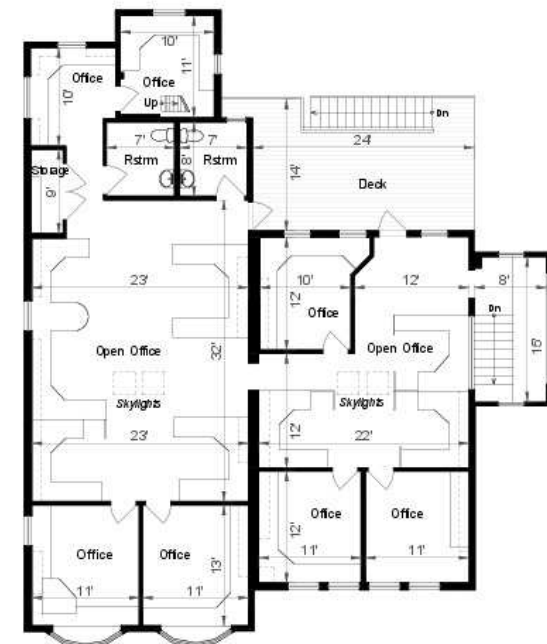
3,685 SQ FT



floor plan: vncr
www.pivotal.com
415.670.9265

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

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SECOND FLOOR

3,570 SQ FT



floor plan: vncr
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415.670.9265

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