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Retail | Service | Office For Lease



# Eureka Square Shopping Center

20-210 Eureka Square  
Pacifica, CA 94044



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For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

**Mark Biagini DRE#00847403**

**Biagini Properties, Inc.**

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Rev. August 31, 2026

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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### Property Description

Beautiful Exterior Remodel has been Completed! Well maintained retail shopping center and a 3 story elevator served office building located off of Highway 1 and Oceana Blvd. in Pacifica. Lots of parking, new monument signage, new exterior building signage, low rents. Oceana Market, the anchor grocery store, has been recently remodeled inside and its sales have increased dramatically under new ownership. Over 25 retail stores on the ground floor with over 30 separate upstairs offices. A wonderful mixed-use project with synergistic co-tenants, all from the local area.

Our Tenants are expanding! Ocean Yoga, Longboard Margarita Bar, Dinosaur's Sandwiches and Plato's Closet Apparel. Oceana Supermarket's volume increased almost 20% over last year!

One of the few retail centers in Pacifica's trade area which includes Montara and Moss Beach. It has quite a draw for tourists and commuters along Highway 1. High level of college educated adults in the trade area.

### Location Description

Immerse yourself in the coastal charm of Pacifica, CA located off US Highway 1, where every day feels like a seaside getaway. Situated near the picturesque Eureka Square Shopping Center, this vibrant neighborhood offers a perfect blend of local flair and modern convenience. Explore the stunning nearby beaches such as Linda Mar Beach and Rockaway Beach, perfect for attracting locals and tourists alike. With an array of dining options, boutique shops, and a strong sense of community, this area is an ideal location for Retail/Neighborhood Center tenants seeking a thriving and dynamic setting to engage with a diverse customer base.



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## Offering Summary

|                       |                       |
|-----------------------|-----------------------|
| Lease Rate:           | \$2.95 SF/month       |
| Estimated NNN Charges | .51 SF / month - 2026 |
| Number Of Units:      | 69                    |
| Available SF:         | 1,844 SF              |
| Lot Size:             | 277,477 Acres         |
| Building Size:        | 48,000 SF             |

## Property Highlights

- Exterior Remodel Completed!
- Oceana Market is a beautiful, locally owned gourmet grocery store
- Popular Local Center serving the coastal communities & Easy Access to Highway 1
- Prominent Co-Tenants
- New Monument & New Building Signage
- High Speed Comcast Cable (Voice, Data & Internet "Triple Play") for Office & Retail
- Convenient Storefront Parking & ADA Compliant Parking Lot
- Separate Electrical



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## Lease Information

|              |          |             |                 |
|--------------|----------|-------------|-----------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable      |
| Total Space: | 1,844 SF | Lease Rate: | \$2.95 SF/month |

## Available Spaces

| Suite               | Size (SF) | Lease Type | Lease Rate      | Description                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------|-----------|------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ 110 Eureka Square | 1,844 SF  | NNN        | \$2.95 SF/month | ± 25' W x 70' D. All new interior improvements. NEW Full height glass storefront, NEW 100% drop t bar ceiling 10' Above Finish Floor (AFF), NEW LED lighting, large open floor area suitable for retail, service or office use, 1 NEW ADA restroom, 1 NEW mop sink, NEW electric hot water heater, separate electrical panel (100 amps 3PH; 4W; 120/208V) and rear door for service access.<br><br>Available Now. |



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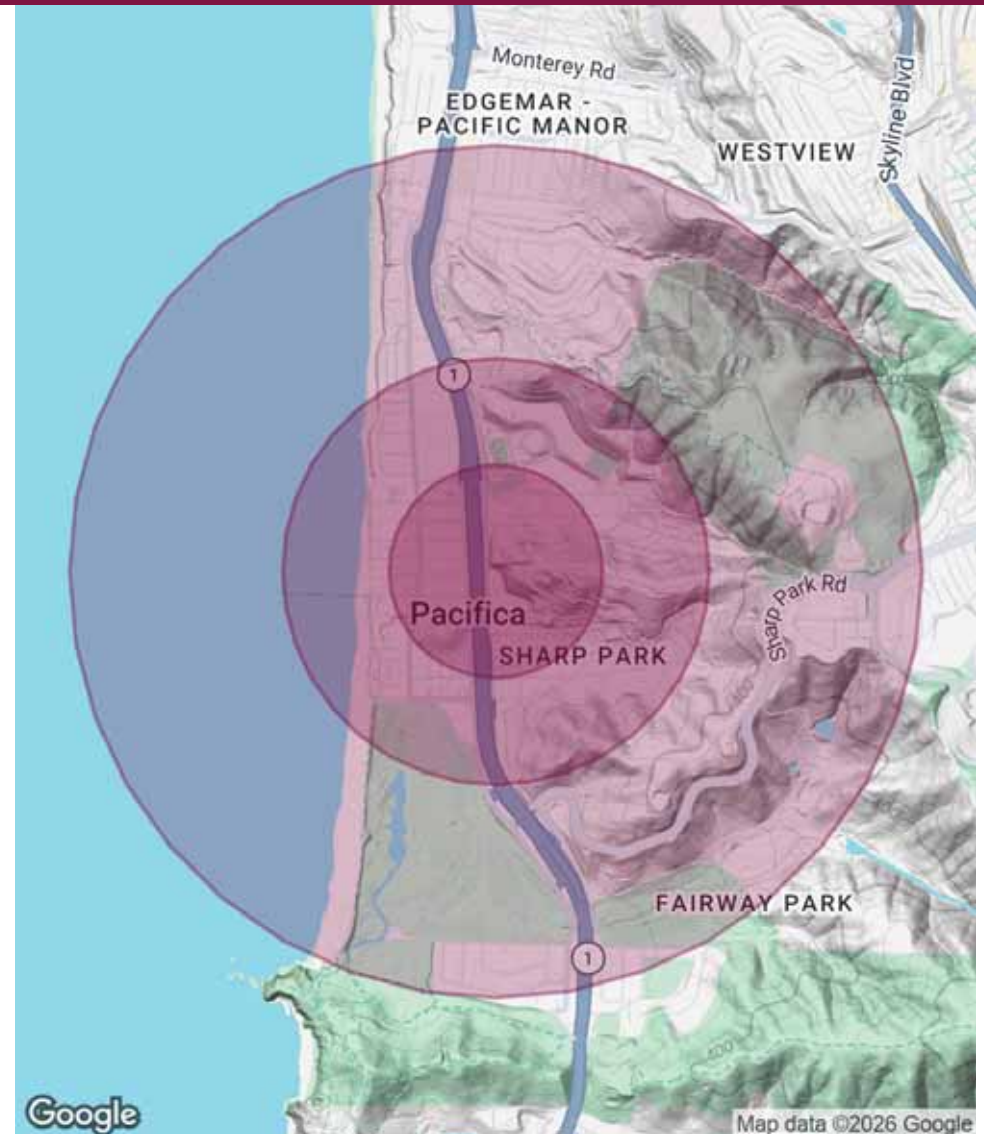
| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 1,230      | 3,081     | 6,028  |
| Average Age          | 37.4       | 38.2      | 41.8   |
| Average Age (Male)   | 39.3       | 40.4      | 42.9   |
| Average Age (Female) | 39.0       | 38.5      | 42.1   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 588        | 1,429     | 2,641     |
| # of Persons per HH | 2.1        | 2.2       | 2.3       |
| Average HH Income   | \$124,688  | \$127,115 | \$130,562 |
| Average House Value | \$794,003  | \$814,460 | \$873,094 |

\* Demographic data derived from 2020 ACS - US Census

## Traffic Counts - 24 Hour ADT as of 2018

|                                  |         |
|----------------------------------|---------|
| Ocean Blvd. at Paloma Avenue     | 3,000   |
| Coast Highway at Paloma Avenue   | 39,150  |
| Coast Highway at Mori Point Road | 54,600  |
| I-280 at King Drive              | 195,000 |



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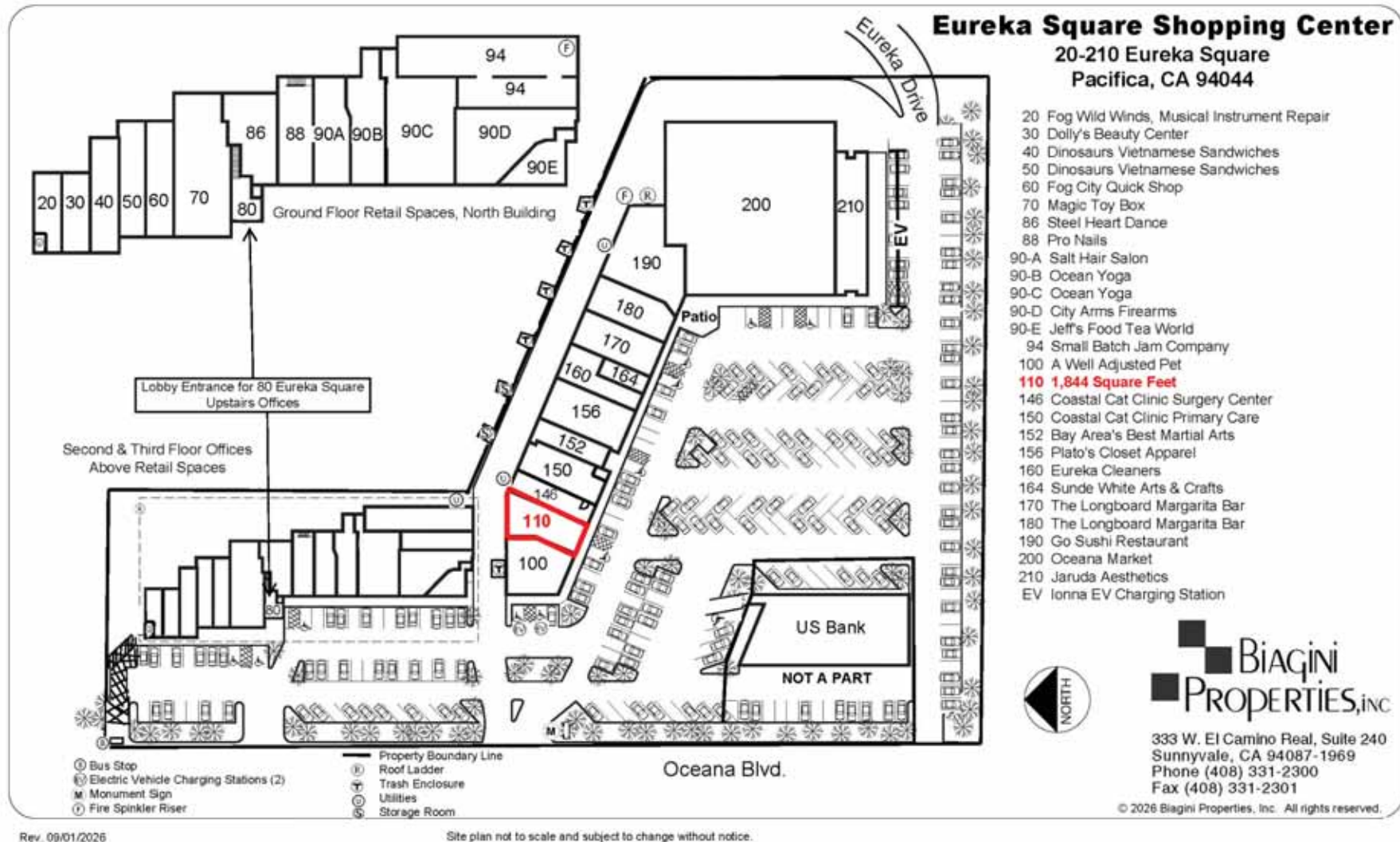
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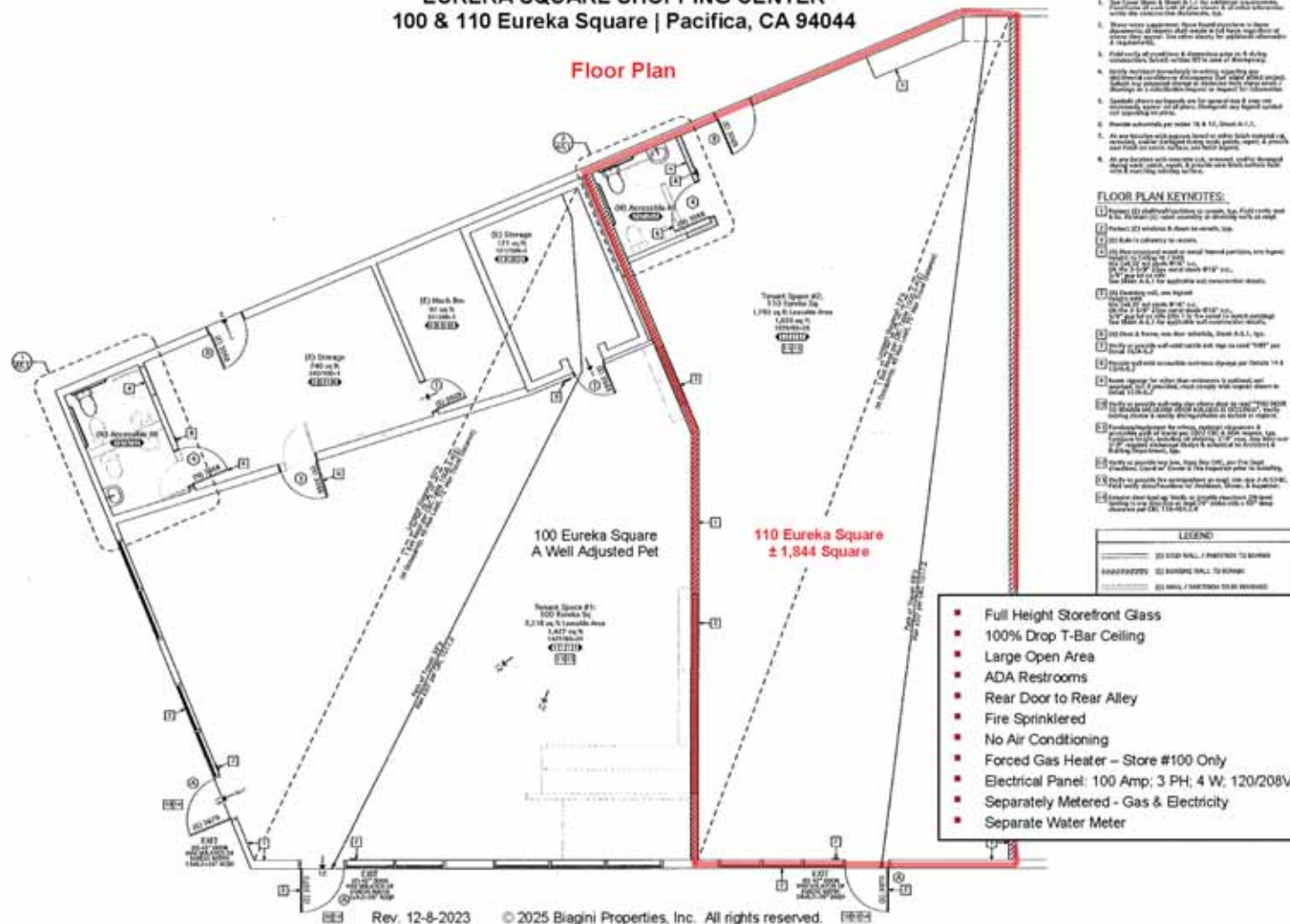
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**EUREKA SQUARE SHOPPING CENTER**  
100 & 110 Eureka Square | Pacifica, CA 94044

### Floor Plan



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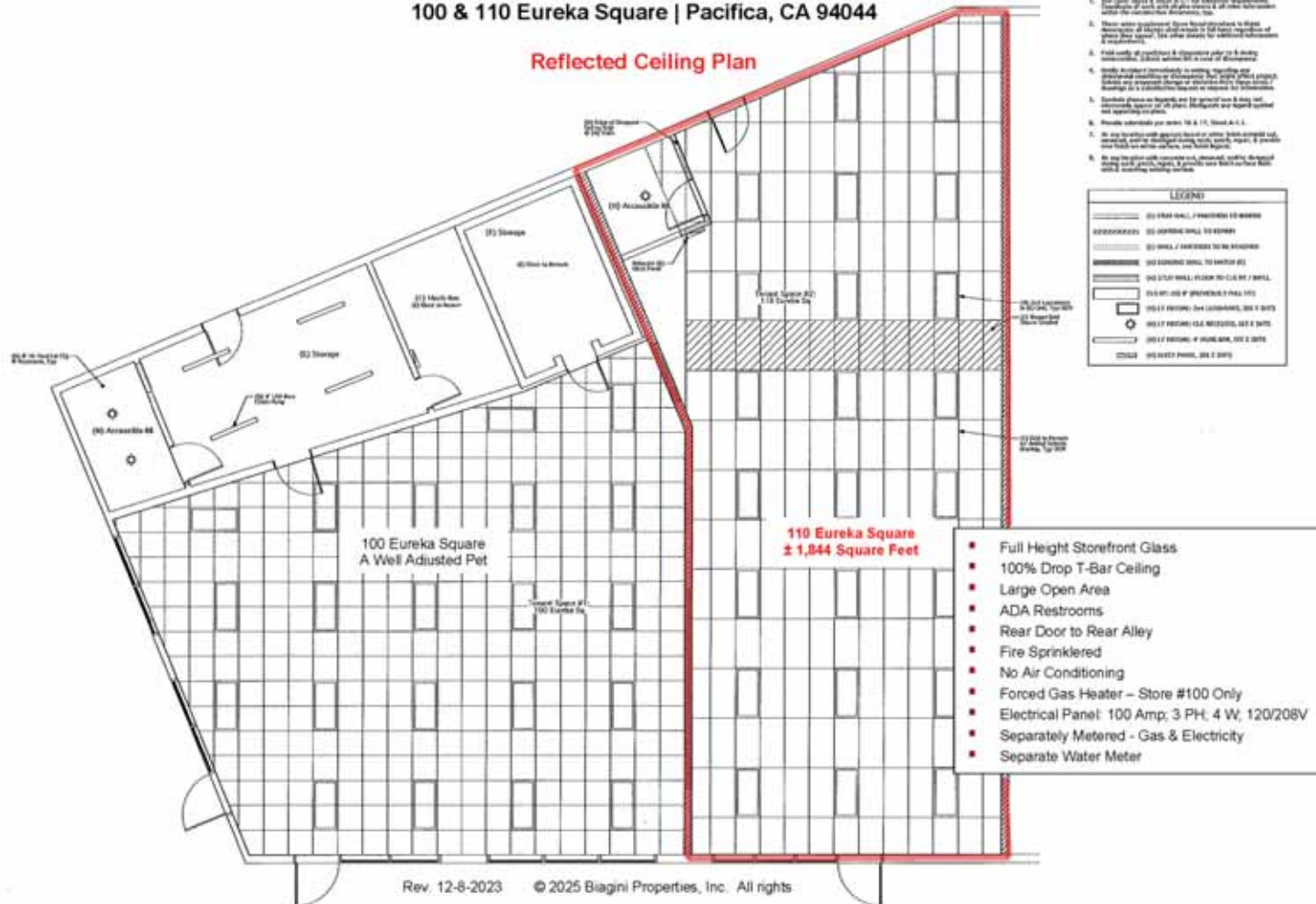
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### Reflected Ceiling Plan





110 Eureka Square



110 Eureka Square - Interior



110 Eureka Square - Interior



110 Eureka Square - Interior



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