

Rare Owner-User Investment Opportunity

330 HATCH DRIVE >> FOSTER CITY, CALIFORNIA

- » Approximately 0.76 Acres
- » One Parcel
- » One Building Totaling ±17,875 SF



Rare Owner-User Investment Opportunity

CBRE

330 HATCH DRIVE >> FOSTER CITY, CALIFORNIA

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Executive Summary



The Offering

The subject property is located in a very desirable Life Science, Research & Development / Industrial Flex area of Foster City. This desirable property has a superb location -- immediate access to Highways 101 and 92.

Foster City is home to Visa corporation, Gilead Sciences, Zoex, Guidewire Software, and Illumina. The building at 330 Hatch Drive is approximately 17,875 square feet of Office/ R&D/Warehouse space. The current tenant, Motiv Power Systems, Inc., has lease through May 31, 2025.

The neighborhood is a mix of light industrial, Life Science, Flex/R&D. Just one block away from the property is the heart of Foster City's local amenities, hotels, and residential. It is a 16-minute drive (8.9 miles) to San Francisco International Airport.

Offering Highlights

- » Excellent location in Foster City
- » Easy access to Highways 101 and 92
- » Prominent Location

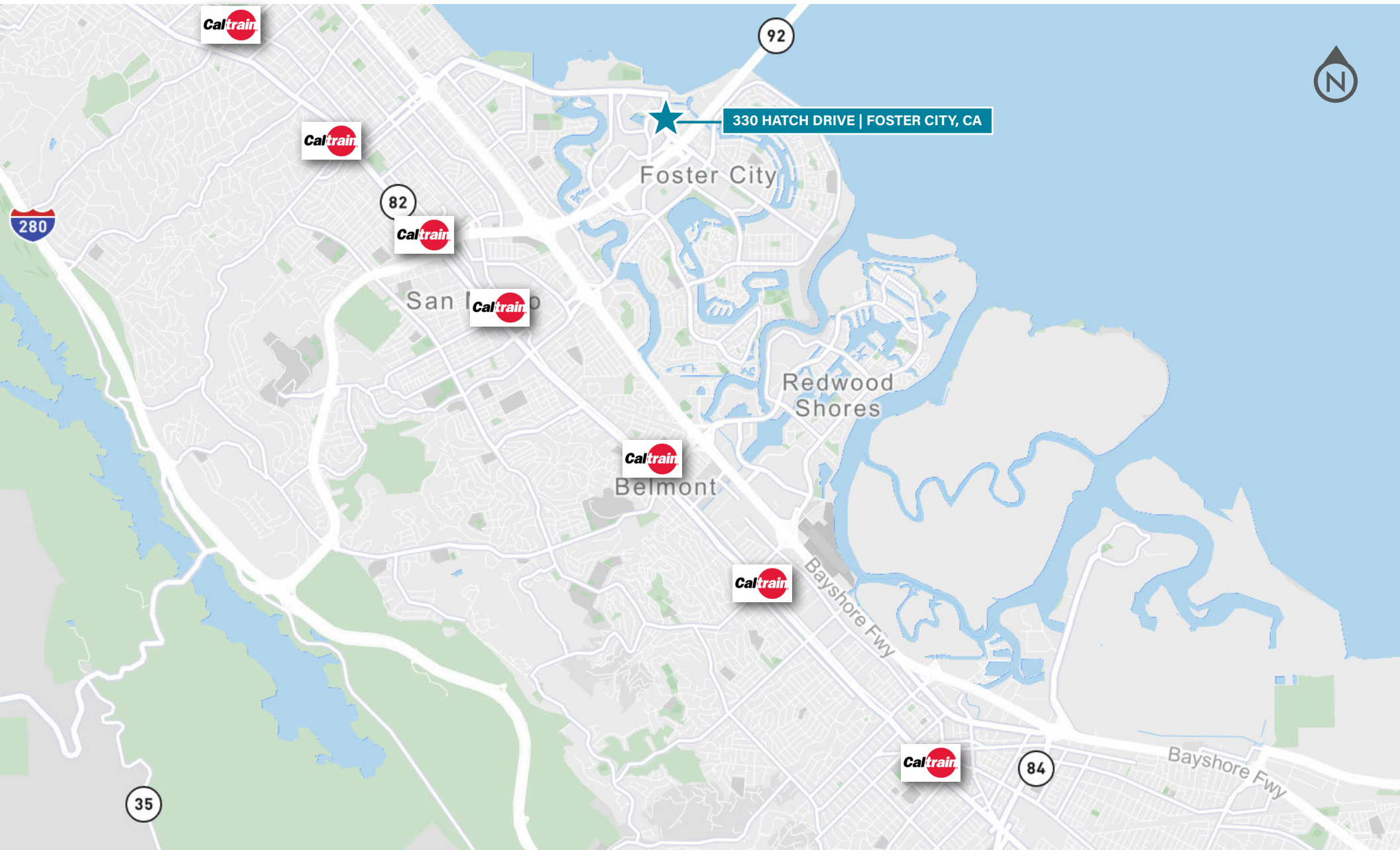
Property Summary

| | |
|--------------------|---|
| Addresses | 330 Hatch Dr Foster City, CA 94404 |
| APN | 094-012-130 |
| Square Footage | ±17,875 sq. ft. of Building Area |
| Acreage | ±0.76 Acres |
| Stories | 2 |
| Zoning | M-1/PD Light Industrial District / Planned Development Combining District |
| Approx. Year Built | 1973 |

330 HATCH DRIVE | FOSTER CITY, CA

- » Strategically located between San Francisco and San Jose
- » Easy access to Highways 101 and 92
- » Approximately 16-minute drive (8.9 miles) to SFO
- » Desirable downtown amenities are within walking distance

Local Map — Caltrain Stations





02

Property Overview

Property Overview

330 HATCH DRIVE



Power 3 Phase
(Buyer to confirm actual power)



200 amps



240 Volt



Clear Height $\pm 19'$

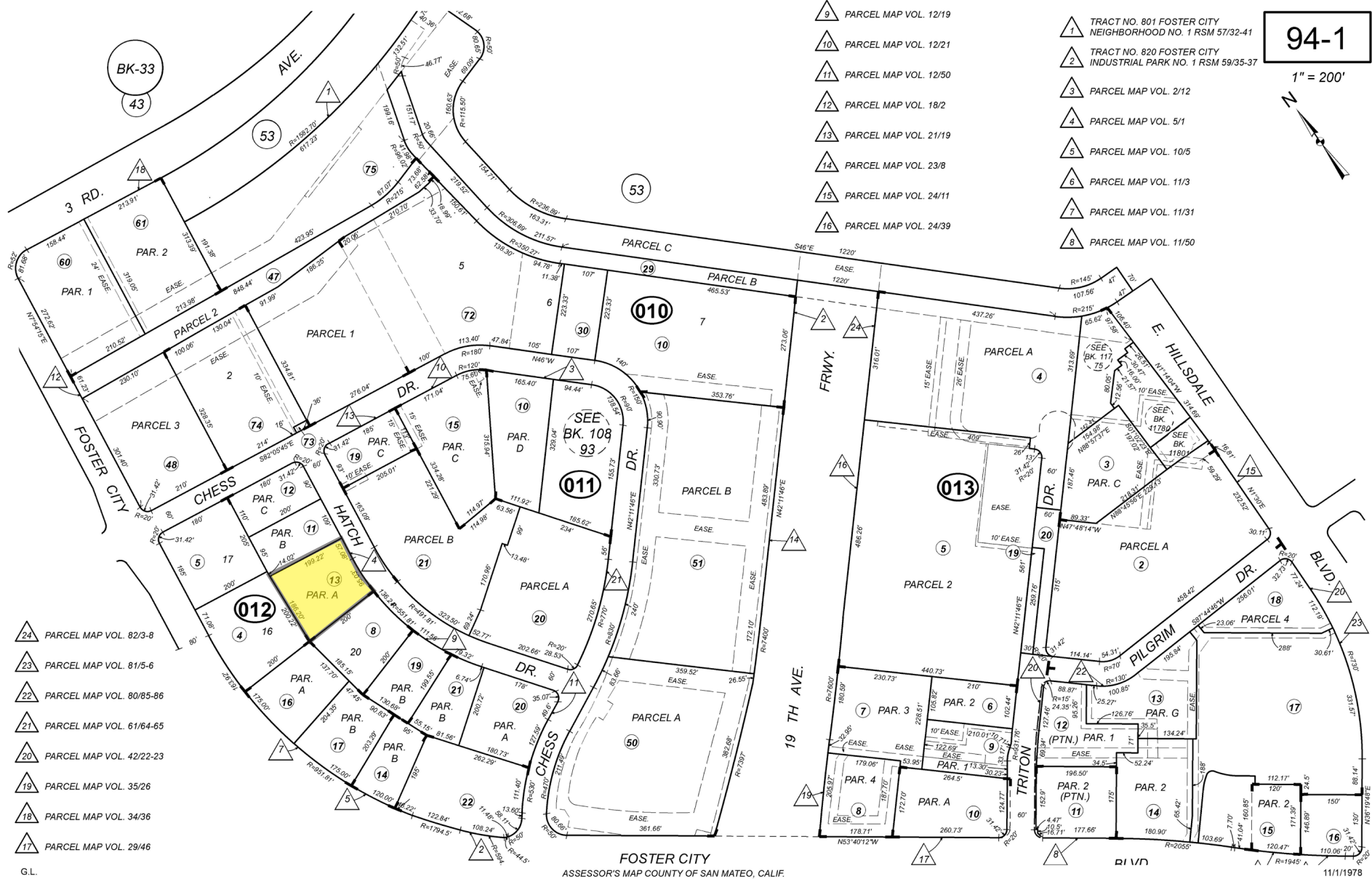




FOSTER CITY BLVD

HATCH DRIVE

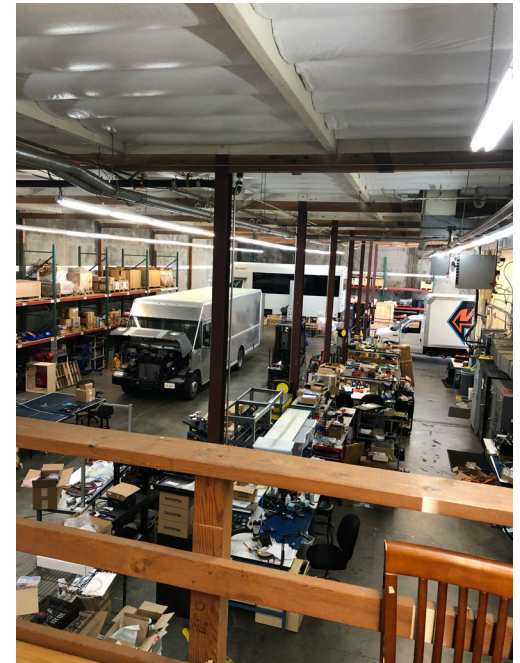
Parcel Map



Floor Plan



The Interior





03

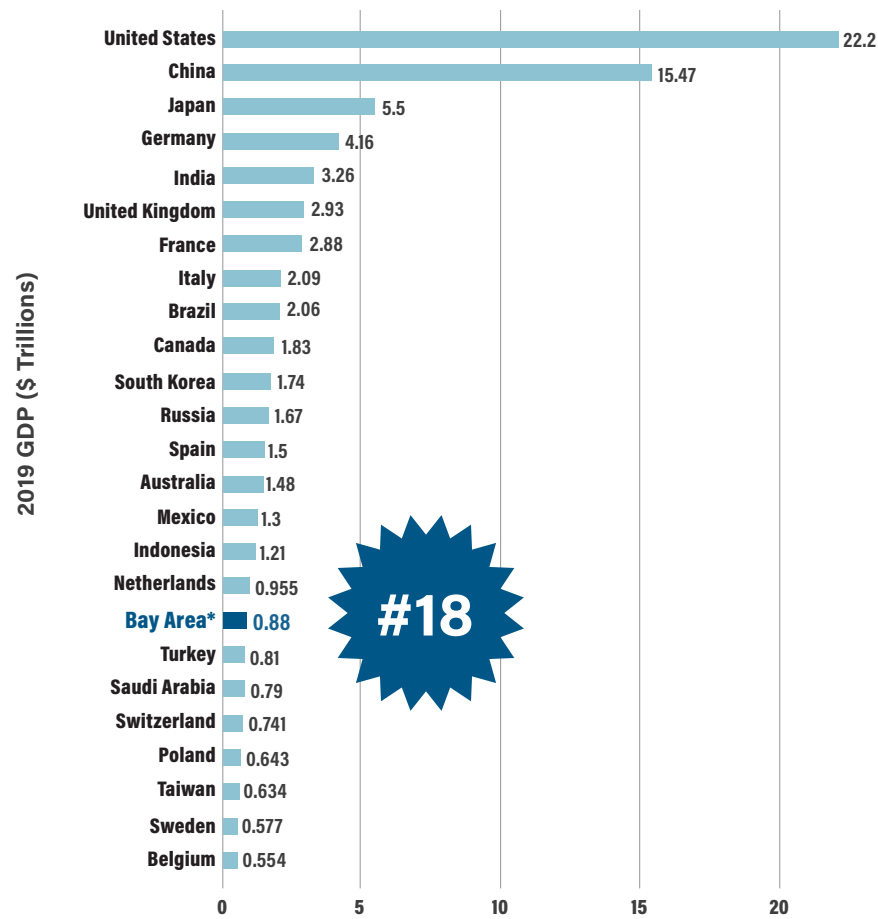
Market Overview

San Francisco Peninsula Market Overview

The San Francisco Bay Area has the unique distinction of being the most innovative place in America, the byproduct of a highly-educated and productive workforce, a deep venture capital pool, world-class educational and research organizations, excellent transportation infrastructure and a superb quality of life.

The Bay Area serves as the financial center of the West Coast, the gateway to the Pacific, and the world's high-tech innovation capital. These intrinsic attributes have solidified the Bay Area's position as one of the nation's primary economic engines and will continue to deliver a competitive advantage in the evolving global economy.

The Bay Area is the 18th Largest Economy



Source: International Monetary Fund, 2019

* Sources: Bureau of Economic Analysis, December 12, 2019. Bay Area includes the San Francisco-Oakland-Berkeley and San Jose-Sunnyvale-Santa Clara metropolitan statistical areas.



SAN FRANCISCO BAY AREA ECONOMIC DRIVERS

World Class Research Institutions:

The Bay Area is home to the nation's largest concentration of basic and applied research facilities in the world with six leading research institutes: UC San Francisco; Stanford University; UC Berkeley; Lawrence Livermore National Lab; Lawrence Berkeley National Lab; and Sandia National Laboratories.

Robust, Diverse Economic Base:

The San Francisco Bay Area is home to 30 of the Fortune 500 Companies, representing a broad group of industries including technology, financial services, retail, energy, and health care. The top 10 public companies (by revenue) headquartered in the Bay Area generate nearly \$1 trillion in combined revenue.

Talent Clusters Drive Innovation:

With its long-standing reputation for cutting-edge innovation, the Bay Area has always required one of the most specialized and educated work forces in the country. The high concentration of technology talent fosters innovation, and firms migrate to the Bay Area in order to leverage this talent. The Bay Area's share of technology talent is nearly three times the national average. The Bay Area is the headquarters for over 70 AI/EV companies. The Bay Area's influence will continue to grow and expand for years to come as space becomes scarcer.

Google amazon Dropbox facebook

salesforce Genentech YouTube

abbvie AMGEN MERCK

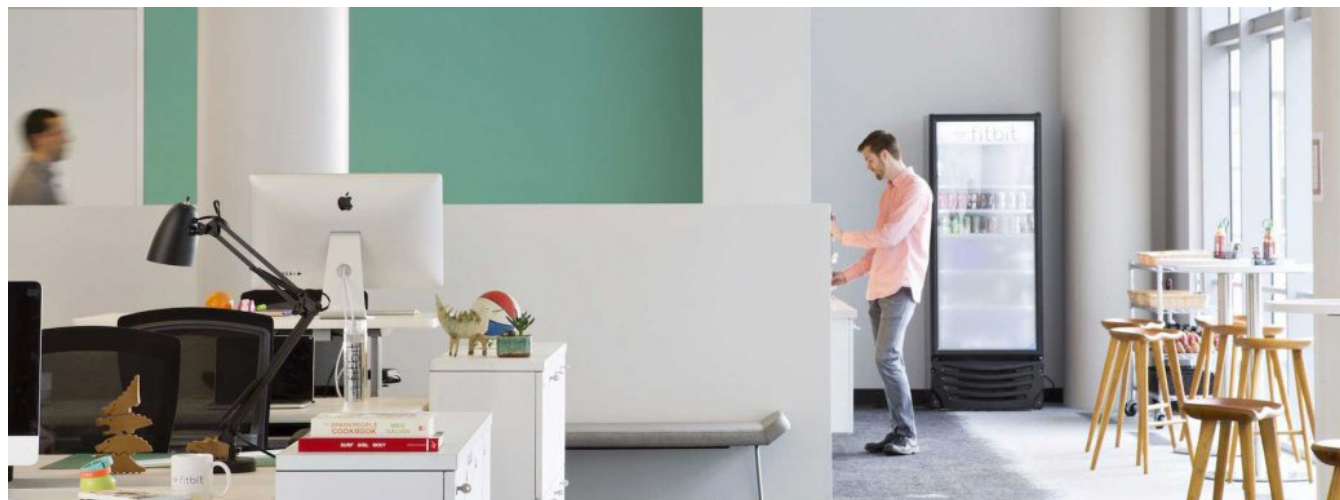
"THE ECONOMY IN THE BAY AREA IS GROWING AT ABOUT 4% A YEAR AND ABOUT TWICE AS FAST AS THE U.S. ECONOMY."

-JEFF BELLISARIO, VP ECONOMIC INSTITUTE



"THERE'S A VIBRANCY HERE WITH DIFFERENT CULTURES THAT ATTRACTS PEOPLE. THAT'S WHY YOUNGER WORKERS SPEND SO MUCH MONEY TO LIVE HERE — THEY'RE ATTRACTED TO THE CITY AND OUR VALUES."

-LATE SAN FRANCISCO MAYOR ED LEE



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