

2014 PALMETTO AVE PACIFICA, CA 94044

OFFICE/RETAIL BUILDING
FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT

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TEXT HEADLINE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ideal for the savvy investor or owner/user, 2014 Palmetto Ave presents a prime opportunity. This 2,800 SF building encompasses 4 distinct units, offering potential for versatile use and income streams. With long-term tenants in place, this property provides stability and a reliable income stream for the future. Zoned CL00C1, this property is strategically situated in the sought-after Pacifica area, guiding investors and owner/users toward a promising future. With its classic charm and functional layout, this property is a compelling prospect for those seeking a solid office/retail investment or seeking to occupy the space for their own use.

PROPERTY HIGHLIGHTS

- 2,800 SF building with 4 units
- Charming 1935 construction
- Zoned CL00C1 for commercial use
- Prime location in Pacifica, CA
- Ideal for investor or owner use
- Versatile space for various business needs
- Well-maintained and attractive exterior
- Ample parking for tenants and visitors

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	9,725 SF
Building Size:	2,800 SF
NOI:	\$58,108.25
Cap Rate:	4.49%

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LOCATION OVERVIEW



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While Pacifica feels worlds apart from the densely populated attractions along the west coast, the destination is easily accessible from Highway 1 and convenient to SFO and San Jose International Airport. Its rich cultural heritage and intriguing bohemian personality make Pacifica a unique getaway worth discovering. Once visitors arrive, they are treated to a bounty of cool things to do and see, ranging from the panoramic vistas atop the 100+ miles of hiking and biking trails to the expansive beaches dotting Pacifica's shoreline. Visitors also enjoy being lulled to sleep by the sound of the Pacific Ocean or watching the sun set over the horizon during an enchanting meal.

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INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO FORMA
GROSS INCOME	\$88,848	\$108,000
EXPENSES SUMMARY	CURRENT	PRO FORMA
Cleaning & Maintenance	\$1,010	\$1,010
Gas & Electric	\$420	\$420
Water	\$474	\$474
Property Insurance	\$5,419	\$5,419
Property Management	\$6,000	\$6,000
Property Taxes New (1.165%)	\$17,417	\$17,417
OPERATING EXPENSES	\$30,740	\$30,740
NET OPERATING INCOME	\$58,108	\$77,260

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RENT ROLL

SUITE	TENANT NAME	MARKET RENT	MONTHLY RENT	LEASE END
A	Vintage Cove	\$2,000	\$2,000	Month to Month
B	Hsu Optometry	\$2,000	\$1,250	12/31/2028
C	Daniel Smith	\$2,500	\$1,654	8/31/2027
D	Service Master	\$2,500	\$2,500	Month to Month
TOTALS		\$9,000	\$7,404	

* Unit B rental escalations as follows: \$1250 per month for 2025, \$1350 per month for 2026, \$1450 per month for 2027, \$1600 for 2028. Unit C has a one year option to extend commencing 9/1/2025 with rental rate of \$1654 per month.

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FLOOR PLANS



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SITE PLANS



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ADDITIONAL PHOTOS



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