

OFFERING MEMORANDUM

Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

70-74 W Manor Dr,
Pacifica, CA 94044



PACIFIC MANOR
PLAZA

WALGREENS



SAFEWAY

SAN FRANCISCO
(7 MILES)

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PROPERTY INFORMATION

SECTION | 1

70-74 W MANOR DR,
PACIFICA, CA



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number Of Units:	2
Year Constructed:	1955
Building SF:	3,090 SF
Lot Size:	6,826 SF
Zoning:	C-1

PRICE ANALYSIS

SALE PRICE	\$1,358,000
Price Per Unit:	\$679,000
Price Per SF:	\$439.48
Leaseback Cap:	5.71%
Pro Forma Cap:	6.94%

UNIT TYPE	COUNT	SIZE (SF)	\$/SF/YR	\$/SF/M	ANNUAL RENT
Retail Suites	2	1,545	\$31.68	\$2.64	\$48,940
Totals/Averages	2	3,090	\$31.68	\$2.64	\$97,880

PROPERTY DETAILS & HIGHLIGHTS

Address	70-74 W Manor Dr
City, State	Pacifica, CA
APN	009-162-590
Building Size	3,090 SF
Lot Size	6,826 SF
Year Built	1955
Suites	2

70-74 W Manor Dr is a well-situated two suite retail investment opportunity located in the thriving city of Pacifica, California.

Situated on a 6,826 square foot parcel of land, the subject property was originally constructed in the 1955 and features a gross rentable area of approximately 3,090 square feet, offering its tenants beautifully designed retail floor plans.

70-74 W Manor Dr presents a rare opportunity for an investor to acquire an exceptional multifamily property in one of the most desirable locations in the Bay Area. Pacifica is a beautiful beachfront city only fifteen minutes from San Francisco and the natural beauty of the city provides a transcendental getaway from the dense populations and culturally rich environment of the Bay Area.

Travel between the Bay Area and the city is easy to reach from Highway 1 and has convenient access to SFO and San Jose International. The city is a nature lover's paradise with panoramic vistas along the miles of hiking trails from locations like Mori Point, Milagra Ridge, and Sweeney Ridge, to expansive beaches from along the shoreline at Rockaway Beach, Sharp Park Beach, and more. Pacifica is a highly desirable location for families as well, with top-ranking school districts and high value homes going for a premium with median home prices around \$1,400,000.

The investment appeal of this asset is driven by Pacifica's strong employment fundamentals and low vacancy levels. With a world-class location on the Pacific coastline, 70-74 W Manor Dr presents investors with an attractive choice due to its close proximity to major employers, shopping, dining and entertainment options.



- Well-Situated Pacifica Investment Opportunity - Investors have the rare opportunity to acquire a well-situated two suite retail investment in the thriving city of Pacifica, California.
- Owner/User Opportunity - Investors have the opportunity to acquire 70-74 W Manor Dr as a cash flowing investment or occupy the building as an owner/user.
- Nature Lover's Paradise - The city of Pacifica contains miles of recreational hiking trails including sites like Mori Point, Milagra Ridge, and Sweeney Ridge. Additionally there are many beaches located on the expansive shoreline such as Rockaway Beach and Sharp Park Beach.
- Easy Access To Major San Francisco - The city of Pacifica is located just 15-minutes from San Francisco through Highway 1 which also provides access to major employers such as Meta, Google, Salesforce, Adobe, Airbnb and much more.

EXTERIOR PHOTOS



CAMELOT FISH & CHIPS



SAVE MORE MEAT MARKET



SAN MATEO COUNTY

SOUTH SAN FRANCISCO

BRISBANE

COLMA

SAN BRUNO

BURLINGAME

SAN MATEO

FOSTER CITY

MILLBRAE

HILLSBOROUGH

REDWOOD SHORES

MONTARA

MOSS BEACH

EL GRANADA

HALF MOON BAY

BELMONT

SAN CARLOS

REDWOOD CITY

WOODSIDE

MENLO PARK

ATHERTON

PORTOLA VALLEY

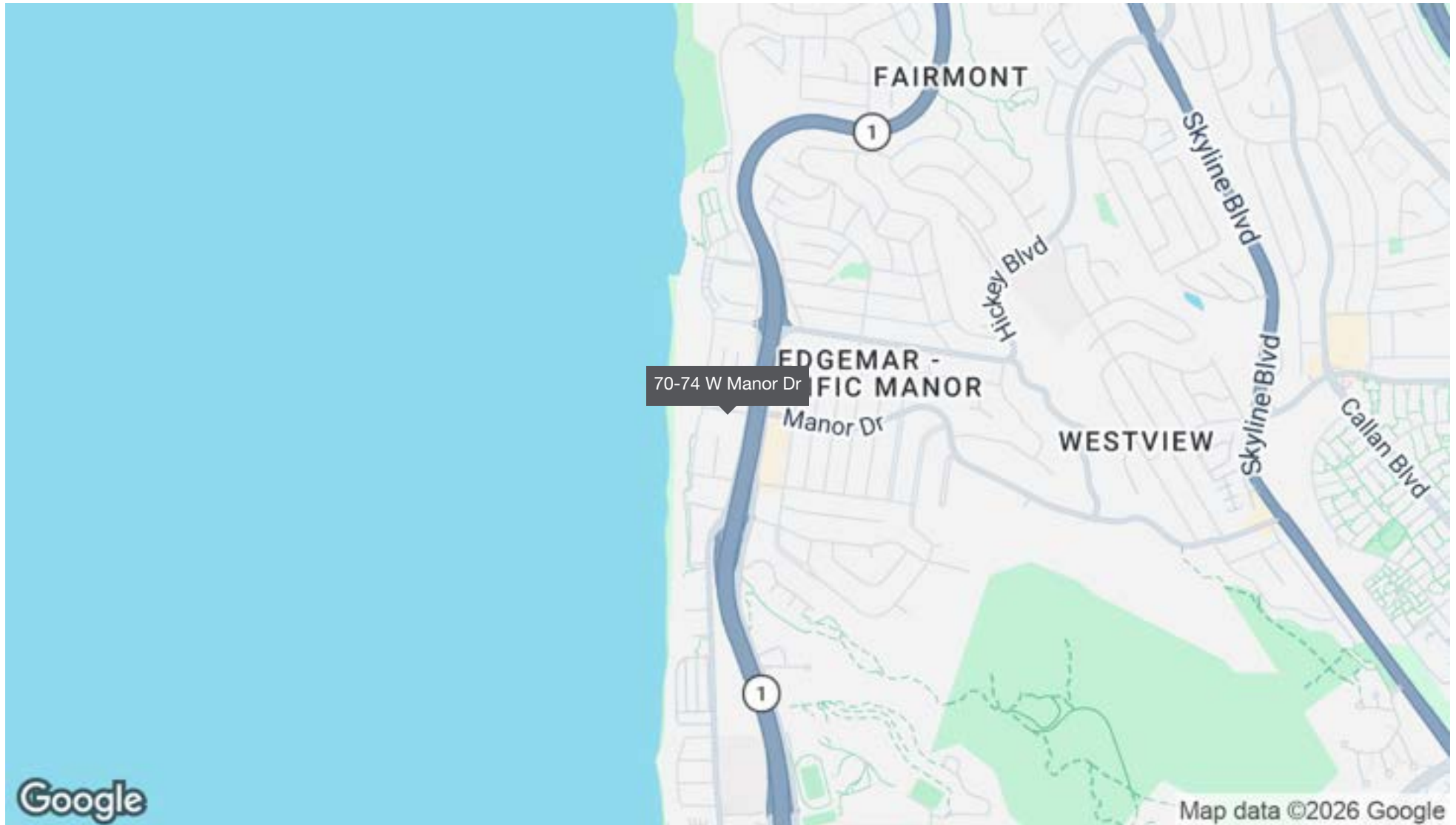
AERIAL MAP



RETAILER MAP



REGIONAL MAP



FINANCIAL ANALYSIS

SECTION | 2



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	LEASEBACK	PRO FORMA
Price	\$1,358,000	\$1,358,000
Price per SF	\$439.48	\$439.48
CAP Rate	5.71%	6.94%
OPERATING DATA	LEASEBACK	PRO FORMA
Gross Scheduled Income	\$97,880	\$115,734
Other Income	\$19,185	\$19,185
Total Scheduled Income	\$117,065	\$134,919
Vacancy Cost	\$3,512	\$4,048
Gross Income	\$113,553	\$130,871
Operating Expenses	\$36,073	\$36,592
Net Operating Income	\$77,480	\$94,279

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Camelot Fish & Chips	70	840	12/31/2031	\$33,080	27.18	\$39.38
Save More Meat Market	74	2,250		\$64,800	72.82	\$28.80
Totals/Averages		3,090		\$97,880		\$31.68

INCOME & EXPENSES

INCOME SUMMARY	LEASEBACK	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
Gross Scheduled Rent	\$97,880	\$48,940	\$31.68	\$115,734	\$57,867	\$37.45
Expense Pass Thru	\$19,185	\$9,592	\$6.21	\$19,185	\$9,592	\$6.21
Vacancy Cost	\$3,512	\$1,756	\$1.14	\$4,048	\$2,024	\$1.31
Gross Income	\$113,553	\$56,776	\$36.75	\$130,871	\$65,435	\$42.35
EXPENSE SUMMARY	LEASEBACK	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
Real Estate Taxes	\$21,472	\$10,736	\$6.95	\$21,472	\$10,736	\$6.95
Building Insurance	\$9,098	\$4,549	\$2.94	\$9,098	\$4,549	\$2.94
Repairs & Maintenance	\$3,387	\$1,693	\$1.10	\$3,906	\$1,953	\$1.26
HOA Fees	\$2,116	\$1,058	\$0.68	\$2,116	\$1,058	\$0.68
Gross Expenses	\$36,073	\$18,036	\$11.67	\$36,592	\$18,296	\$11.84
Expense % Of Gross Income	32%			27%		
Net Operating Income	\$77,480	\$38,740	\$25.07	\$94,279	\$47,139	\$30.51

NOTES

[1] Gross Scheduled Rent - Based On Owner's Financials

[2] Expense Pass Thru - Based On Real Estate Expense (-) 2003 Base Year Real Estate Expense

[3] Vacancy Factor - Estimated at 3% of Total Scheduled Income

[4] Real Estate Taxes = Price (x) Composite Tax Rate (1.1774%)(+) Special Assessments (\$5,483)

[5] Insurance - Based On Owner's Financials

[6] Repairs & Maintenance - Based On Market Comparable Expenses

SALE COMPARABLES

SECTION | 3



SALE COMPS MAP



- SUBJECT PROPERTY**
 70-74 W Manor Dr | Pacifica, CA 94044
-
- 1**
494 MANOR PLAZA
 Pacifica, CA
 94044
- 2**
PACIFICA THAI CUISINE
 1966 Francisco Blvd
 Pacifica, CA 94044
- 3**
482 MANOR PLAZA
 Pacifica, CA
 1950

SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
1	 494 Manor Plaza Pacifica, CA 94044	\$3,500,000	8,100 SF	\$432.10	1	On Market
2	 Pacifica Thai Cuisine 1966 Francisco Blvd Pacifica, CA 94044	\$1,300,000	2,640 SF	\$492.42	1	11/26/2024
3	 482 Manor Plaza Pacifica, CA 1950	\$1,385,000	6,049 SF	\$228.96	1	09/02/2025
		PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
	Totals/Averages	\$2,061,667	5,596 SF	\$368.42	1	

SALE COMPS

1

**494 MANOR PLAZA**

Pacifica, CA 94044

Sale Price: \$3,500,000

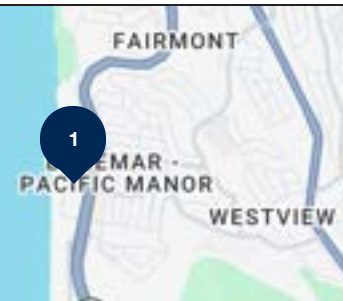
Lot Size: 10,454 SF

Year Built: 1955

Building SF: 8,100 SF

Price PSF: \$432.10

1



2

**PACIFICA THAI CUISINE**

1966 Francisco Blvd | Pacifica, CA 94044

Sale Price: \$1,300,000

Lot Size: 2,627 SF

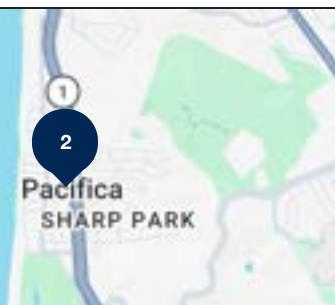
Year Built: 1980

Building SF: 2,640 SF

Price PSF: \$492.42

Closed: 11/26/2024

2



3

**482 MANOR PLAZA**

Pacifica, CA 1950

Sale Price: \$1,385,000

Lot Size: 7,841 SF

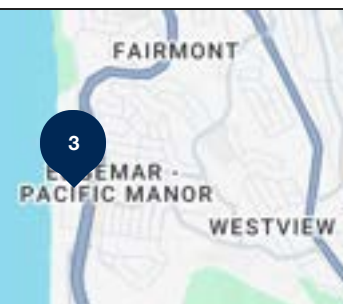
Year Built: 1950

Building SF: 6,049 SF

Price PSF: \$228.96

Closed: 09/02/2025

3

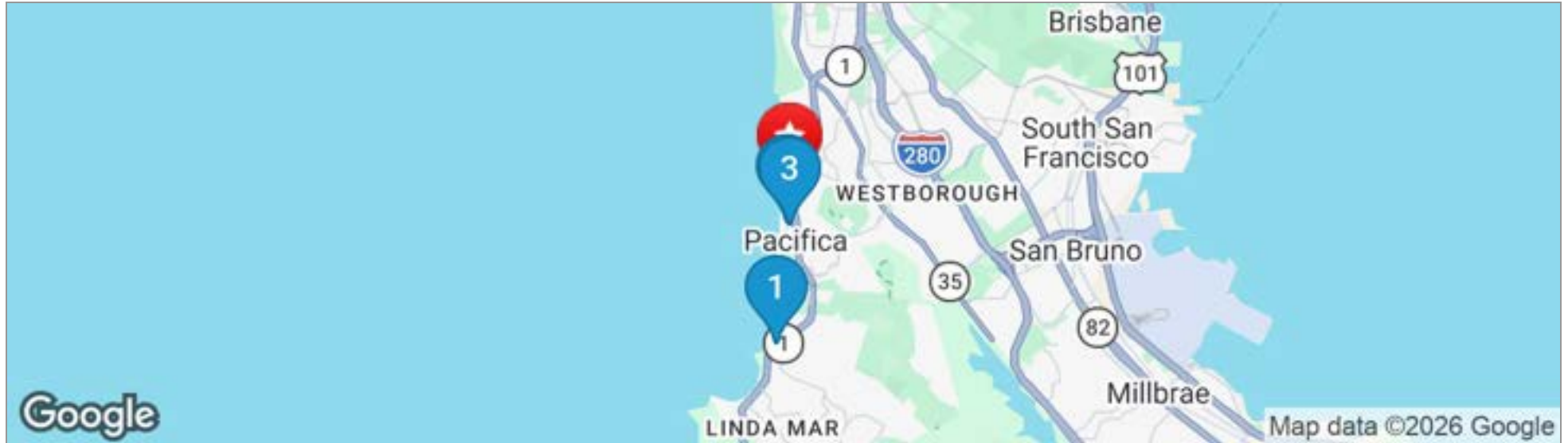


LEASE COMPARABLES

SECTION | 4



LEASE COMPS MAP



SUBJECT PROPERTY

70-74 W Manor Dr | Pacifica, CA 94044

1

225 ROCKAWAY BEACH AVE

Pacifica, CA
94044

2

1610-1614 PALMETTO AVE

Pacifica, CA
94044

3

1625 PALMETTO AVE

Pacifica, CA
94044

LEASE COMPS

1

**225 ROCKAWAY BEACH AVE**

Pacifica, CA 94044

Year Built: 1996

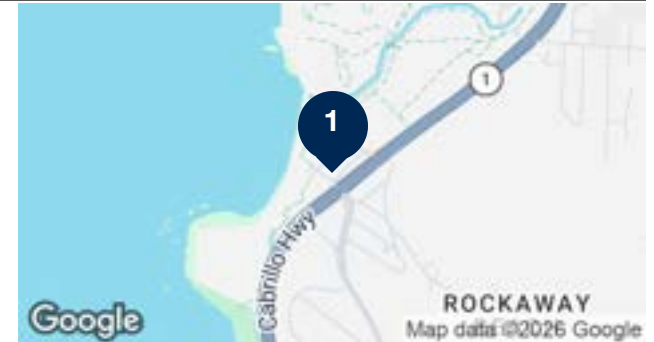
Lease Rate: \$34.80 /SF/yr

Space Size: 825 SF

Bldg Size: 8,500 SF

Lease Type: Modified Gross

No. Units: 7



2

**1610-1614 PALMETTO AVE**

Pacifica, CA 94044

Year Built: 1909

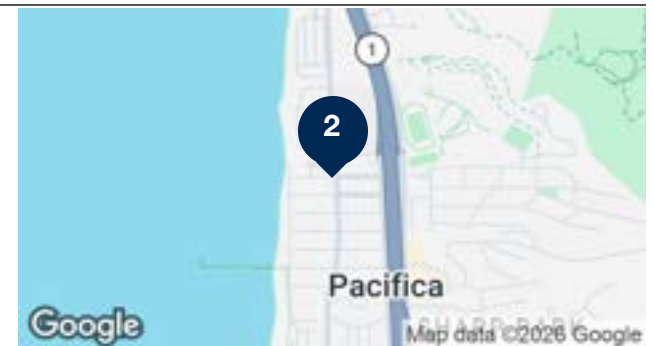
Lease Rate: \$35.12 /SF/yr

Space Size: 2,050 SF

Bldg Size: 5,476 SF

Lease Type: Modified Gross

No. Units: 2



3

**1625 PALMETTO AVE**

Pacifica, CA 94044

Year Built: 1981

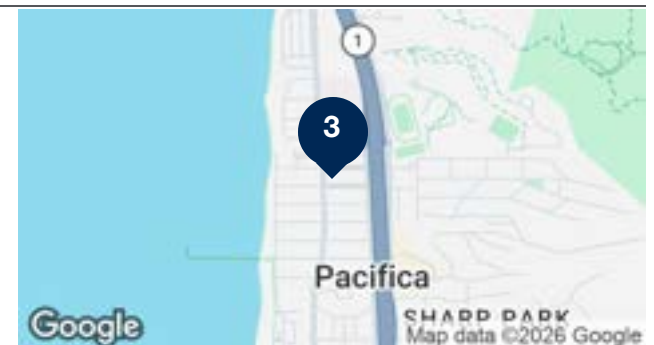
Lease Rate: \$35.40 /SF/yr

Space Size: 661 SF

Bldg Size: 7,480 SF

Lease Type: Modified Gross

No. Units: 4



MARKET OVERVIEW

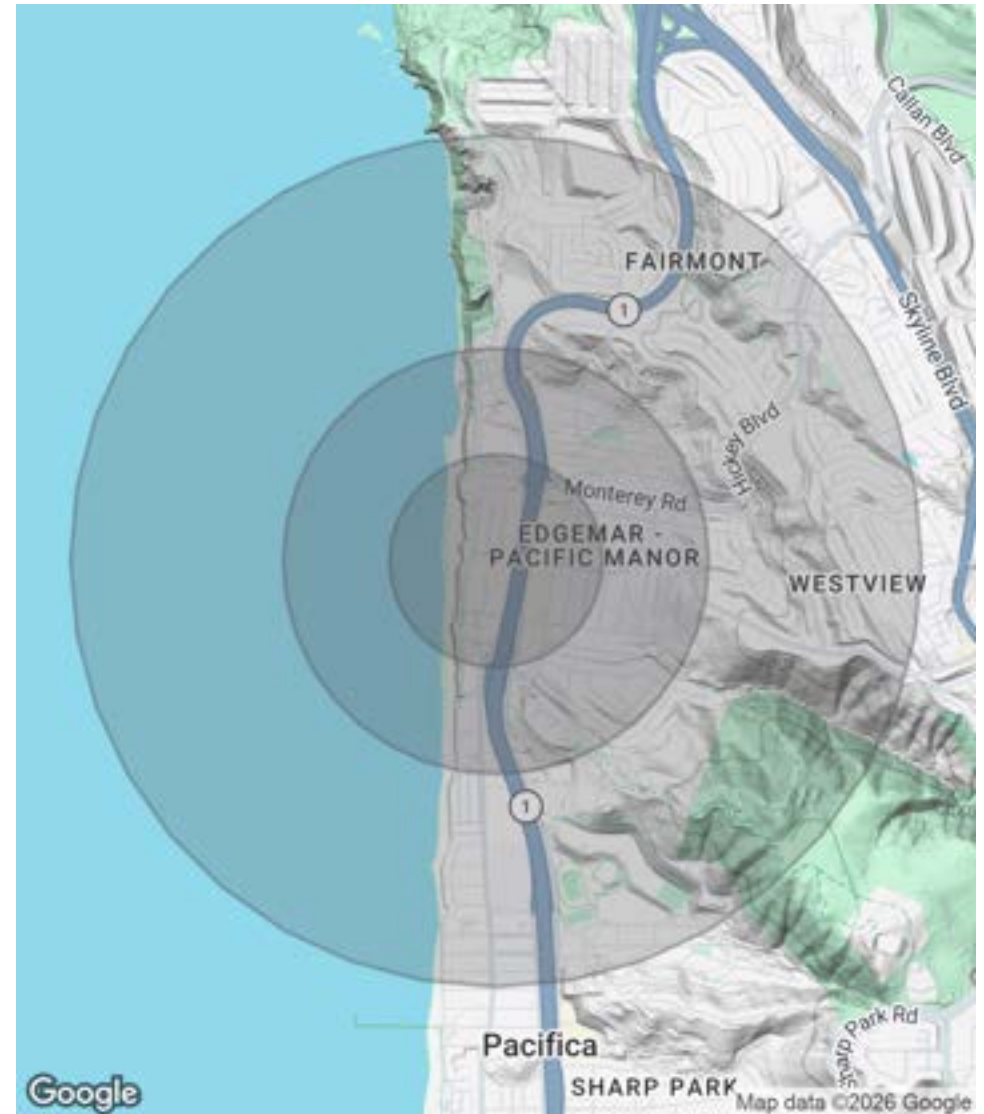
SECTION | 5



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,069	3,285	12,827
Average Age	44.2	44.9	42.0
Average Age (Male)	46.0	46.6	42.2
Average Age (Female)	42.6	43.6	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,368	4,662
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$188,466	\$189,483	\$185,207
Average House Value	\$1,240,324	\$1,240,126	\$1,289,979



POPULATION

In 2025, the population in your selected geography is 260,983. The population has changed by -1.42 percent since 2010. It is estimated that the population in your area will be 263,075 five years from now, which represents a change of 0.8 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,320 people per square mile.

HOUSEHOLDS

There are currently 93,471 households in your selected geography. The number of households has changed by 6.02 percent since 2010. It is estimated that the number of households in your area will be 94,392 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.8 people.

INCOME

In 2025, the median household income for your selected geography is \$131,911, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.97 percent since 2010. It is estimated that the median household income in your area will be \$154,314 five years from now, which represents a change of 17.0 percent from the current year.

The current year per capita income in your area is \$57,458, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$160,499, compared with the U.S. average, which is \$103,571.

EMPLOYMENT

In 2025, 150,802 people in your selected area were employed. The 2010 Census revealed that 64 of employees are in white-collar occupations in this geography, and 16 are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 29.00 minutes.

HOUSING

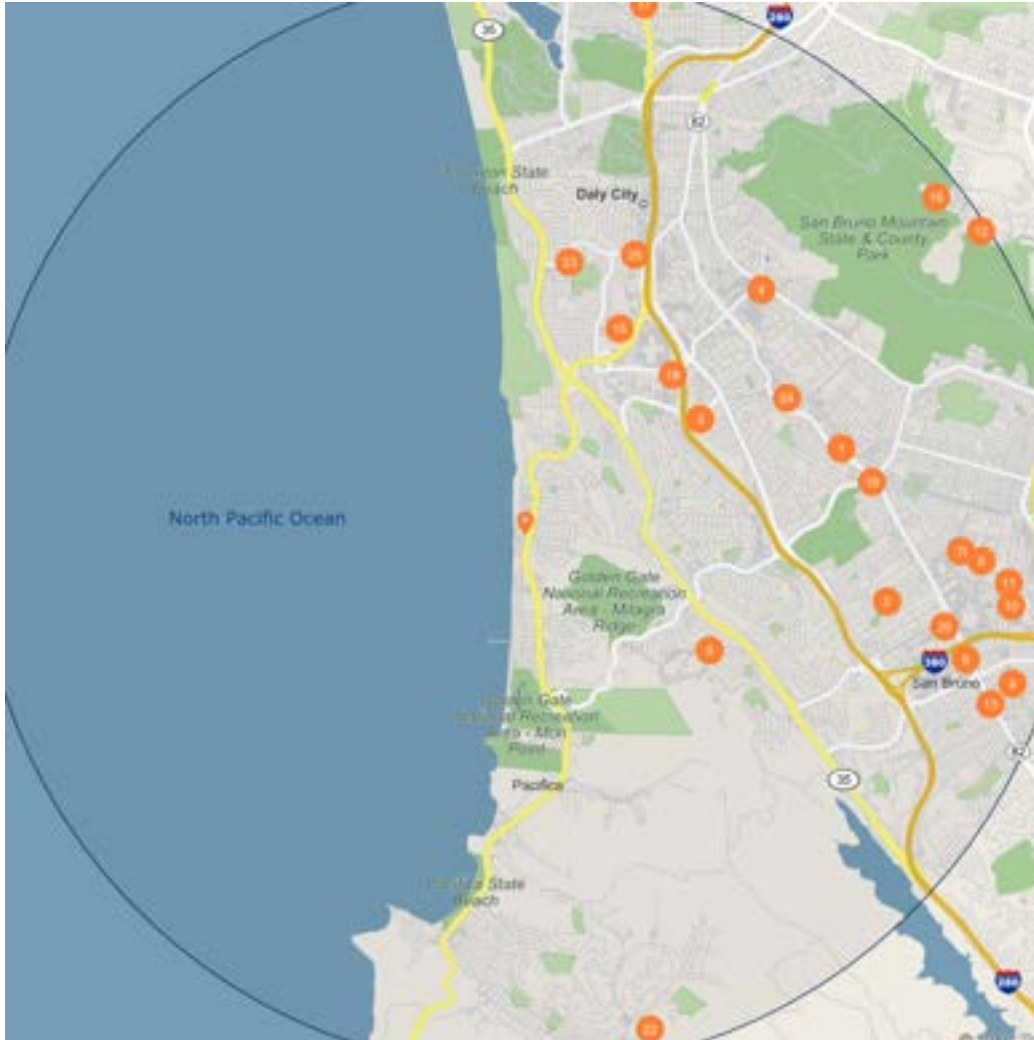
The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 51,153.00 owner-occupied housing units and 37,014.00 renter-occupied housing units in your area.

EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.6 percent in the selected area compared with the 19.6 percent in the U.S.



Major Employers

Employees

1	Kaiser Foundation Hospitals-Kaiser Permanente	2,422
2	Interpacific Group Inc-	1,286
3	Permanente Medical Group Inc-	947
4	Lucky Chances Inc-Lucky Chances Casino	650
5	San Mteo Cnty Cmnty Cllege Dst-Skyline College	550
6	Permanente Medical Group Inc-	421
7	Freeman Decorating Co-	388
8	Alvah Contractors Inc-	350
9	Artichoke Joes-Artichoke Joes Casino	330
10	American Etc Inc-Royal Laundry	325
11	Mv Transportation Inc-	319
12	Bi-Rite Restaurant Sup Co Inc-Bi-Rite Foodservice Distrs	300
13	City of San Bruno-	250
14	Dbi Beverage San Francisco-	250
15	Forte Enterprises Inc-ST FRANCIS PAVILLION	240
16	Fred Will and Bill Inc-Brisbane Mechanical	200
17	San Francisco State University-	192
18	Sprouts Farmers Market Inc-Sprouts 276	190
19	Tri Counties Bank-	184
20	United States Dept of Navy-Naval Reserve Center	175
21	Quality Conservation Svcs Inc-	171
22	Little Giant Bldg Maint Inc-	170
23	Jefferson Union High Schl Dst-Westmoor High School	168
24	Costco Wholesale Corporation-Costco	165
25	Pacific Gas and Electric Co-PG&e	163

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