

INDUSTRIAL PROPERTY FOR SALE

# FLEX SPACE FOR WORK AND PLAY

199 WEST POINT AVENUE EL GRANADA, CA 94018

### CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Kinghorn Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Kinghorn Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Kinghorn Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Kinghorn Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Kinghorn Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kinghorn Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



# PROPERTY INFORMATION

---

SECTION 1



# EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR SALE

FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018



### OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	+/-13,352
Year Built:	2000
Building Size:	+/-7,200
Zoning:	W/DR
Price / SF:	\$486.11

### PROPERTY HIGHLIGHTS

- Flex Space Allows for a Variety of Uses
- Amazing Views of the Ocean/Harbor/Hillside
- Adjacent to Beautiful Marsh/Estuary
- Near 0% Vacancy Rate in Princeton
- Great Opportunity for a Small Business Owner
- Fire Sprinklers Throughout
- Attractive SBA Financing May Be Available with 10% Down Payment
- San Mateo County Industrial Rents Have Doubled Since 2014
- Walking Distance to Harbor, Beaches, Restaurants and Shops
- 25 Minutes to Peninsula, 30 Minutes to San Francisco

# PROPERTY DESCRIPTION

# INDUSTRIAL PROPERTY FOR SALE

FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018

## PROPERTY DESCRIPTION

This truly one of a kind flex space opportunity is available for an owner/user to enjoy all the bounty the Coastside has to offer. Two warehouse buildings available for both work and play. House your workshop/design studio and offices in one and your weekend toys (kayaks, paddleboards, fishing gear, jetskis) in the other! The buildings features breathtaking views of the ocean, harbor, and hillsides, as well as the adjacent beautiful marsh/estuary. Don't miss this rare chance to secure a valuable asset in a location that cannot be replicated.

## LOCATION DESCRIPTION

Half Moon Bay/El Granada/Princeton is a favorite destination for the approximately 4 million annual visitors who come to the area for the year around outdoor activities along with great restaurants, hotels and charming retail stores. The subject property is walking distance from b&bs, beaches, restaurants and the Pillar Point Harbor. Its also conveniently located approximately 25 minutes from the San Mateo peninsula, 30 minutes south of San Francisco and 45 minutes north of San Jose.

The Princeton area has been undergoing significant changes in the past five years. The County is currently in the process of updating the land use plan ("Plan Princeton") to further address the area's conversion from a marine related industrial area to more of a visitor serving, creative "makers" area. The neighborhood is flourishing with access to great chefs, artists, wellness practitioners, furniture craftsman and artisans making local wine, liquor and beer.

## ZONING DESCRIPTION

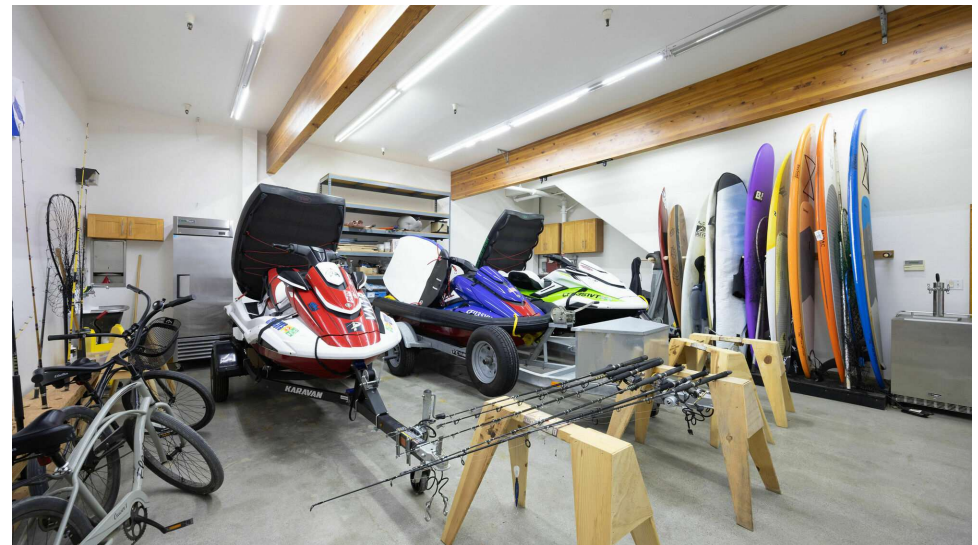
The property is zoned W/AO/DR (Waterfront District/Airport Overlay/Design Review). Permitted uses in the Waterfront District include storage/warehouse, light manufacturing, marine related businesses and other compatible uses. Buyer should confirm their particular use is permitted with the San Mateo County Planning Department.



# ADDITIONAL PHOTOS

# INDUSTRIAL PROPERTY FOR SALE

FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018







# LOCATION INFORMATION

---

SECTION 2



FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018



Google

Map data ©2024 Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

# AERIAL MAP

# INDUSTRIAL PROPERTY FOR SALE

FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE, EL GRANADA, CA 94018

