

OFFERING MEMORANDUM

486 CABOT RD

A ±16,008 SF premier single-tenant investment opportunity located in South San Francisco, widely recognized as one of California's most prestigious and highly sought-after biotech hubs

→ 486CABOTRDINVESTMENT.COM



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Mathews

Exclusively Listed by

JOE CAMMARATA

EVP, Shareholder

650.678.1228

joe.cammarata@kidder.com

LIC N° 01366451

MARK MELBYE

EVP, Shareholder

650.333.5174

mark.melbye@kidder.com

LIC N° 01006214

KIDDER.COM

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KIDDER MATHEWS

A large, intricate graphic composed of numerous thin, white, curved lines that flow and intersect across the page, creating a sense of movement and depth. It resembles a stylized wave or a complex, organic form.

Section 01

EXECUTIVE SUMMARY

RARE INVESTMENT IN BAY AREA'S SOUGHT AFTER BIOTECH HUB

Kidder Mathews is proud to be the exclusive marketing advisor for this single-tenant investment opportunity, strategically situated in California's biotech hub.

486 Cabot is a single-building property spanning 16,008 SF on 1-acre of land in South San Francisco, CA.

The building is currently fully leased to Gordian Biotechnology through November 2027.

This single-story property offers convenient access to Highways 101, 280, 80, and 380, with a Caltrain station just five blocks away, ensuring excellent connectivity.

±16,008

TOTAL SQUARE FEET

±10,208

LAB SQUARE FEET

±5,800

OFFICE SQUARE FEET

±30,492

LAND SQUARE FEET

±0.70

LAND ACRES

100%

OCCUPANCY



EXECUTIVE SUMMARY



KIDDER MATHEWS

INVESTMENT HIGHLIGHTS

STABLE IN-PLACE CREDIT TENANCY

The property is leased to Gordian Bio, a financially strong life science company, ensuring a stable and significant cash flow.

01

MARKET RECOVERY & THE HIGH-TECH ECONOMY

Silicon Valley's office/R&D market saw 1.6M SF of positive net absorption recently. Home to tech giants like HP, Google, Cisco, Apple, Facebook, and Intel, the region remains a strong market driver. With billions in reserves, these companies are actively acquiring, creating growth opportunities for smaller firms that may become future targets.

02

QUALITY INSTITUTIONAL LIFE SCIENCE PRODUCT

486 Cabot Rd has undergone extensive interior and exterior market-ready upgrades and offer highly adaptable floor plates, accommodating single-tenant configurations.

03

PRIME PENINSULA LOCATION

South San Francisco, California, is a prime location for businesses, especially biotech companies, due to its proximity to top research institutions, venture capital, and a well-established life sciences ecosystem. Known as the "Birthplace of Biotechnology," it hosts industry giants like Genentech and a thriving network of startups, supported by world-class infrastructure, business-friendly policies, and access to a highly skilled workforce. Its strategic location near San Francisco International Airport and major highways also facilitates global connectivity, making it an ideal hub for innovation and growth across all industries.

04



PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY INFORMATION

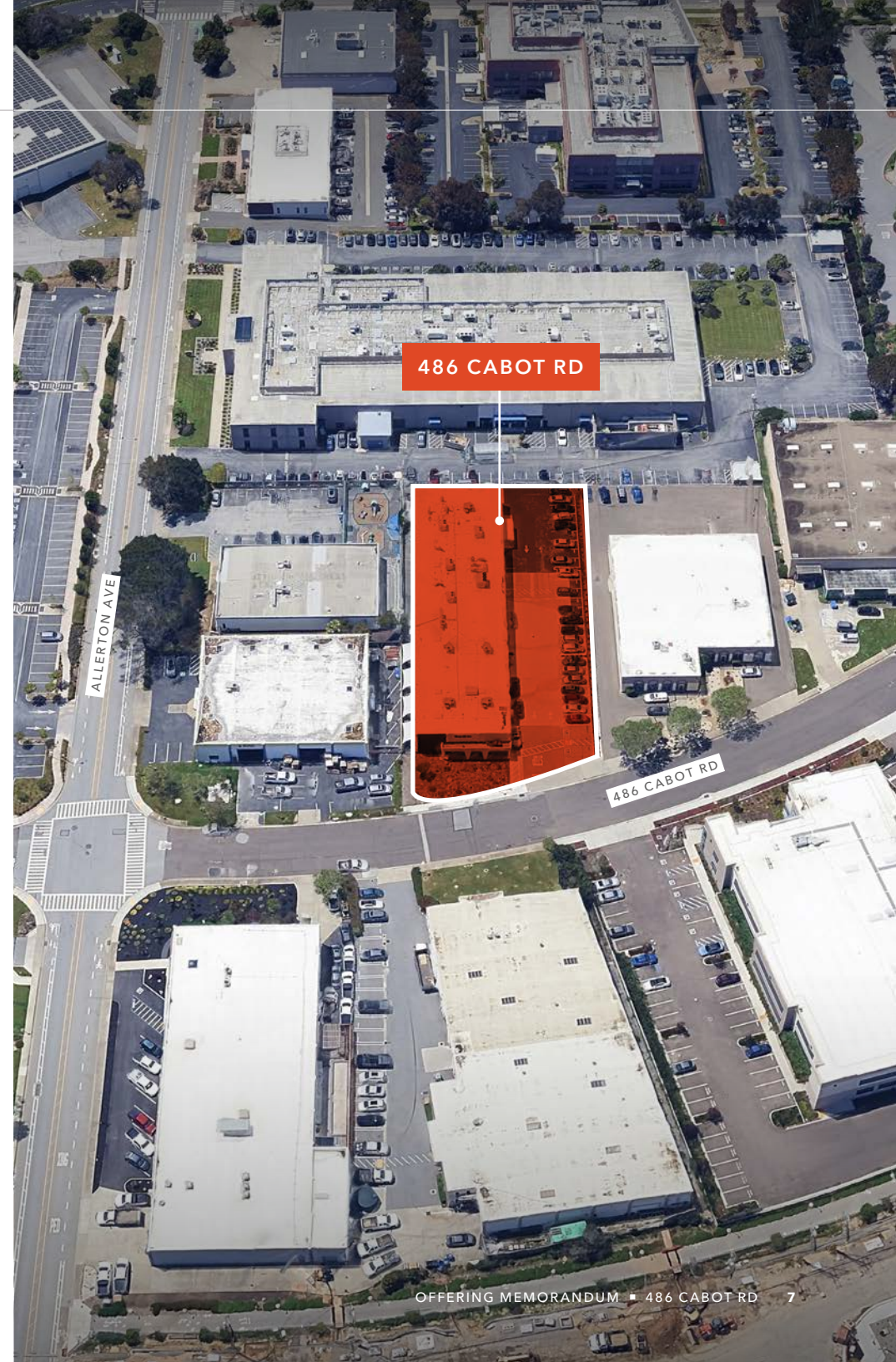
PROPERTY OVERVIEW

ADDRESS	486 Cabot Rd, South San Francisco, CA 94080
TYPE	Flex R&D/Lab
TENANCY	Single
STORIES	One (1) Story + Partial 2nd Story Office Space
YEAR RENOVATED	2021
CLEAR HEIGHT	18'
POWER	1600 Amps
SPRINKLERS	Yes
PARKING SPACES	±30 Surface
ZONING	BTP-H (Business Technology Park-High)
PARCEL NUMBERS	015-050-540
COUNTY	San Mateo
SUBMARKET	South San Francisco

LEASE INFORMATION

TENANT	Gordian Biotechnology
LEASE START DATE	09/01/2022
LEASE END DATE	08/31/2027
RENT	\$118,905.03 NNN/Mo. (9/1/2025 Rent)
NEXT INCREASE	\$122,942.78 NNN/Mo. (9/1/2026)

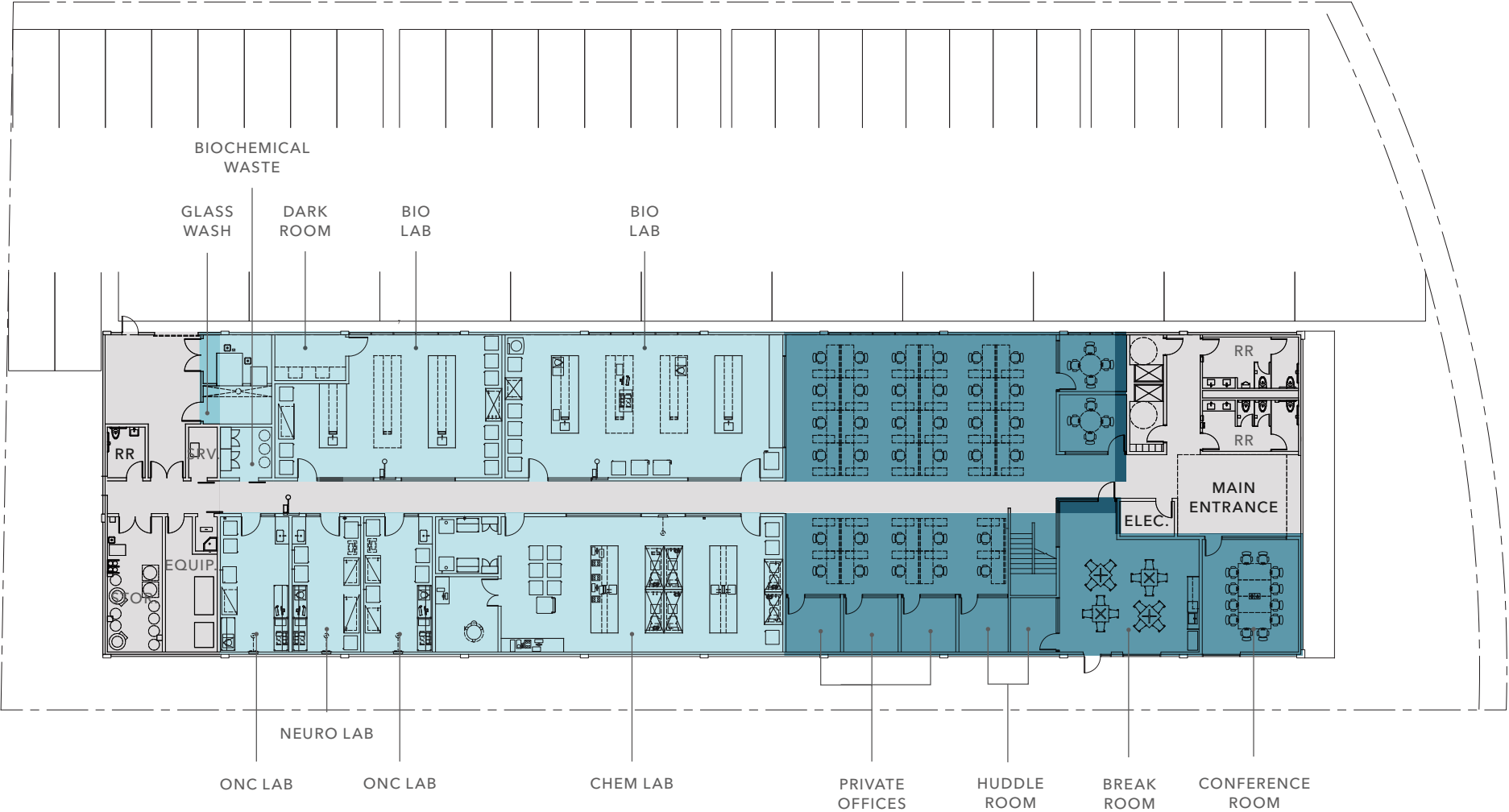
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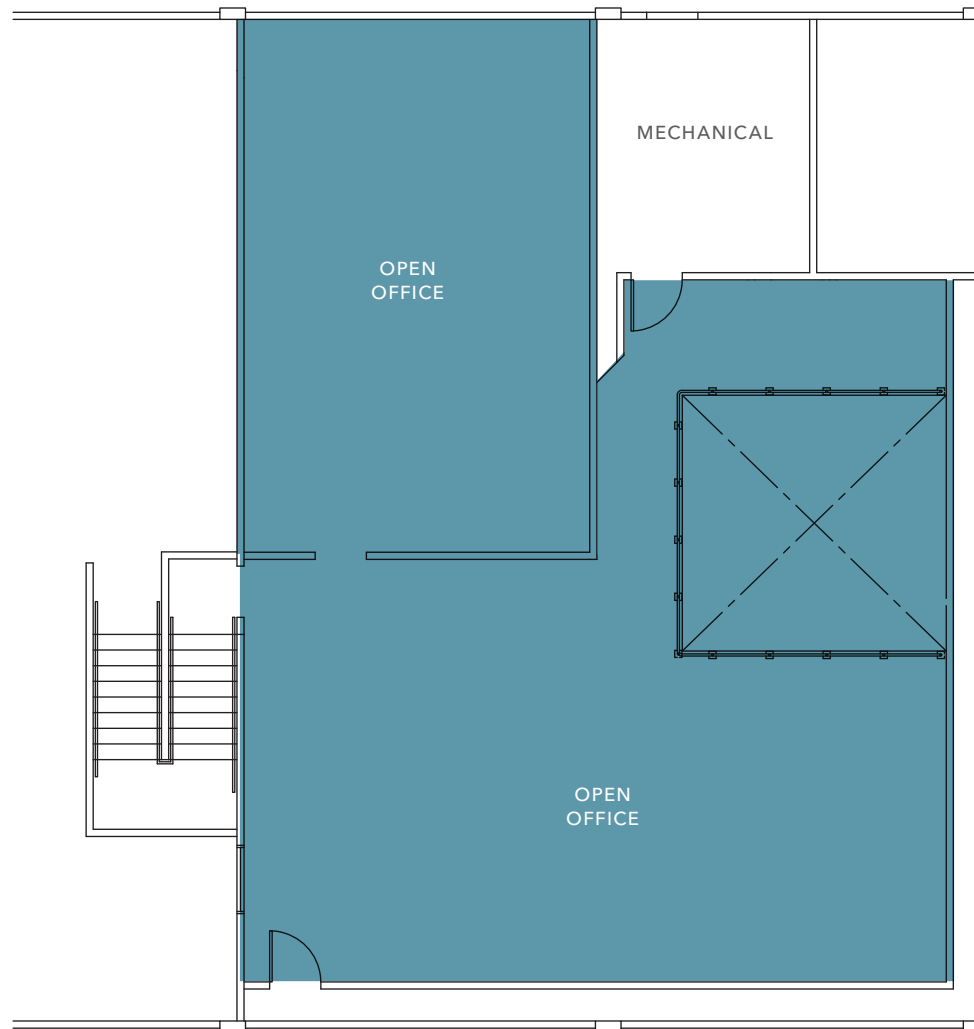
FLOOR PLAN

LEGEND

- Lab
- Office
- Common Areas



SECOND FLOOR



CONSTRUCTION & BUILDING SYSTEM LIST

TRADE

General Condition (1A-Management)

General Condition (1B-Site Requirements)

Site requirements and demolition

Landscaping

Concrete

Masonry

METALS

Rough carpentry

Glass & glazing

Drywall, framing & taping

Ceramic tile & stone

Floor coverings

Paint

SPECIALTIES

Equipment

Vivarium

Appliances

Furnishings & window coverings

Security (Owner)

Fire sprinkler

Plumbing

HVAC & controls

Electrical & fire alarms

Fee, insurance & misc.

Permits

New roof improvements

100 KW diesel generator

CLARIFICATIONS

Based on conceptual design test fit

Rough cost PSF based on historical data and basic assumptions

Plumbing clean out and lateral was not located, price based on accessibility within the building footprint (recommend further investigation)

Lab equipment purchased by owner, contractor installed

Furniture purchased and installed by owner, contractor to complete electrical connections

*Complete scope letter available upon request

PROPERTY OVERVIEW





LOCATION OVERVIEW

ONE OF THE LARGEST REGIONS IN GROWTH FOR INNOVATION

The San Francisco Bay Area stands as one of the most dynamic and sought-after regions in the United States, renowned for its exceptional quality of life, thriving economy, and intellectual capital.

HIGHLY EDUCATED WORKFORCE & TOP TALENT

With the highest percentage of college graduates in the nation, the Bay Area is a hub for highly skilled professionals across industries. The region's emphasis on education and innovation is reinforced by the presence of world-class universities such as Stanford, UC Berkeley, UCSF, UC Davis, Santa Clara University, and San Jose State University. These institutions fuel the area's robust research, technology, and life sciences sectors.

DENSE POPULATION & THRIVING ECONOMY

As one of the most densely populated major metropolitan areas in the U.S., the Bay Area boasts a vibrant mix of industries and a highly competitive job market. The region is home to numerous Fortune 500 companies and is recognized for its outstanding concentration of venture capital firms, leading the world in annual investment. On average, these firms invest billions of dollars annually, spurring the growth of startups and fueling the innovation-driven economy. The area also ranks as one of the fastest-growing markets for private companies, particularly in technology, life sciences, and biotech.

VIBRANT LIFE SCIENCE & BIOTECH HUB

The Bay Area is a global leader in life sciences and biotechnology, fueled by its proximity to top research institutions and a network of investors and industry leaders. Companies benefit from a rich talent pool, cutting-edge research, and a collaborative environment, making it a prime hub for biotech innovation.

CLIMATE & QUALITY OF LIFE

In addition to its business and academic strengths, the Bay Area is renowned for its superb quality of life. The region boasts a temperate Mediterranean climate, with mild, foggy summers and cool winters, making it a year-round destination. With proximity to stunning natural landscapes, iconic vacation destinations like Napa Valley, the Monterey Peninsula, and the scenic California coastline, residents and visitors alike enjoy a diverse range of recreational activities.

ECONOMIC POWERHOUSE & INNOVATION HUB

The Bay Area remains a top destination for global investors, tech entrepreneurs, and researchers alike. It's a region where academic excellence, industry innovation, and quality of life converge, solidifying its position as a global leader in technology, venture capital, and biotechnology.

KNOWLEDGE-BASED ECONOMY

The Bay Area has long been recognized for its culture of innovation, attracting some of the most specialized and highly educated workers in the country. With the highest percentage of residents holding a bachelor's degree and the largest number of top 10 graduate programs, the region is a hub of academic and professional excellence.

This educational strength ensures a constant pipeline of highly skilled researchers, particularly in specialized fields such as biotechnology. In fact, one in four of California's biotech firms were founded by University of California scientists.

VENTURE CAPITAL FUNDING

The San Francisco Bay Area remains the global epicenter for venture capital, housing the highest concentration of VC firms in the world. This dense concentration of capital accelerates financing for companies, particularly those located within close proximity to one another, creating a unique ecosystem where startups benefit from faster access to funding and support.

As a result, Bay Area startups consistently lead the nation in terms of innovation, attracting a significant share of national venture capital investment. In the life science and biotech sectors, the Bay Area is a dominant force, with hundreds of companies regularly securing funding for groundbreaking research and development. This strong financial backing helps fuel the region's ongoing leadership in biotechnology and life sciences, positioning the Bay Area as one of the most critical hubs for scientific and technological advancements.

LIFE SCIENCE

The San Francisco Bay Area boasts a robust life sciences sector, with the largest concentration of biotech and pharmaceutical companies, top-tier research universities, like Stanford and UCSF. The strong talent pipeline makes it one of the largest hubs for innovation and job creation in the industry. South San Francisco, often referred to as the "Birthplace of Biotechnology" is creates a thriving ecosystem generating strong supply of jobs in biotechnology, pharmaceuticals, and medical research, driving economic growth and scientific advancements.

MARKET OVERVIEW

WORLD-CLASS ECONOMIC HUB

The San Francisco Bay Area stands as one of the world's leading business regions, boasting a gross regional product of over \$778B. It is home to a high concentration of venture capital firms, globally recognized technology companies, and three major international airports—San Jose, San Francisco, and Oakland.

SILICON VALLEY LIFE SCIENCE MARKET REBOUND

Significant leases signed in the final quarter of 2024 and into 2025 played a pivotal role in the markets recovery. Leasing activity surged to 1,671,000 SF, an 86% quarter-over quarter increase and a remarkable 276% rise year-over-year. The average deal size also grew, reaching 38,698 SF compared to 23,754 SF in the prior quarter. The market is gaining strong momentum and is expected to continue its positive trajectory in both the short and long term.



Convenient Transit & Amenities

Located near light rail stations, providing excellent public transit options. Additionally, they offer easy access to a variety of nearby amenities, including restaurants, retail centers, hotels, and financial services.

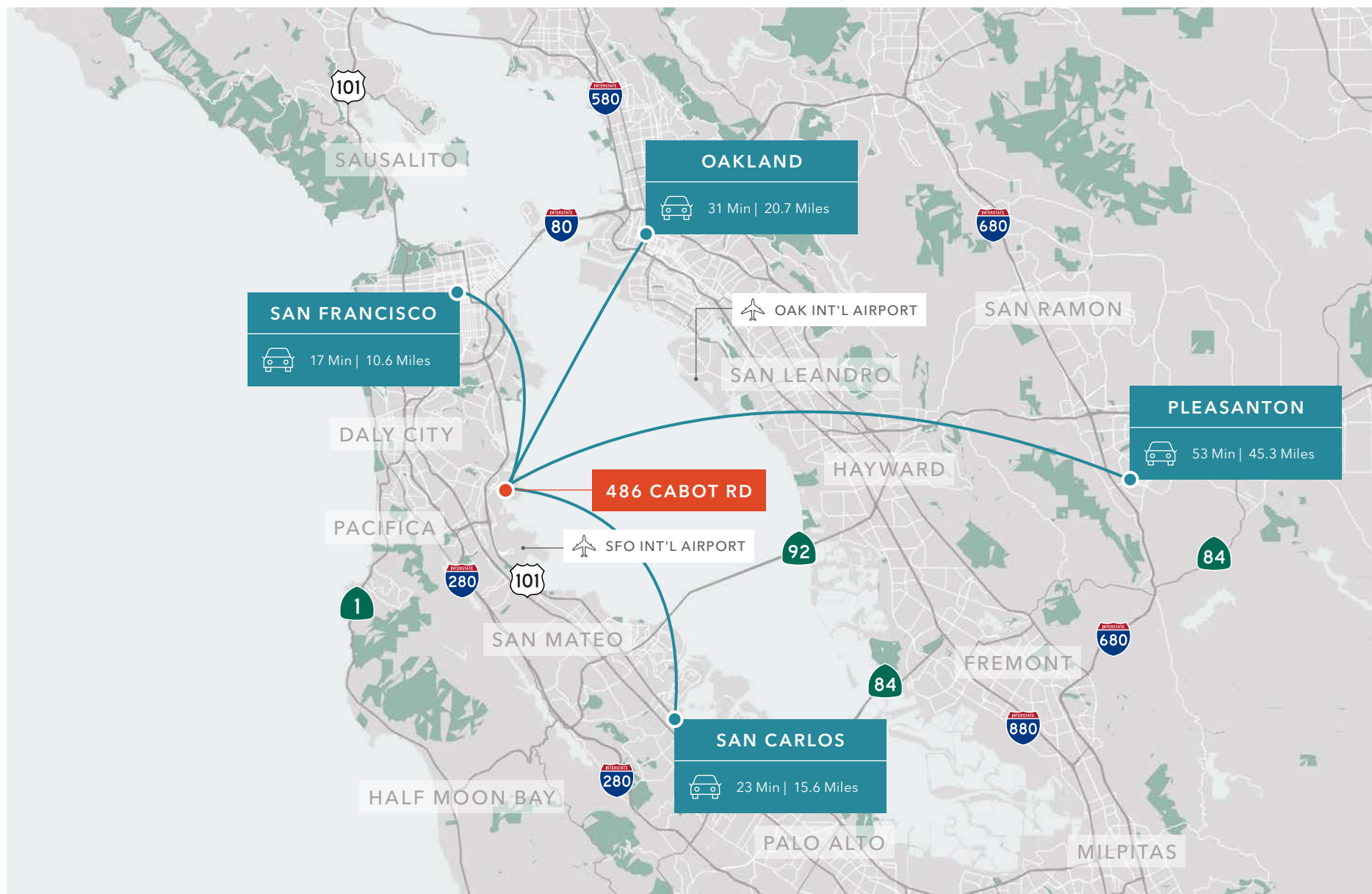
Strong Venture Capital Activity

Kidder Mathews is currently tracking VC-backed deals. The Bay Area witnessed an uptick in life science venture capital activity, with 79 deals closed in the fourth quarter, up from 68 in the prior quarter. Major technology and Life Science companies are driving the demand.

Positive Employment Trends

As of December 2024 and into 2025, the employment landscape of the San Francisco Peninsula remained stable. The unemployment rate in the San Francisco-Peninsula area held steady at 4% over the past year, countering the national trend of rising joblessness in many metropolitan regions. Growth in industries such as healthcare has helped support the region's overall employment steadiness.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,690	68,906	256,557
2029 PROJECTION	5,117	69,576	254,137
2020 CENSUS	3,474	71,709	273,820
2010 CENSUS	2,923	66,984	259,581
AVERAGE AGE	35.7	39.4	40.9

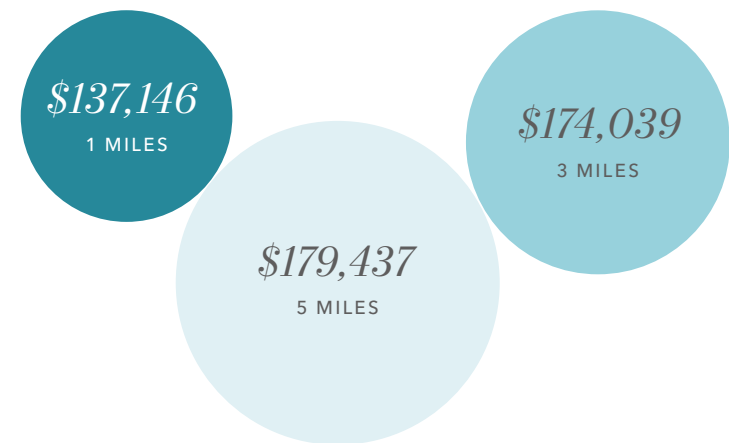
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIUM HH INCOME	\$110,228	\$129,284	\$133,896
2025 PER CAPITA INCOME	\$44,154	\$62,526	\$60,730
TOTAL BUSINESSES	1,602	4,554	10,638
TOTAL EMPLOYEES	25,798	58,507	112,459

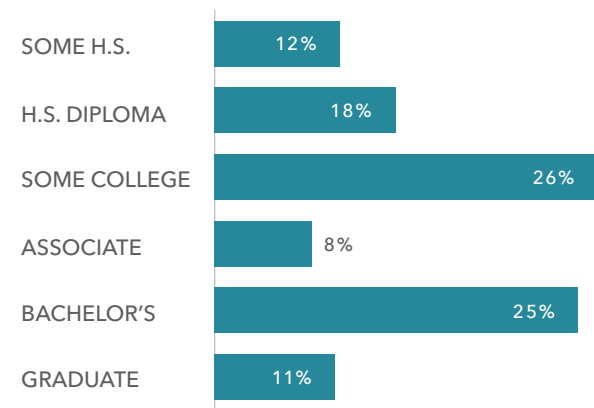
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	1,505	24,724	86,664
2029 PROJECTED	1,643	24,749	85,042
2020 CENSUS	1,010	24,685	88,081
OWNER-OCCUPIED	69.7%	50.6%	43.0%
RENTER-OCCUPIED	9.6%	7.6%	8.6%

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2025, Sites USA



KIDDER MATHEWS

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

510+

NUMBER OF BROKERS

36.7M+

ANNUAL SF OF LEASES

26.2M+

ANNUAL SF OF SALES

ASSET SERVICES

58M+ SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,400

AVERAGE ANNUAL ASSIGNMENTS

39/24

TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

Commercial Brokerage

Asset Services

Valuation Advisory

Debt & Equity Finance



JOE CAMMARATA

EVP, Shareholder



Joe Cammarata specializes in the sale & leasing of life science, R&D and industrial properties throughout the San Francisco Bay Area.

A veteran of the industry and with over 23 years of experience in commercial real estate, Joseph Cammarata serves as Executive Vice President, bringing a strategic, client-focused approach to investment sales, leasing, and advisory services.

Throughout his distinguished career, he is known for delivering exceptional results in complex transactions, he has built a reputation for market insight, deal execution, and long-term client relationships since 2002. Since joining Kidder Mathews he has been promoted three times and has been honored with partnership in the firm. Joseph is the recipient of multiple Top 10 Producer awards and now holds the role of EVP.

A Bay Area native, he contributes local knowledge for his clients and has represented both institutional and private investors, developers, corporate occupiers, and private equity groups across a diverse range of asset classes—including industrial/R&D and life sciences and navigating his clients in both up and down markets with poise and precision.

A trusted advisor and skilled negotiator, Joseph's deep knowledge of local market dynamics creates value for clients by leveraging this knowledge and his robust professional network to form data-driven strategies. As a leader and mentor, he also plays a key role in guiding younger professionals and fostering a collaborative team culture.

MARK MELBYE

EVP, Shareholder



Mark Melbye is an Executive Vice President at Kidder Mathews specializing in the sale & leasing of industrial, office, and life science properties throughout the San Francisco Bay Area.

A commercial real estate veteran with over 38 years of experience, Mark Melbye is known for his ability to manage complex, multi-layered transactions, he brings a strategic, client-first approach to sales, leasing, and advisory services. Over the course of his career, he has completed more than 25 million square feet of transactions, earning the trust of institutional and private investors, developers, and corporate occupiers alike.

Mark consistently ranks among the top producers at Kidder Mathews and has earned a reputation for his deep market knowledge, thoughtful negotiation, and long-term client relationships. His insight into local dynamics, combined with a collaborative mindset, makes him a valuable partner to clients navigating both stable and shifting markets.

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