

COASTAL INN FOR SALE

8425 Cabrillo Hwy, Montara

- APN: 036-054-130 and 036-054-100
- Two Buildings consisting of 6,734 Sq. Ft. Inn with Additional 572 Sq. Ft. Restaurant
- Nine Room Inn
- Inn Business and Restaurant Comes with Purchase Price
- Close to Downtown Half Moon Bay, Highway 1, Montara State Beach
- Call for Revenue Details

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EXCLUSIVE AGENTS:

John Poletti
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CA Broker No.00771228

**** Price: \$4,250,000 ****

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

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OCEANVIEW INN

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Vacancy in the Peninsula Coastline industrial submarket is 30.6% and has decreased 4.2% over the past 12 months. Meanwhile, the rate of increase in the broader San Francisco market was 4.2%. During this period, 20,000 SF has been absorbed, and nothing has delivered. Total availability, which includes sublease space, is 31.2% of all inventory.

Within this submarket, logistics space is by far the largest subtype with 380,000 SF in this category, followed by 77,000 SF of specialized space and 15,000 SF of flex space.

In the past three years, rents have increased a cumulative 11.3%. This is also a very affordable submarket, relative to San Francisco as a whole, where average rents are \$27.00/SF.

While there is nothing under construction, there has been some recent activity. Around 2,300 SF of net deliveries have been brought online in the past three years. There have been 4 sales over the past year. Over the past three years, there have been 37 sales, which have traded for approximately \$24.7 million. During this time, the market cap rate for Peninsula Coastline has increased to 5.9%, higher than its trailing three-year average of 5.3%.

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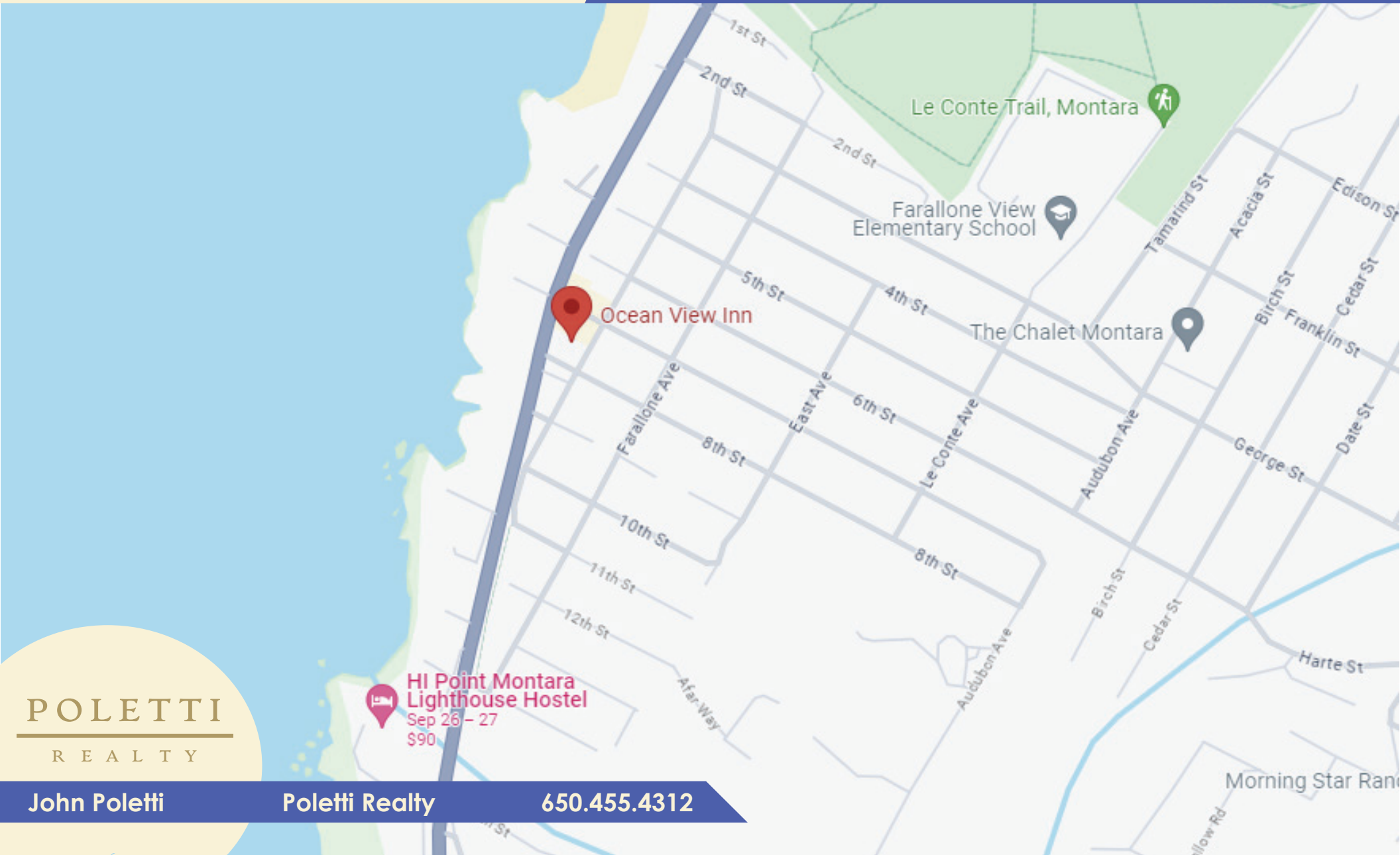
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