

1300

EL CAMINO REAL

COLMA

OWNER / USER OFFICE BUILDING
OR REDEVELOPMENT SITE
FOR SALE



NEWMARK

21,735 SF Standalone office building with 38,986 SF Lot
+ Additional Adjacent Parking lot 31,450 SF (240 Collins Ave)

PROPERTY HIGHLIGHTS

Offering Price \$8,188,000 (\$376 PSF)

Land Area ±1.62 AC / ±70,436 SF

Parcel 010-422-040 & 010-422-050

Property Type Freestanding Office Building

Building Area ±21,735 SF

Stories Two (2)

Year Built 1989

Elevator One (1)

Slab-to-Slab 12'

Parking 62 spaces (2.95/1,000 SF)
between the two lots

Zoning PD - Planned Development Overlay District
C - Commercial
EA - Executive Administrative
CMC 5.03 – Zoning – Town of Colma
(<https://www.colma.ca.gov/documents/cmc-5-03-zoning>)

Development Standards

- Max FAR 2.0
- 30 DU/Acrev



INVESTMENT HIGHLIGHTS



GREAT VISIBILITY

Visible to over 30,000 cars per day



GREAT OWNER-USER OPPORTUNITY

With Flexible Floor Plan For Multi-Tennancy



INCREDIBLE ACCESS

Located on El Camino Real, and direct access to Hwy 280 which provides direct access to downtown San Francisco and San Jose



MINUTES FROM BART STATION

Property is located less than one mile south of the Colma BART Station



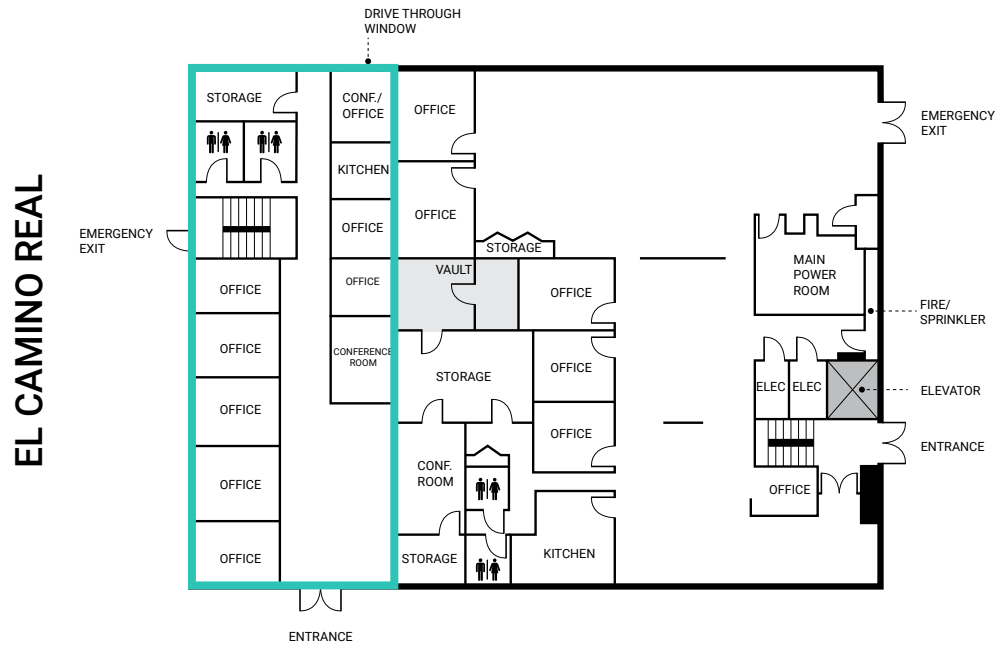
ABUNDANT WALKABLE RETAIL AMENITIES

Hotels, Pharmacies, Target, Costco, CVS and multiple restaurants including Chevy's & In-N-Out Burger



FLOOR PLANS

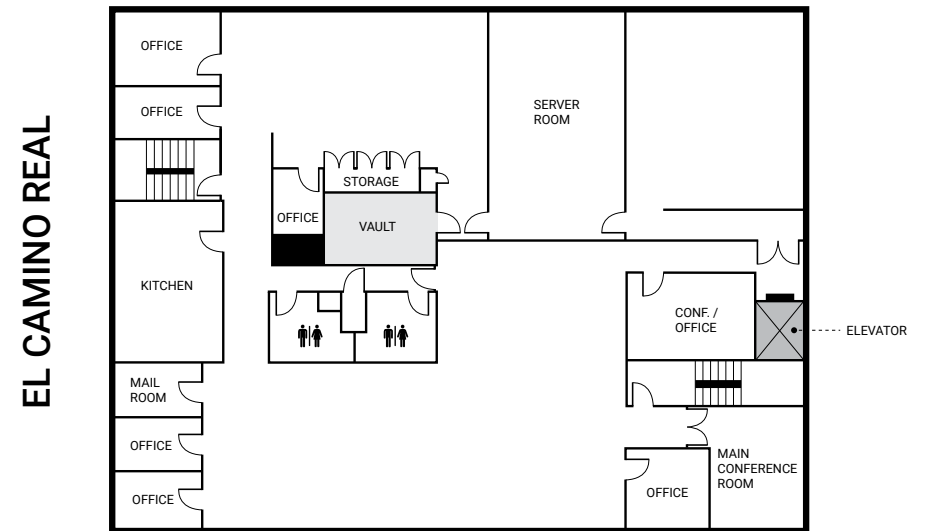
1st Floor



±10,868 Gross SF

☐ Front Unit (Separate)

2nd Floor



±10,868 Gross SF

North

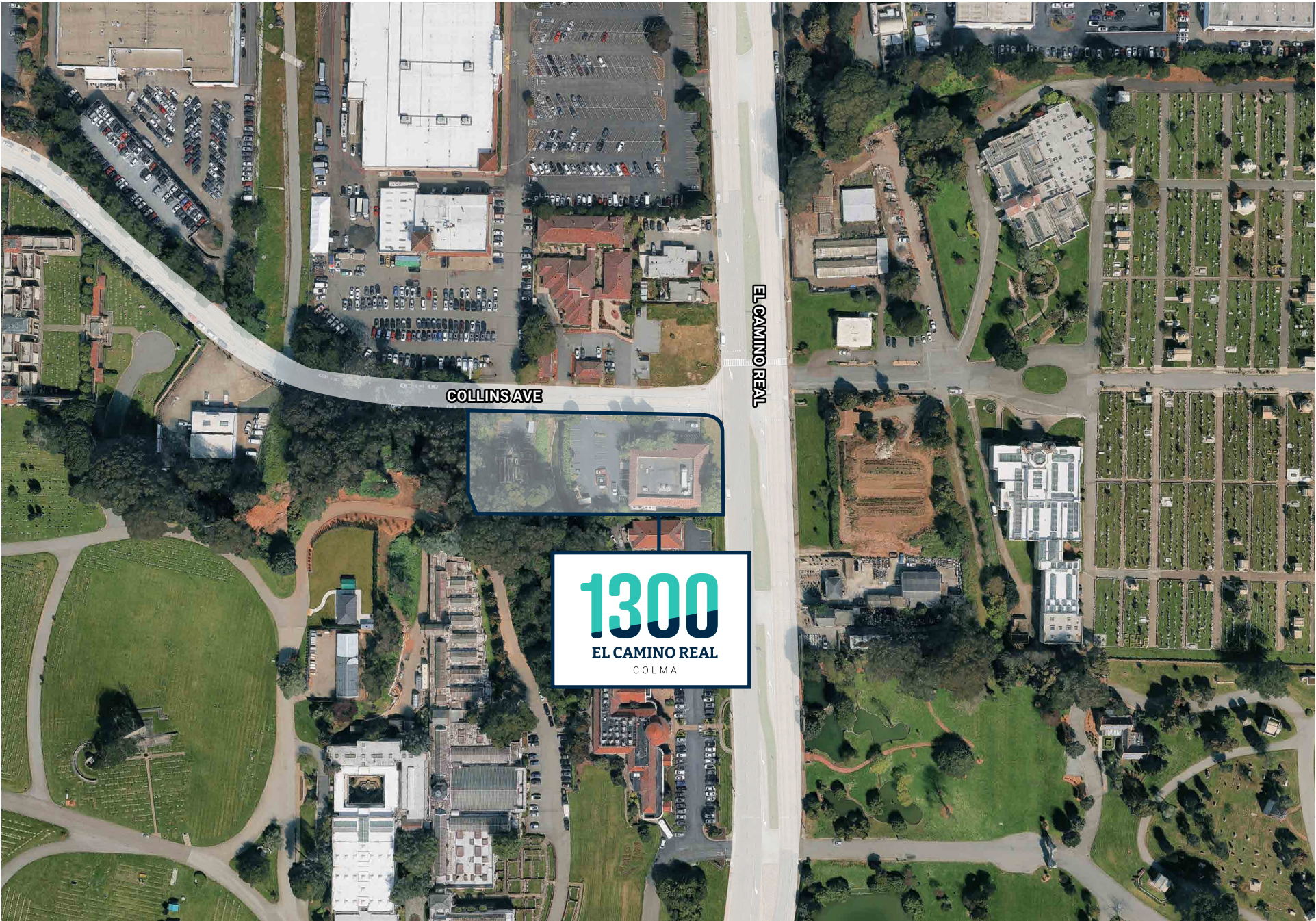


FLOOR PLAN NOT TO SCALE

AMENITIES



AERIAL



1300

EL CAMINO REAL
COLMA



NEWMARK

DAN MATTEUCCI
Executive Managing Director
dan.matteucci@nrmk.com
650-358-5276
CA RE License #01848064