



OFFERING MEMORANDUM - FULLY LEASED INVESTMENT



**COLDWELL[®]
BANKER
COMMERCIAL**

**4320 COAST HIGHWAY
PACIFICA, CALIFORNIA**

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EXCLUSIVE LISTING BY:

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PROPERTY OVERVIEW

Pacifica is located just 12 miles south of San Francisco along the scenic coast of the Pacific Ocean. Known for its natural beauty, Pacifica is filled with numerous hiking trails through rolling hills that overlook the ocean surf and forested canyons. Rich in history, beauty and community spirit - Pacifica has something for everyone!

For the business person and traveler...

- Just 5 miles from San Francisco International Airport
- Numerous hotels with conference rooms
- A variety of restaurants and shops just a stroll away from your hotel
- Friendly business owners
- Active Chamber of Commerce
- Eleven major shopping areas

For the resident...

- Active City Council
- Friendly Community Center
- Active Senior Services division
- Praiseworthy Police and Fire Departments
- Devoted Resource Center
- Spirited School Districts
- Reliable Child Care Services
- Respected Youth Advisory Board

PROPERTY OVERVIEW

Address	4320 Coast Pacific Highway, Pacifica, CA
Asking Price	\$1,298,000
Parcel Number	018-140-060
Building Area	Approximately 2,370 Sq. Ft.
Land Area	0.22 Acres (9,388 Sq. Ft.)
Zoning	C2 (Community Commercial District)
Construction Type	Masonry
Parking	2.11/1,000
Amenities	Contemporary Decor Natural sunlight Premium soundproofing High speed CAT6 network cabling Comcast high speed cable and internet service Choice of phone systems High-tech conference room 24-hour secure entry Perimeter security cameras



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4320 COAST HIGHWAY

TENANT IN PLACE



Tenant	When The Cat's Away
Type	Cat Hotel and Grooming
Website	www.catsawaypacifica.com
Rent	\$5,300 a month gross
Landlord Pays	Property taxes and insurance
Lease Expiration	September 2023



**4320 COAST HIGHWAY
PACIFICA, CALIFORNIA**

REINA DEL MAR AVE. 60' R/W
S 45°52'56" E 561.95' (R-1)

FRANZ CT.
50' R/W

LAUREN AVE. 50' R/W

HILLSIDE DR. 50' R/W

REICHLING AVE. 71' R/W

57 MAPS 47

1/2" IRON PIPE W/ PLUG, SMF

49.53' 100.00' 35.53'
N 85°35'15" W (R-1)

21 10

22 23 24 25 26 27 28 29 30

MAPS 19-24

30.02' (C)

134.03'

N 1°52'56" E 164.04'
(N 1°53'01" E) (R-1)

C4 C3 C2 C1

63 PM 84-85

2004-038263 O.R.

2001 O.R. 140

2007-125806 O.R.

6.01' 28'00" W 512.33'

6.07' (R-3)

6.00' (R-2)

N 51°28'00" E 50.00' (R-1)

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LAND OF KIMBWHITE INC.

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LANDS OF STATE OF CALIFORNIA

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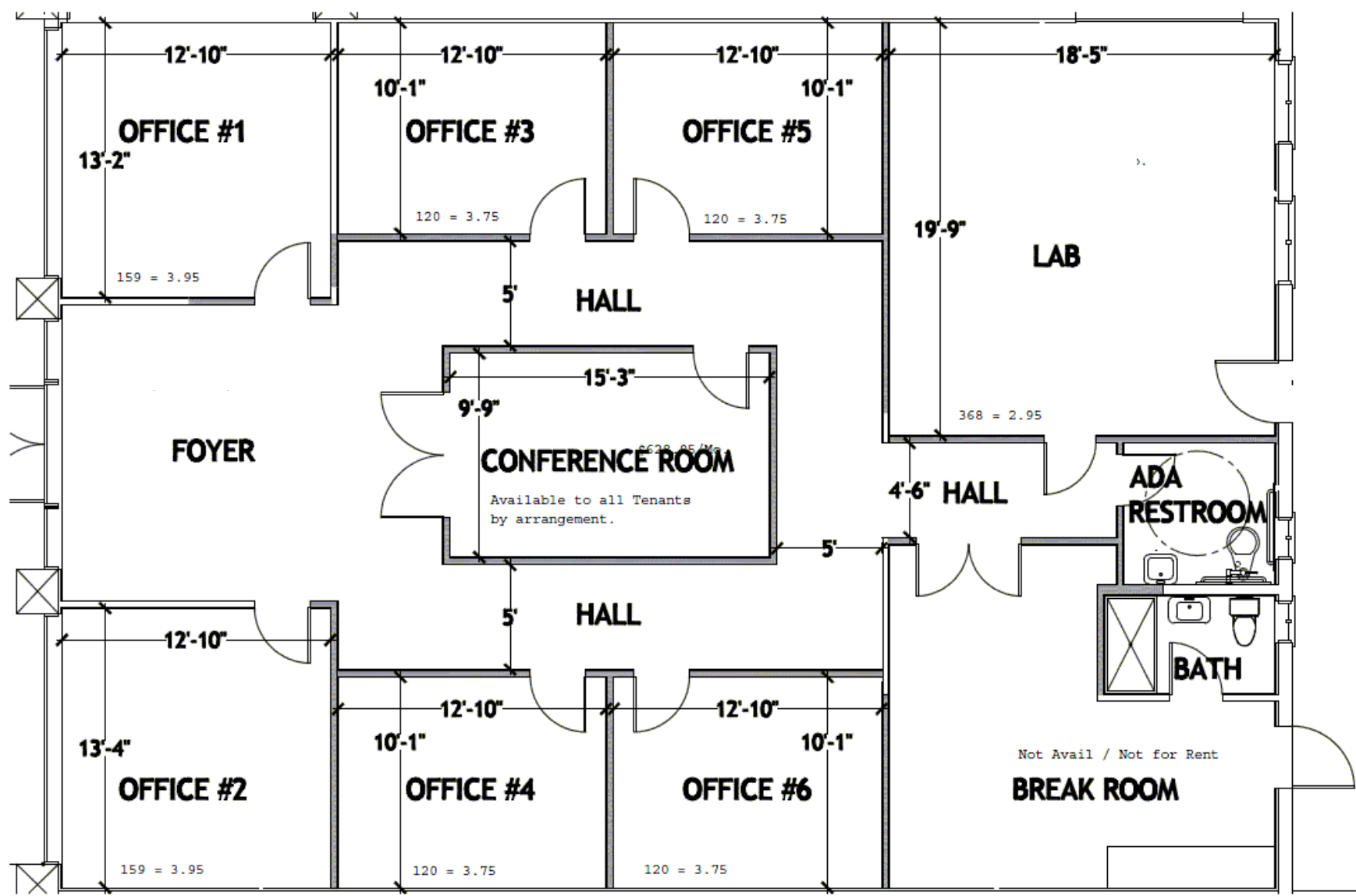
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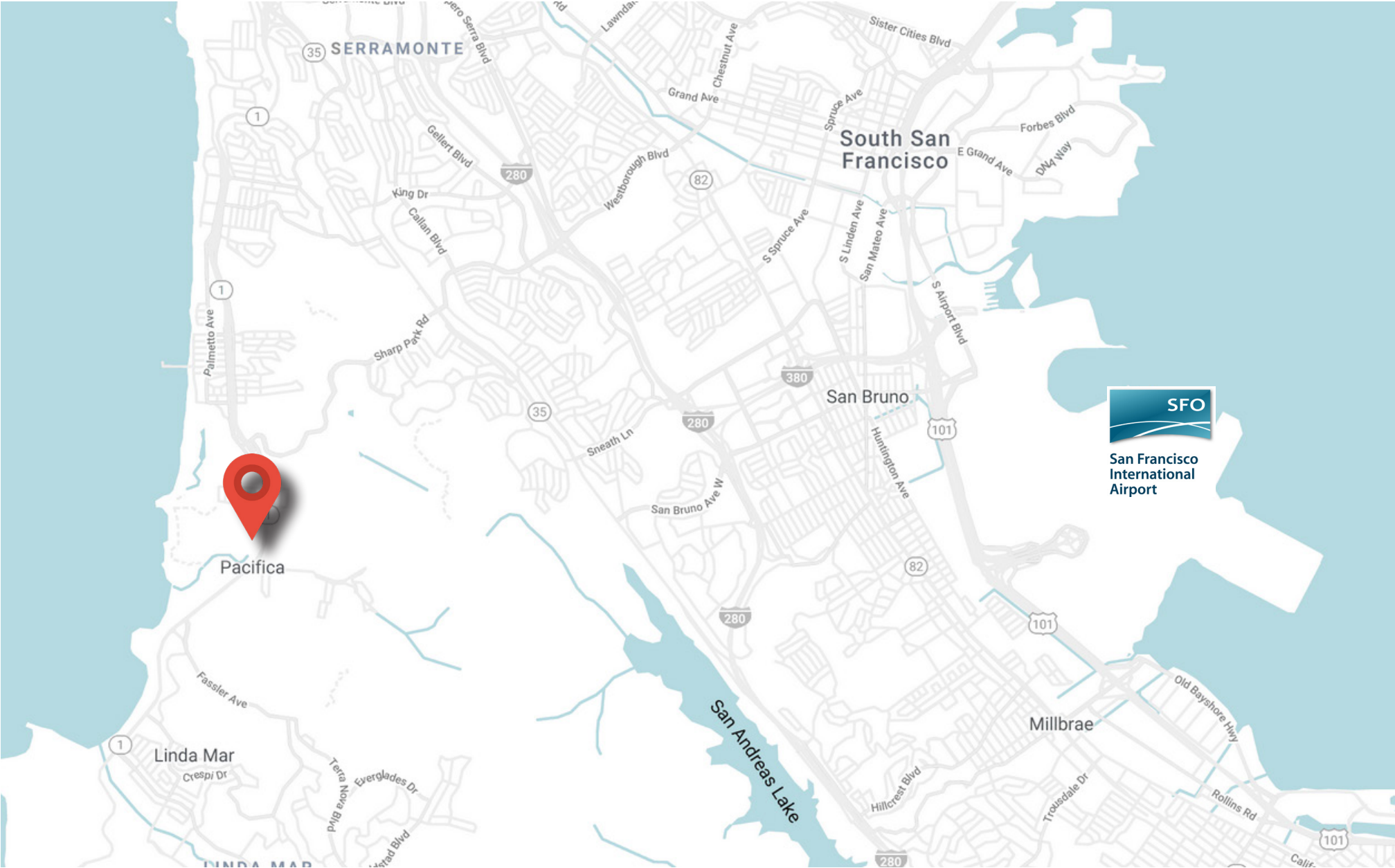
S 51°2

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4320 COAST HIGHWAY

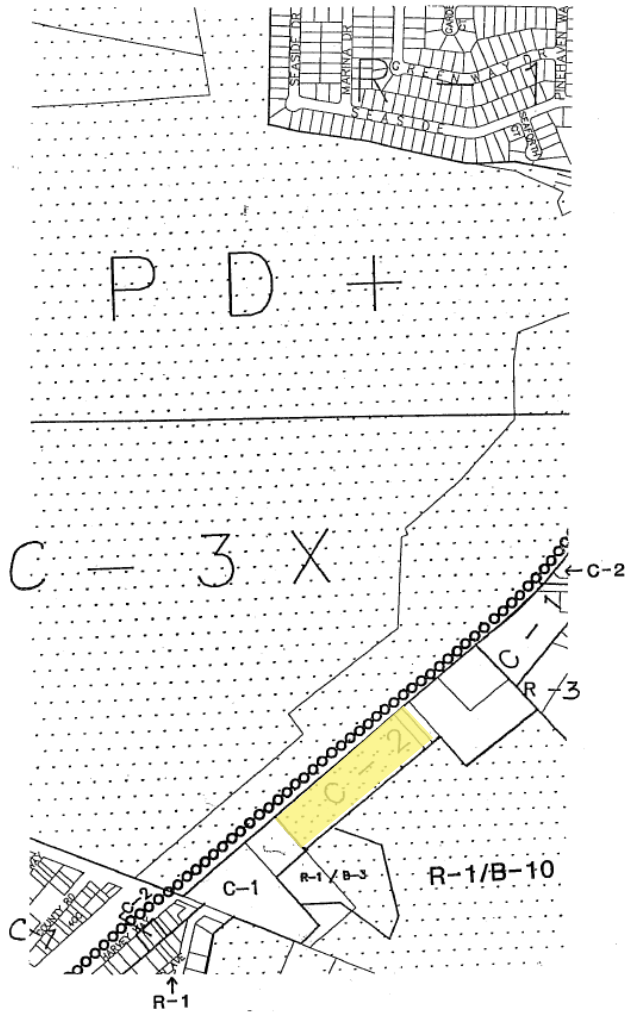
FLOOR PLAN



LOCATION MAP



ZONING DETAILS



Sec. 9-4.1101. - Permitted and conditional uses.

(a) Permitted uses. The following uses shall be permitted in the C-2 District:

- (1) Retail stores and shops;
- (2) Personal and business service establishments, including financial institutions;
- (3) Offices;
- (4) Newspaper, printing, and lithography plants not exceeding five thousand (5,000) square feet in net usable area;
- (5) Retail restaurants, fast food restaurants, restaurants and bars;
- (6) Household appliance and furniture sales and service in conjunction with sales;
- (7) Veterinary hospitals and clinics;
- (8) In the Coastal Zone, visitor-serving commercial uses, as defined in Section 9-4.4302(av) of Article 43 of this chapter; and

(b) Conditional uses. Conditional uses allowed in the C-2 District, subject to obtaining a use permit, shall be as follows:

- (1) Social halls, clubs, theaters, and nightclubs;
- (2) Pet care and sales establishments, including boarding and grooming;
- (3) Vehicle and boat sales and service in conjunction with sales;
- (4) Plumbing, heating, electrical, and appliance repair, service, and supply shops;
- (5) Specialty auto service, such as oil changing facilities, not in conjunction with service stations;
- (6) Car washes;
- (7) Health/fitness clubs;
- (8) All uses allowed as either a permitted or conditional use in the C-1 District and which are not listed as permitted uses in the C-2 District; and
- (9) Firearms sales, subject to the provisions of Section 9-4.2316.
- (10) Marijuana testing operation, subject to the provisions of Article 48 of this chapter, including without limitation any restriction on the establishment of such use in certain locations.

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4320 COAST HIGHWAY

ZONING DETAILS

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § 4, Ord. 538-C.S., eff. December 27, 1989, § IV (A), Ord. 610-C.S., eff. March 16, 1994, § VIII, Ord. 641-C.S., eff. May 8, 1996 and § 2, Ord. 723-C.S., eff. February 24, 2005; § 9, Ord. 819-C.S., eff. November 7, 2017; § 2, Ord. 844-C.S., eff. June 12, 2019; § 4, Ord. 846-C.S., eff. September 11, 2019)

Sec. 9-4.1102. - Development regulations.

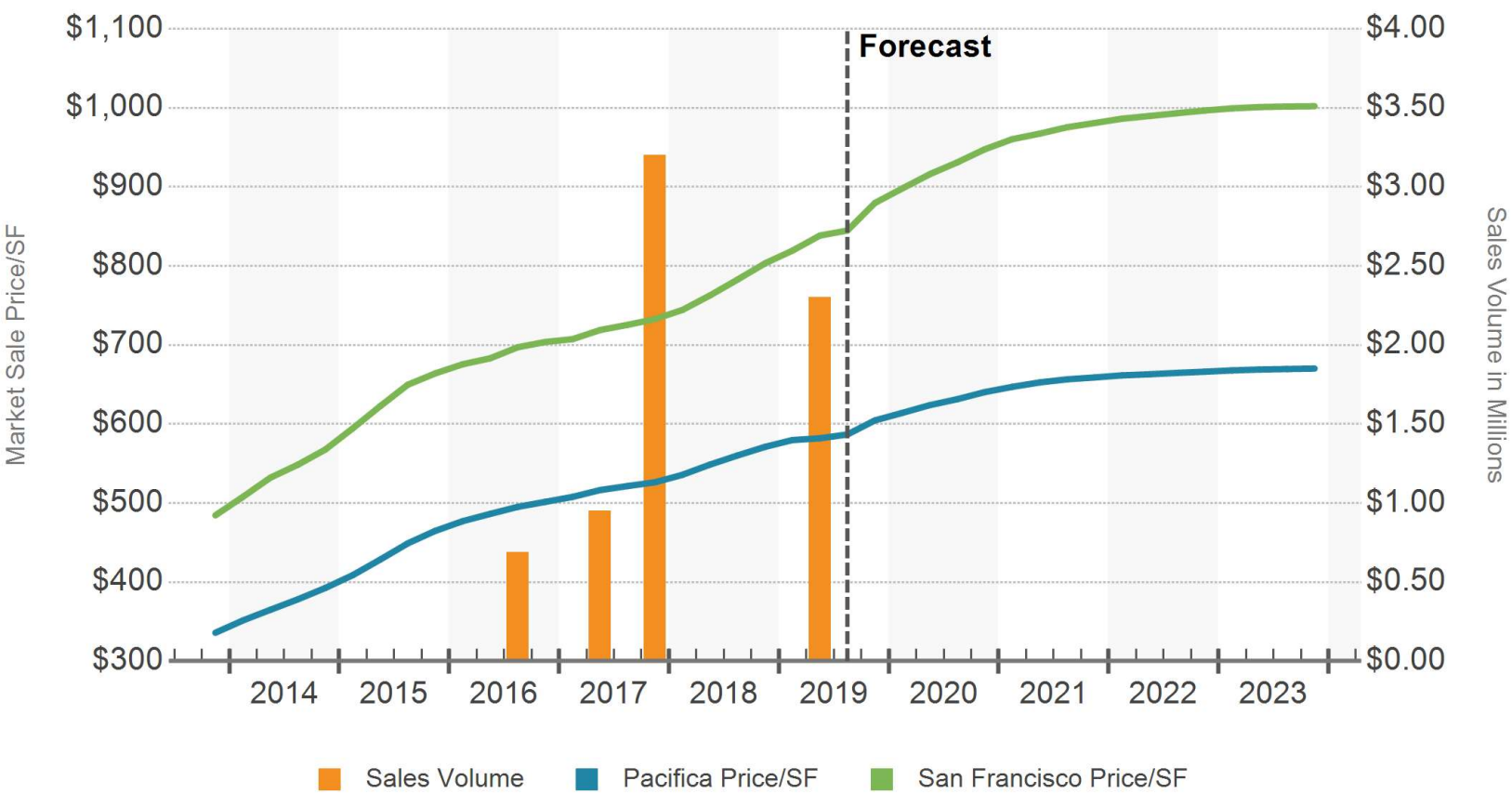
Development regulations in the C-2 District shall be as follows:

- (a) Minimum building site: 5,000 square feet;
- (b) Minimum lot dimensions: fifty (50') foot width;
- (c) Required minimum setback: none, unless established by the site development permit;
- (d) Minimum landscaped area: ten (10%) percent;
- (e) Maximum allowable height: thirty-five (35') feet;
- (f) Parking: as set forth in Article 28 of this chapter;
- (g) Permits for site development: as set forth in Article 32 of this chapter;
- (h) All uses shall be conducted entirely within an enclosed structure, except as otherwise provided in Article 23 of this chapter;
- (i) A use permit may be required pursuant to the provisions of subsection (i) of Section 9-4.1002 of Article 10 of this chapter;
- (j) In the Coastal Zone, when a new use or a change of use is proposed, a use permit determination shall be required for all permitted uses other than visitor-serving commercial uses. The process for a use permit determination shall be as set forth in Sections 9-4.1002(i) and (j); and
- (k) A cannabis activity permit shall be required prior to establishment of a cannabis testing operation, as provided in Article 48 of this chapter.

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MARKET ANALYTICS

SALES VOLUME & MARKET SALE PRICE PER SF



DEMOGRAPHICS

2019 Median Age, Male	44.10	40.50	38.90
2019 Average Age, Male	41.30	40.10	39.30

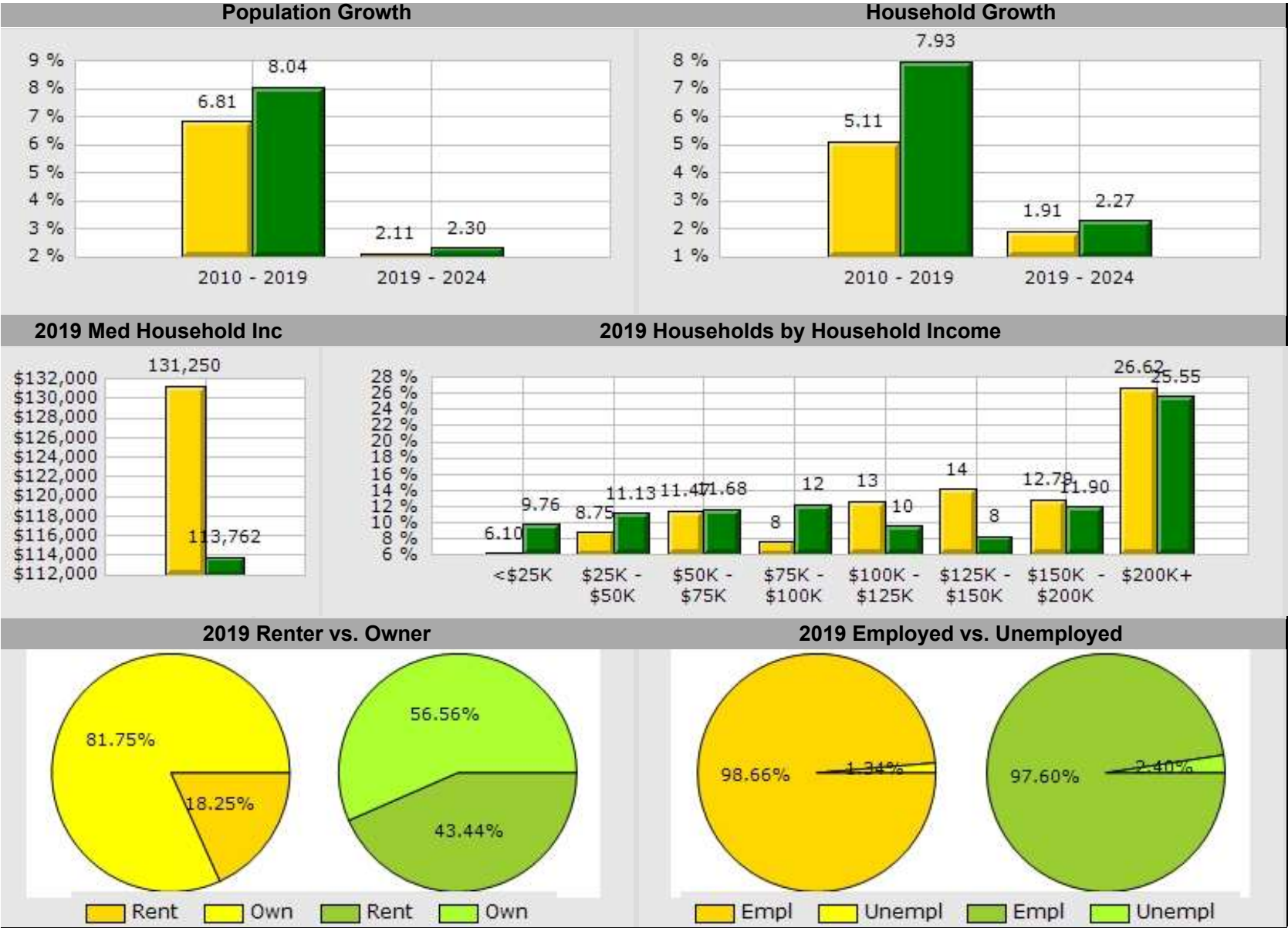
2019 Median Age, Female	46.70	43.80	42.10
2019 Average Age, Female	43.20	42.40	41.80

2019 Population by Occupation Classification	3,030	45,508	150,780
Civilian Employed	2,143 70.73%	30,560 67.15%	101,232 67.14%
Civilian Unemployed	29 0.96%	605 1.33%	2,553 1.69%
Civilian Non-Labor Force	858 28.32%	14,295 31.41%	46,917 31.12%
Armed Forces	0 0.00%	48 0.11%	78 0.05%

Households by Marital Status			
Married	770	10,666	33,057
Married No Children	437	6,246	19,126
Married w/Children	333	4,420	13,931

2019 Population by Education	2,952	42,809	143,671
Some High School, No Diploma	145 4.91%	2,529 5.91%	14,039 9.77%
High School Grad (Incl Equivalency)	451 15.28%	7,462 17.43%	25,801 17.96%
Some College, No Degree	836 28.32%	14,049 32.82%	44,501 30.97%
Associate Degree	279 9.45%	2,491 5.82%	10,110 7.04%
Bachelor Degree	757 25.64%	11,001 25.70%	35,047 24.39%
Advanced Degree	484 16.40%	5,277 12.33%	14,173 9.86%

DEMOGRAPHICS



2019 Med Household Inc

Income	2019 Med Household Inc
Income	131,250

2019 Households by Household Income

Income Range	2019 Households by Household Income
<\$25K	6.10
\$25K - \$50K	9.76
\$50K - \$75K	8.75
\$75K - \$100K	11.13
\$100K - \$125K	11.47
\$125K - \$150K	11.68
\$150K - \$200K	12
\$200K+	13

2019 Renter vs. Owner

Category	Percentage
Rent	81.75%
Own	18.25%

2019 Employed vs. Unemployed

Category	Percentage
Empl	98.66%
Unempl	1.34%



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