

**637 MAIN ST**  
HALF MOON BAY, CA 94019

OFFICE BUILDING  
FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT

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## TABLE OF CONTENTS

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### TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY DESCRIPTION	4
LOCATION MAP	5
REGIONAL MAP	6
RENT ROLL	7
FINANCIAL SUMMARY	8
INCOME & EXPENSES	9
ADDITIONAL PHOTOS	10
SITE PLANS	11
FLOOR PLANS	12
DEMOGRAPHICS MAP & REPORT	13

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## PROPERTY INFORMATION

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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Half Moon Bay is accessible from the Bay Area and Silicon Valley, Half Moon Bay is located 28 miles south of San Francisco and 32 miles 637 Main St is a multi-tenant office building for sale in the heart of Downtown Half Moon Bay. Once a fire station, this two story building was renovated for retail & office space use. This spectacular property is comprised of 6,680 square feet between the two stories and comes with additional parking and storage in the rear. The zoning fall under the Commercial-Downtown Heritage District (C-D Heritage) which allows for ground floor retail and upper-level office/residential.

### LOCATION DESCRIPTION

Half Moon Bay is accessible from the Bay Area and Silicon Valley, Half Moon Bay is located 28 miles south of San Francisco and 32 miles northwest of San Jose. Nestled between the dramatic green Santa Cruz Mountains and the spectacular Pacific Ocean, this charming seaside community is the perfect place for Bay Area visitors seeking to experience the best of the surrounding areas all in one conveniently located place. The famous Route 1, also known as Pacific Coast Highway, runs directly along Half Moon Bay's magnificent shoreline, providing breathtaking views of the ocean, abundant agriculture and redwood forests.

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LOCATION MAP



Map data ©2023

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## REGIONAL MAP



Map data ©2023

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**RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
A-C	City of Half Moon Bay	3,985 SF	58.09%	\$2.76	\$11,000	\$2.76	\$11,000	-	-
D-E	Vacant	2,570 SF	37.46%	\$2.76	\$7,093	\$2.76	\$7,093	-	-
<b>TOTALS</b>		<b>6,555 SF</b>	<b>95.55%</b>	<b>\$5.52</b>	<b>\$18,093</b>	<b>\$5.52</b>	<b>\$18,093</b>		
<b>AVERAGES</b>		<b>3,278 SF</b>	<b>47.78%</b>	<b>\$2.76</b>	<b>\$9,047</b>	<b>\$2.76</b>	<b>\$9,047</b>		

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**FINANCIAL SUMMARY**

<b>INVESTMENT OVERVIEW</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Price	\$2,995,000	\$2,995,000
Price per SF	\$437	\$437
Price per Unit	\$1,497,500	\$1,497,500
GRM	22.69	13.79
CAP Rate	2.11%	4.95%
Cash-on-Cash Return (yr 1)	2.11%	4.95%
Total Return (yr 1)	\$63,224	\$148,342
<b>OPERATING DATA</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Gross Scheduled Income	\$132,000	\$217,118
Total Scheduled Income	\$132,000	\$217,118
Gross Income	\$132,000	\$217,118
Operating Expenses	\$68,776	\$68,776
Net Operating Income	\$63,224	\$148,342
Pre-Tax Cash Flow	\$63,224	\$148,342
<b>FINANCING DATA</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Down Payment	\$2,995,000	\$2,995,000

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**INCOME & EXPENSES**

<b>INCOME SUMMARY</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Vacancy Cost	\$0	\$0
<b>NET INCOME</b>	<b>\$132,000</b>	<b>\$217,118</b>
<b>EXPENSES SUMMARY</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Property Taxes (new 1.27%)	\$38,036	\$38,036
Utilities	\$16,480	\$16,480
Alarm	\$3,700	\$3,700
Maintenance	\$10,560	\$10,560
<b>OPERATING EXPENSES</b>	<b>\$68,776</b>	<b>\$68,776</b>
<b>NET OPERATING INCOME</b>	<b>\$63,224</b>	<b>\$148,342</b>

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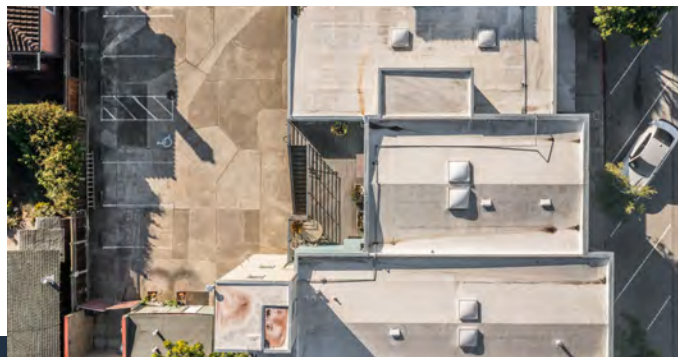
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**ADDITIONAL PHOTOS**



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SITE PLANS



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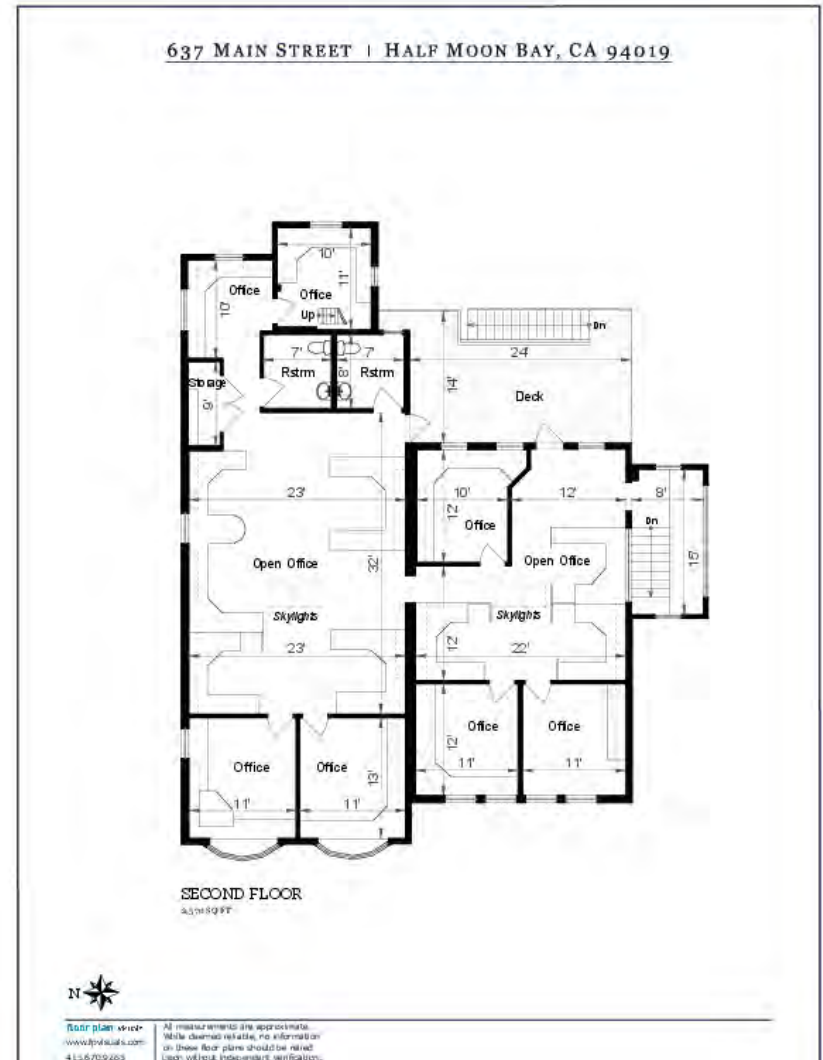
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# FLOOR PLANS



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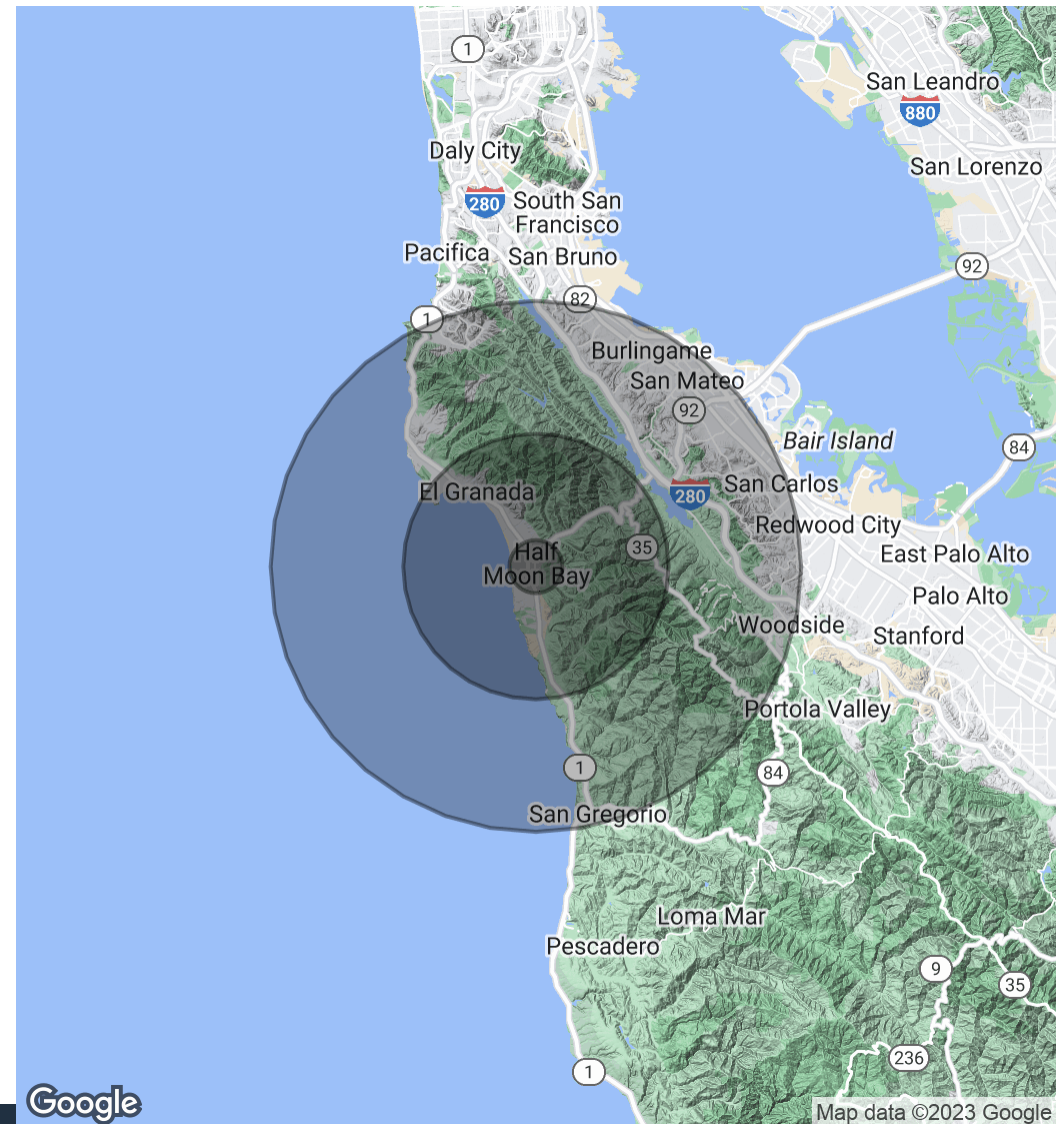
## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,385	18,283	264,721
Average Age	45.6	45.6	42.4
Average Age (Male)	41.5	43.6	40.8
Average Age (Female)	49.7	47.6	44.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,688	7,207	104,726
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$150,607	\$176,442	\$197,831
Average House Value	\$1,109,559	\$1,167,851	\$1,522,764

\* Demographic data derived from 2020 ACS - US Census



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