



FOR SALE 7 UNITS
132 SOUTHWOOD CENTER
SOUTH SAN FRANCISCO, CALIFORNIA

APN 013-044-030

CONTACT US

ROBERT MCSWEENEY

Senior Vice President
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

MATT MURRAY

Associate
+1 650 577 2934
matt.murray@cbre.com
Lic. 02083830

CBRE

PROPERTY HIGHLIGHTS

- **7 Units**

Seven 1-Bedroom Units

- **Building Size:** ±5,440 sq. ft.
- **Parcel Size:** ±6,721 sq. ft.
- **Year Built:** 1958
- **Parking:** Covered garages

- **Monthly Rent:** \$10,304

- **Just off El Camino Real**

- **2-minute walk to nearest Sam Trans Bus Stop**

- **1.4 Miles to Hwy 380, with easy access to Hwy 101 and Hwy 280**

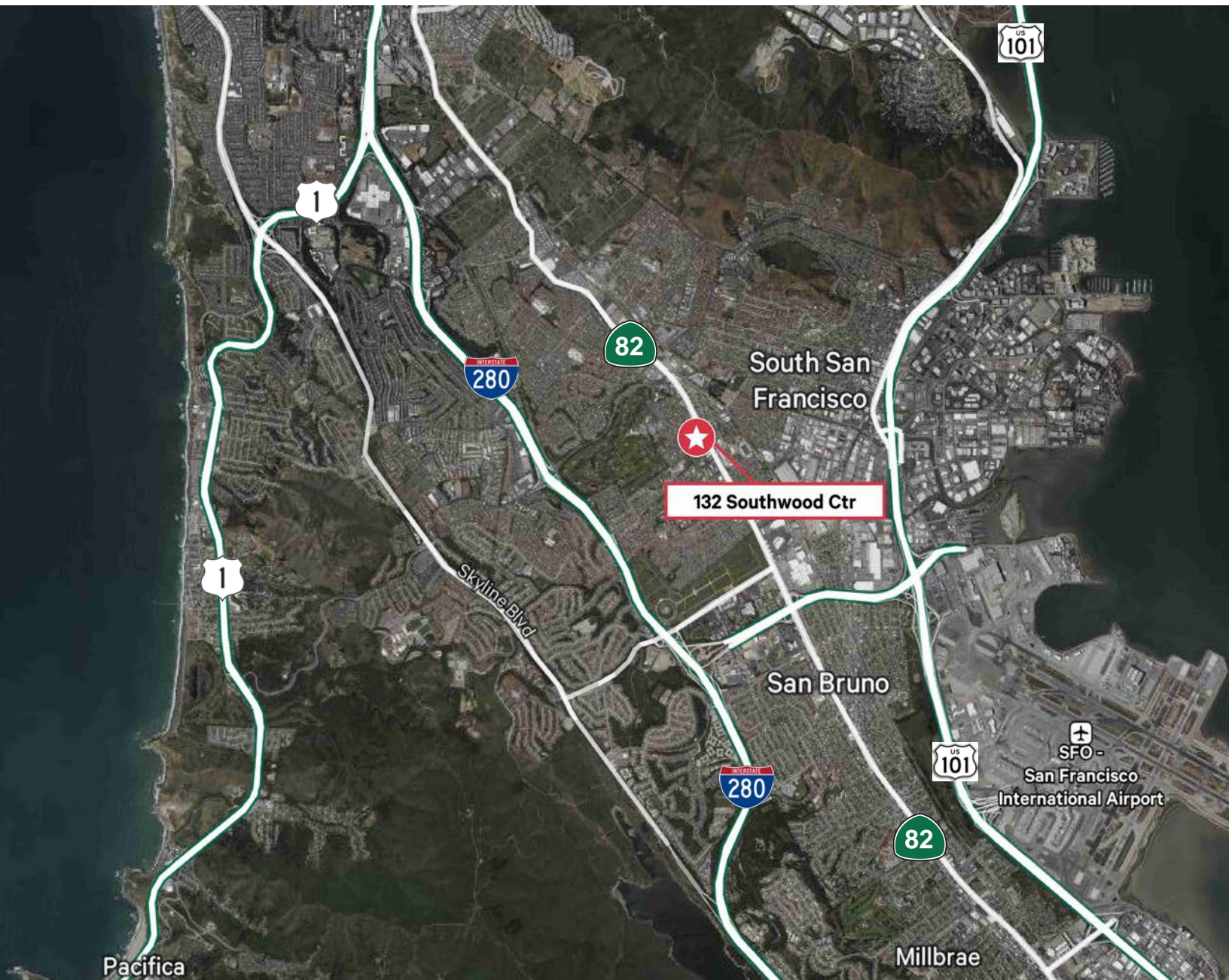
- **1.5 Miles to Tanforan Shopping Center**

- **1.5 Miles (5 Minutes) to San Bruno Bart Station**

- **Price Per Unit:** \$328,571

- **Price/Sq Ft:** \$422

- ~~Asking Price~~ **Price Reduced:** \$2,300,000

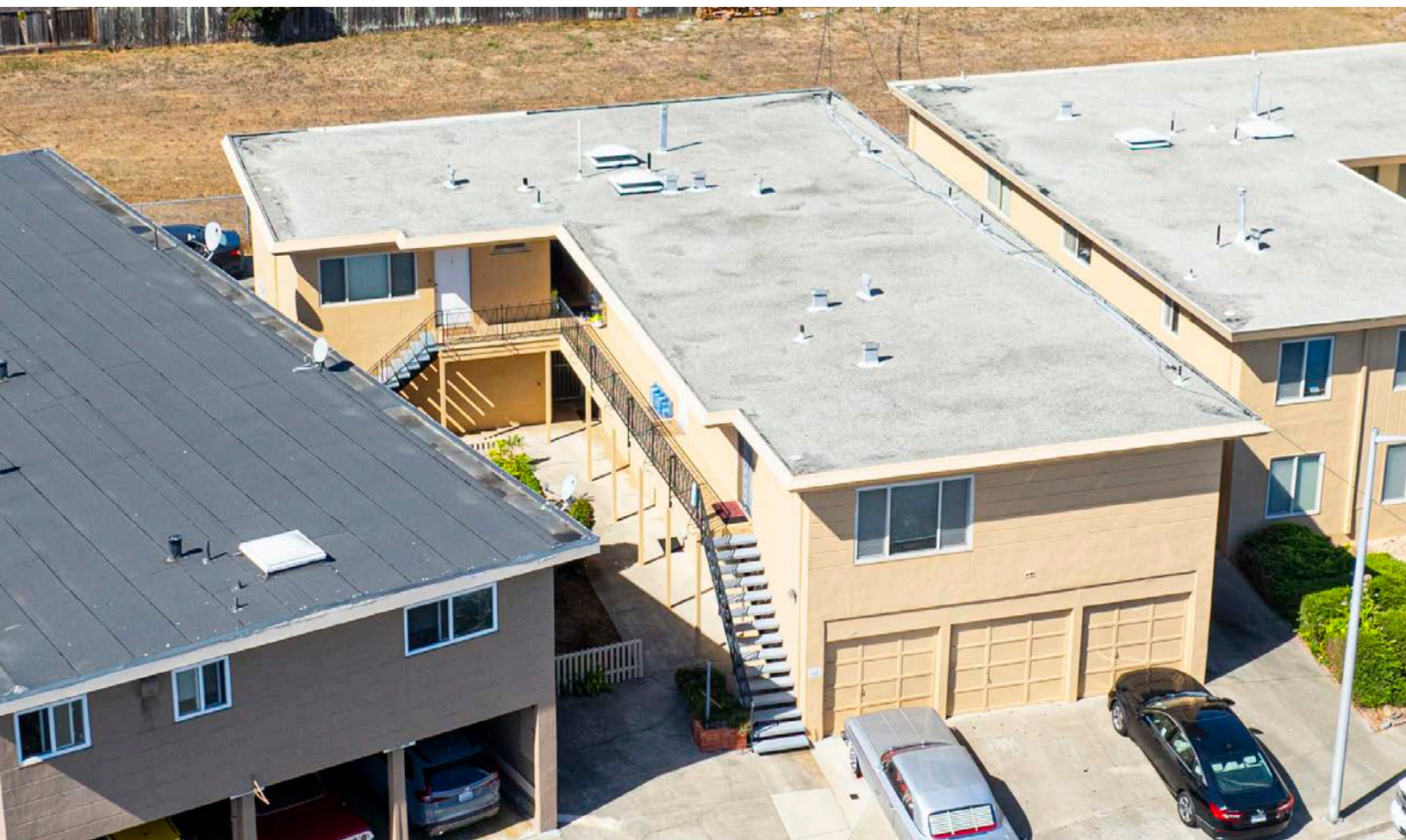


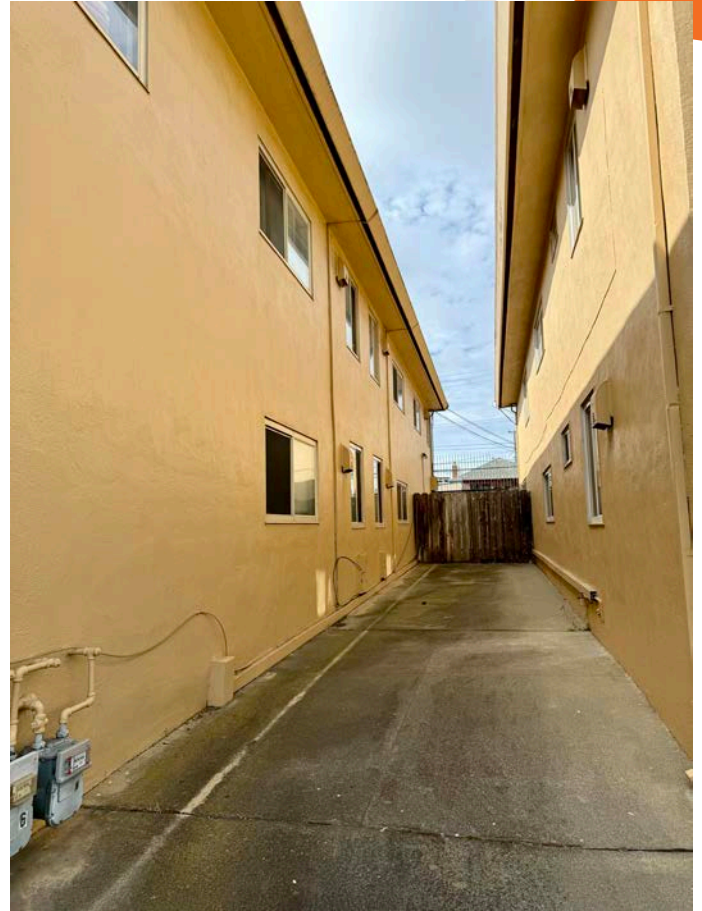
RENT ROLL

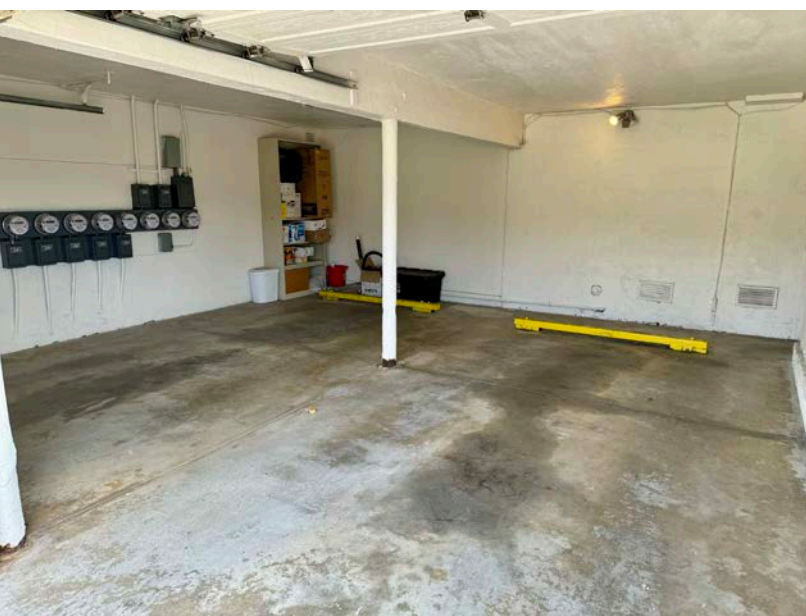
TYPE	SQ. FT.	#	CURRENT RENT	MARKET RENT
1 X 1	600	1	\$655.20	\$2,100.00
1 X 1	600	1	\$2,100.00	\$2,100.00
1 X 1	600	1	\$982.80	\$2,100.00
1 X 1	600	1	\$1,528.80	\$2,100.00
1 X 1	600	1	\$2,000.00	\$2,100.00
1 X 1	600	1	\$1,037.40	\$2,100.00
1 X 1	600	1	\$2,000.00	\$2,100.00
TOTAL / AVERAGE	4,200	7	\$10,304.20	\$14,700.00

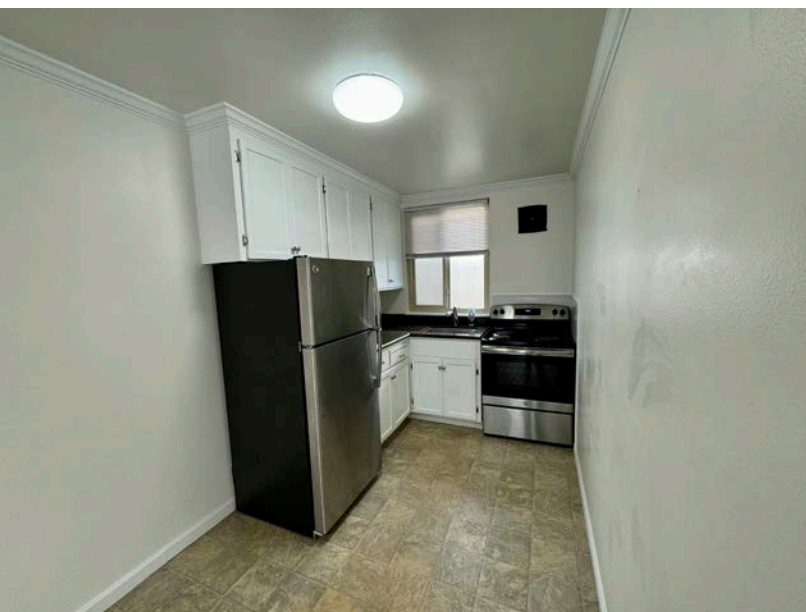
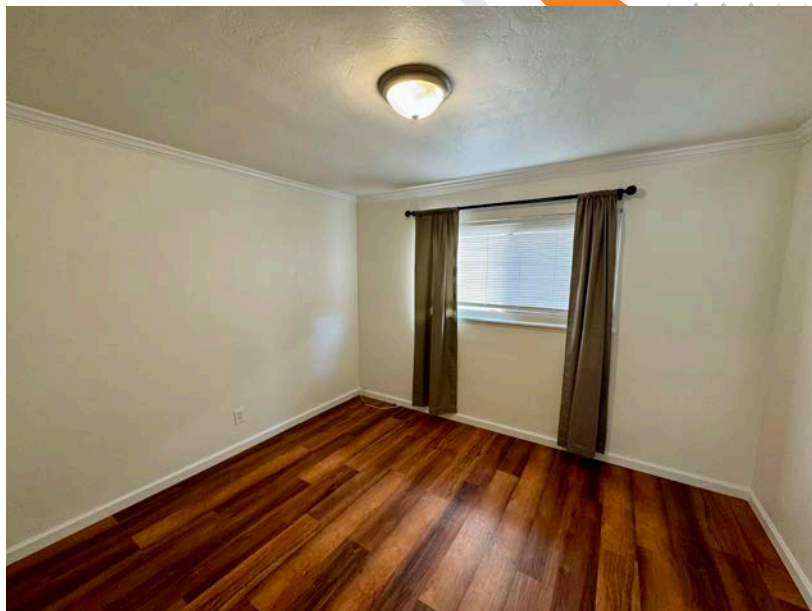
INVESTMENT RETURNS

	T-12	PROFORMA
Cap Rate	4.04%	5.01%
GRM	18.6	13.0
Net Operating Income	\$92,863	\$115,218

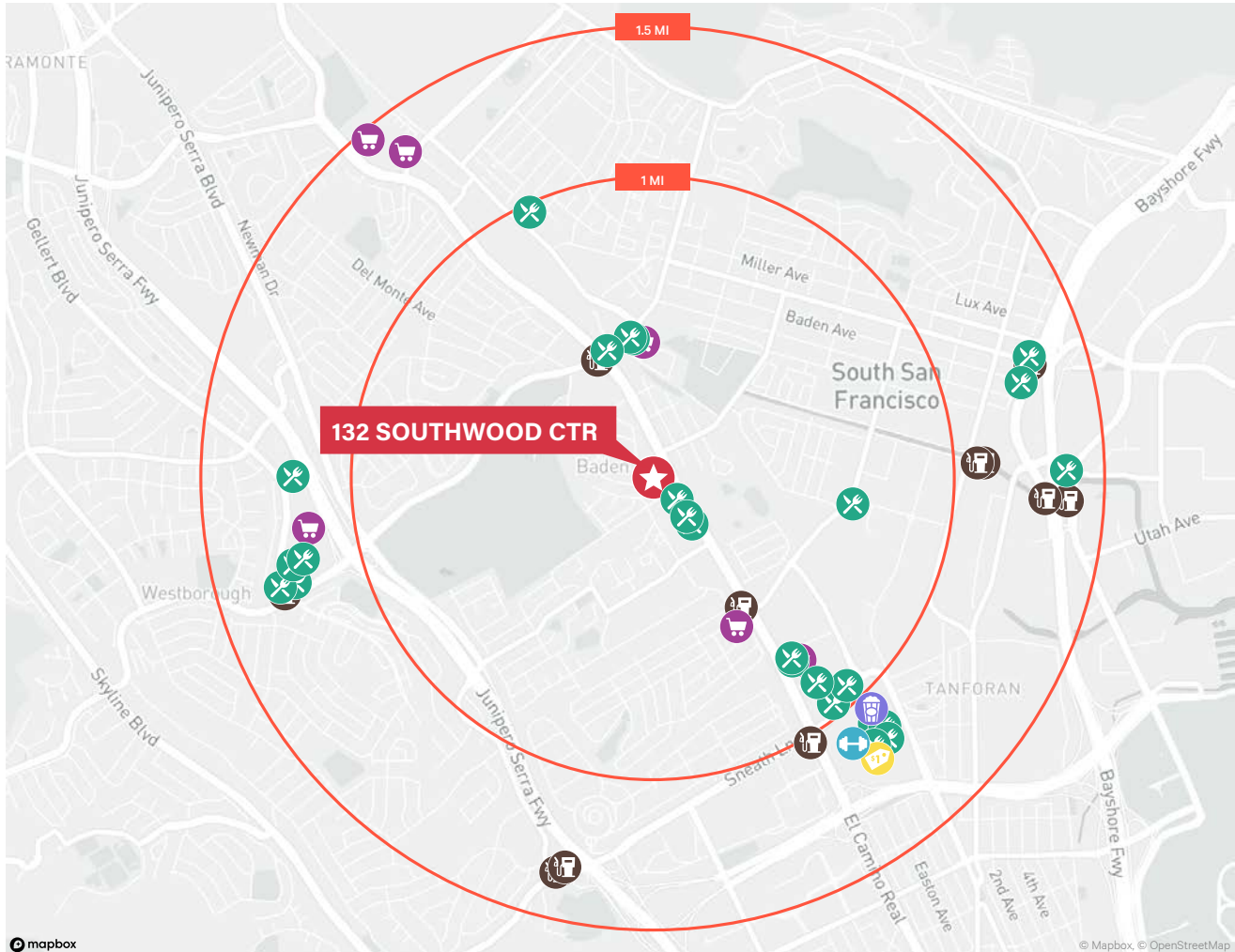














AMENITIES



-  **Gas Stations**
-  **Grocery**
-  **Restaurant/Fast Food**
-  **Department Store**
-  **Fitness Facility**
-  **Theatre**

FOR SALE SEVEN UNITS

132 SOUTHWOOD CENTER
SOUTH SAN FRANCISCO, CALIFORNIA

APN 013-044-030

CONTACT US

ROBERT MCSWEENEY

Senior Vice President

+1 650 577 2928

bob.mcsweeney@cbre.com

Lic. 00934240

MATT MURRAY

Associate

+1 650 577 2934

matt.murray@cbre.com

Lic. 02083830

CBRE

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.