

FOR SALE OR FOR LEASE
OFFICE & WAREHOUSE BUILDING
ASKING \$7,850,000 / RENTAL RATE: \$2.10 NNN

330

HATCH DRIVE
FOSTER CITY, CA



- APPROXIMATELY 0.76 ACRES
- ONE PARCEL
- ONE BUILDING TOTALING ±17,875 SF

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CBRE

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executive summary



the offering

The subject property is located in a highly sought-after Life Science, Research & Development, and Industrial Flex area of Foster City. It offers a superb location with immediate access to Highways 101 and 92.

Foster City is home to Visa corporation, Gilead Sciences, Zoox, Guidewire Software, and Illumina. The building at 330 Hatch Drive is approximately 17,875 square feet of Office/ R&D/Warehouse space. The property will be delivered vacant by summer of 2026.

The neighborhood is a mix of light industrial, Life Science, Flex/R&D. Just one block away from the property is the heart of Foster City's local amenities, hotels, and residential. It is a 16-minute drive (8.9 miles) to San Francisco International Airport.

OFFERING HIGHLIGHTS

- › Excellent location in Foster City
- › Easy access to Highways 101 and 92
- › Prominent Location

PROPERTY SUMMARY



Addresses

330 Hatch Drive, Foster City, CA 94404



APN

094-012-130



Square Footage

±17,875 Sq. Ft. of Building Area



Acreage

±0.76 Acres



Stories

2



Zoning

M-1/PD Light Industrial District /
Planned Development Combining District

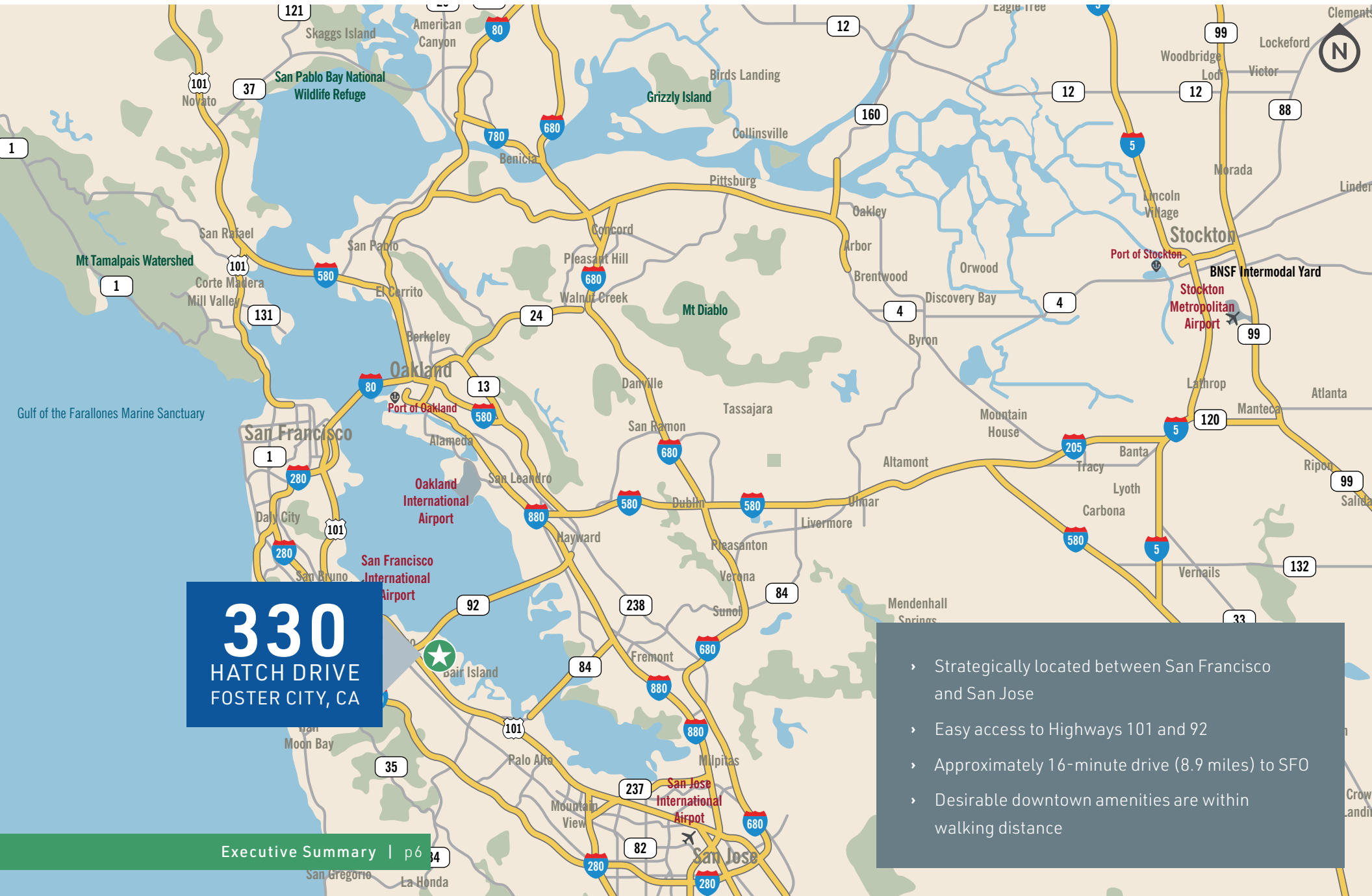


Approx. Year Built

1973



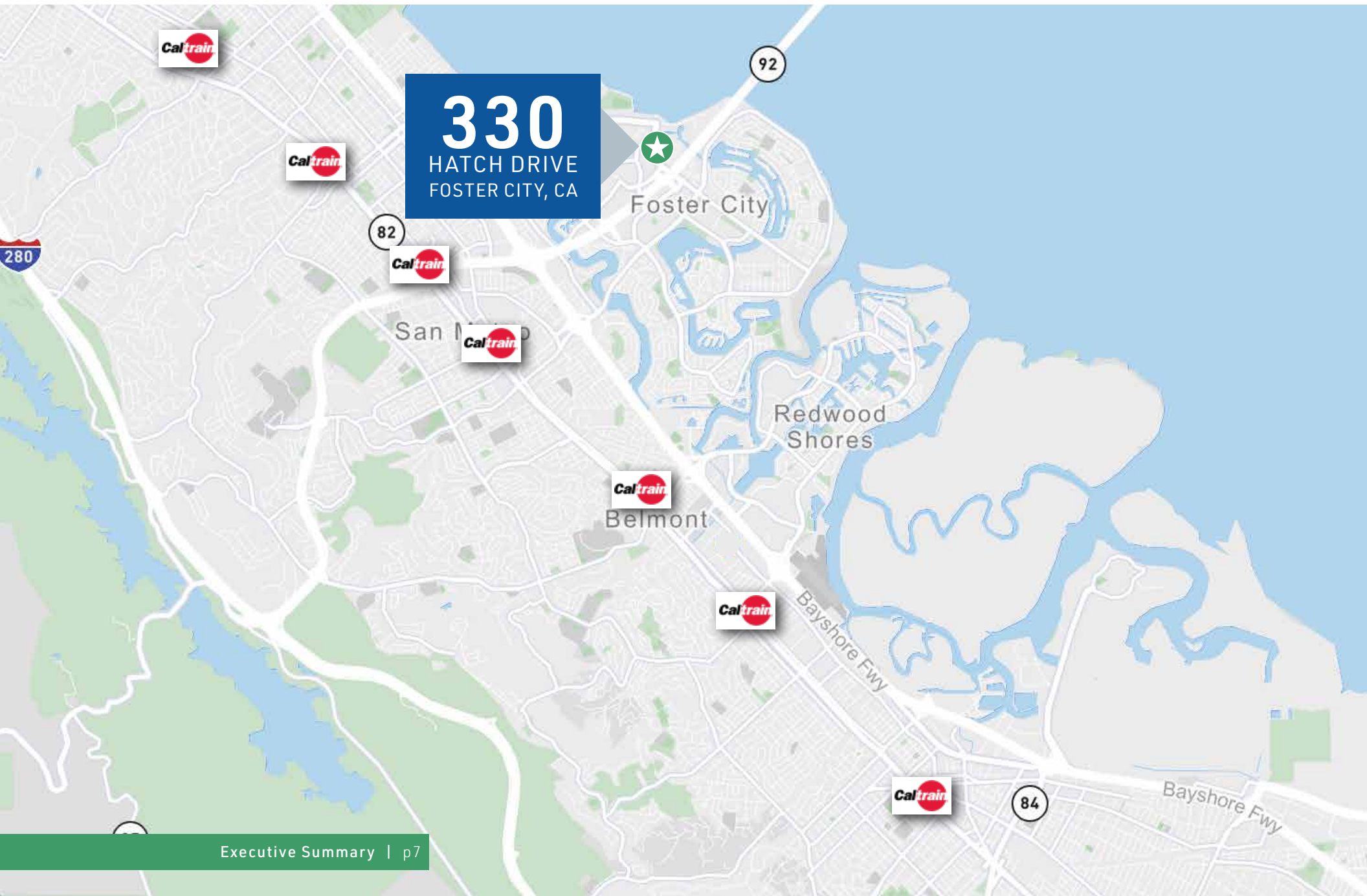
regional map



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HATCH DRIVE
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- › Strategically located between San Francisco and San Jose
- › Easy access to Highways 101 and 92
- › Approximately 16-minute drive (8.9 miles) to SFO
- › Desirable downtown amenities are within walking distance

local map – caltrain stations



330
HATCH DRIVE
FOSTER CITY, CA



property overview



property overview

330 HATCH DRIVE



± 10,000 SF Warehouse
± 7,875 SF Office



(3) Grade Level Doors
Including (1) Recessed Dock



Clear Height ±19'



Main: 800A @ 208V, 3 Phase with
(2) 200A, 240V Disconnects
(Buyer to confirm power)





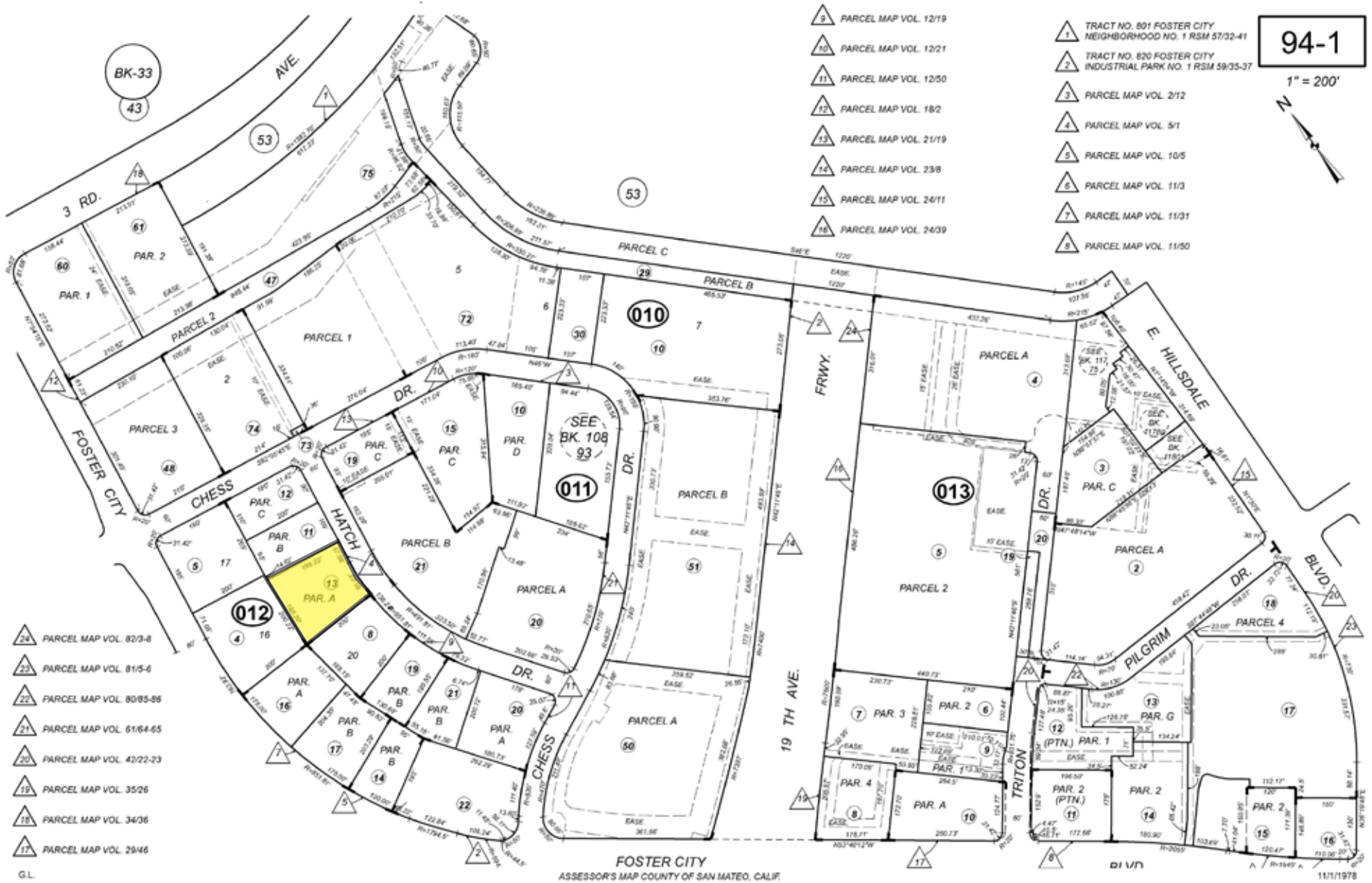
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HATCH DRIVE
FOSTER CITY, CA

FOSTER CITY BLVD

HATCH DRIVE

parcel map



- ▲ 24 PARCEL MAP VOL. 82/3-8
- ▲ 23 PARCEL MAP VOL. 81/5-6
- ▲ 22 PARCEL MAP VOL. 80/85-86
- ▲ 21 PARCEL MAP VOL. 61/64-65
- ▲ 20 PARCEL MAP VOL. 42/22-23
- ▲ 19 PARCEL MAP VOL. 35/26
- ▲ 18 PARCEL MAP VOL. 34/36
- ▲ 17 PARCEL MAP VOL. 29/46

G.L.

floor plan



the interior



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HATCH DRIVE
FOSTER CITY, CA



market overview

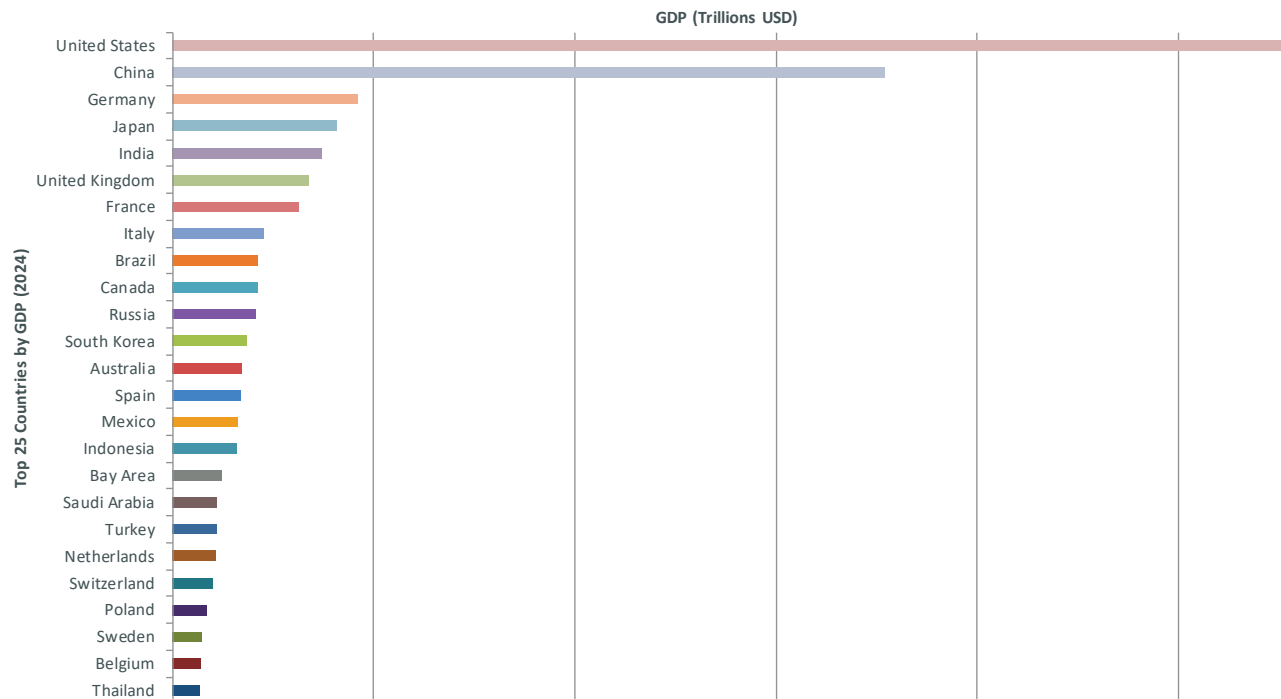


san francisco peninsula market overview

The San Francisco Bay Area has the unique distinction of being the most innovative place in America, the byproduct of a highly-educated and productive workforce, a deep venture capital pool, world-class educational and research organizations, excellent transportation infrastructure and a superb quality of life.

The Bay Area serves as the financial center of the West Coast, the gateway to the Pacific, and the world's high-tech innovation capital. These intrinsic attributes have solidified the Bay Area's position as one of the nation's primary economic engines and will continue to deliver a competitive advantage in the evolving global economy.

BAY AREA 19TH LARGEST ECONOMY



COUNTRY	GDP (TRILLIONS USD)	RANK
UNITED STATES	27.97	1
CHINA	17.70	2
GERMANY	4.59	3
JAPAN	4.11	4
INDIA	3.73	5
UNITED KINGDOM	3.40	6
FRANCE	3.13	7
ITALY	2.26	8
BRAZIL	2.13	9
CANADA	2.12	10
RUSSIA	2.06	11
SOUTH KOREA	1.87	12
AUSTRALIA	1.71	13
SPAIN	1.69	14
MEXICO	1.61	15
INDONESIA	1.58	16
BAY AREA	1.20	17
SAUDI ARABIA	1.12	18
TURKEY	1.11	19
NETHERLANDS	1.08	20
SWITZERLAND	1.02	21
POLAND	0.86	22
SWEDEN	0.73	23
BELGIUM	0.71	24
THAILAND	0.67	25

MEDIAN HOUSEHOLD INCOME FOR THE SAN FRANCISCO OAKLAND-HAYWARD MSA FOR 2025 IS \$137,970 USA IS \$81,624

Source: IMF World Economic Outlook (October 2024), nominal GDP in current US dollars for 2024 (actuals).

Source: U.S. Bureau of Economic Analysis (BEA) – Gross Domestic Product by County and Metropolitan Area, 2023 (released December 4, 2024).

SAN FRANCISCO BAY AREA ECONOMIC DRIVERS

World Class Research Institutions:

The Bay Area is home to the nation's largest concentration of basic and applied research facilities in the world with six leading research institutes: UC San Francisco; Stanford University; UC Berkeley; Lawrence Liver Lab; Genentech; and Sandia National Laboratories.

Robust, Diverse Economic Base:

The San Francisco Bay Area is home to 44 companies according to the most recent Fortune 500 rankings, representing a broad group of industries including technology, financial services, retail, energy, and health care. The combined annual revenue of the top 10 publicly traded companies in the San Francisco Bay Area is approximately \$1.51 trillion (USD). This calculation is based on the most recent figures from credible sources such as Fortune, company SEC filings, and financial data aggregators. [statista.com], [fool.com], [bizjournals.com], [bing.com], [zippia.com].

Talent Clusters Drive Innovation:

With its long-standing reputation for cutting-edge innovation, the Bay Area has always required one of the most specialized and educated work forces in the country. The high concentration of technology talent fosters innovation, and firms migrate to the Bay Area in order to leverage this talent. The Bay Area's share of technology talent is nearly three times the national average. The Bay Area is the headquarters for over 70 AI/EV companies. As of December 2025, according to Crunchbase's AI Hub, there are over 6,000 organizations in the Greater Bay Area.



THE ECONOMY IN THE BAY AREA IS GROWING AT ABOUT 4% A YEAR AND ABOUT TWICE AS FAST AS THE U.S. ECONOMY.

-JEFF BELLISARIO, VP ECONOMIC INSTITUTE



THERE'S A VIBRANCY HERE WITH DIFFERENT CULTURES THAT ATTRACTS PEOPLE. THAT'S WHY YOUNGER WORKERS SPEND SO MUCH MONEY TO LIVE HERE - THEY'RE ATTRACTED TO THE CITY AND OUR VALUES.

-LATE SAN FRANCISCO MAYOR ED LEE



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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FOR MORE INFORMATION, CONTACT

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