

3-STAR CLASS B OFFICE BUILDING AVAILABLE FOR SALE

INTERO

Commercial

HARRIGAN
INCOME PROPERTY
GROUP

248 Main Street | Half Moon Bay, CA 94019



SALE PRICE \$3,500,000

PROPERTY DESCRIPTION

Availability is a solid 3-Star Class "B", 8,627 SF Office Building situated on .50 acres, and located in the San Francisco Peninsula Coastline sub-market of Half Moon Bay.

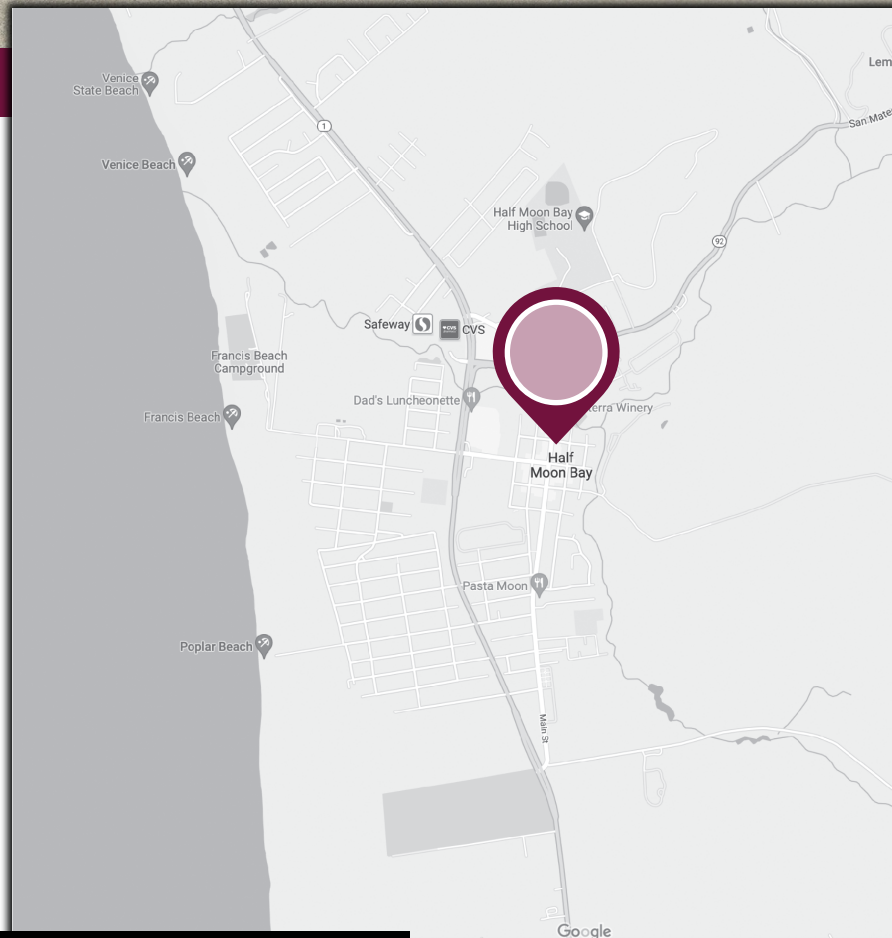
The building is professionally managed by on-site manager.

Long term owners now wishes to retire and cash out from this free & clear asset.

PROPERTY HIGHLIGHTS

- Ground floor has a long-term Medical Start-up Company tenant.
- Second floor is being held vacant for an owner-user buyer or can be leased at market rate for an investor upon request.
- Excellent in town walk score of 92 close to restaurants, shops and beach
- Easy access to Hwy. 92
- Over 3 million visitors to this resort community every year.

All financials, P&L, Lease Summary and cash flow analysis provided to qualified interested buyers only.



FOR MORE INFORMATION CONTACT

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Aerial & Amenities Map



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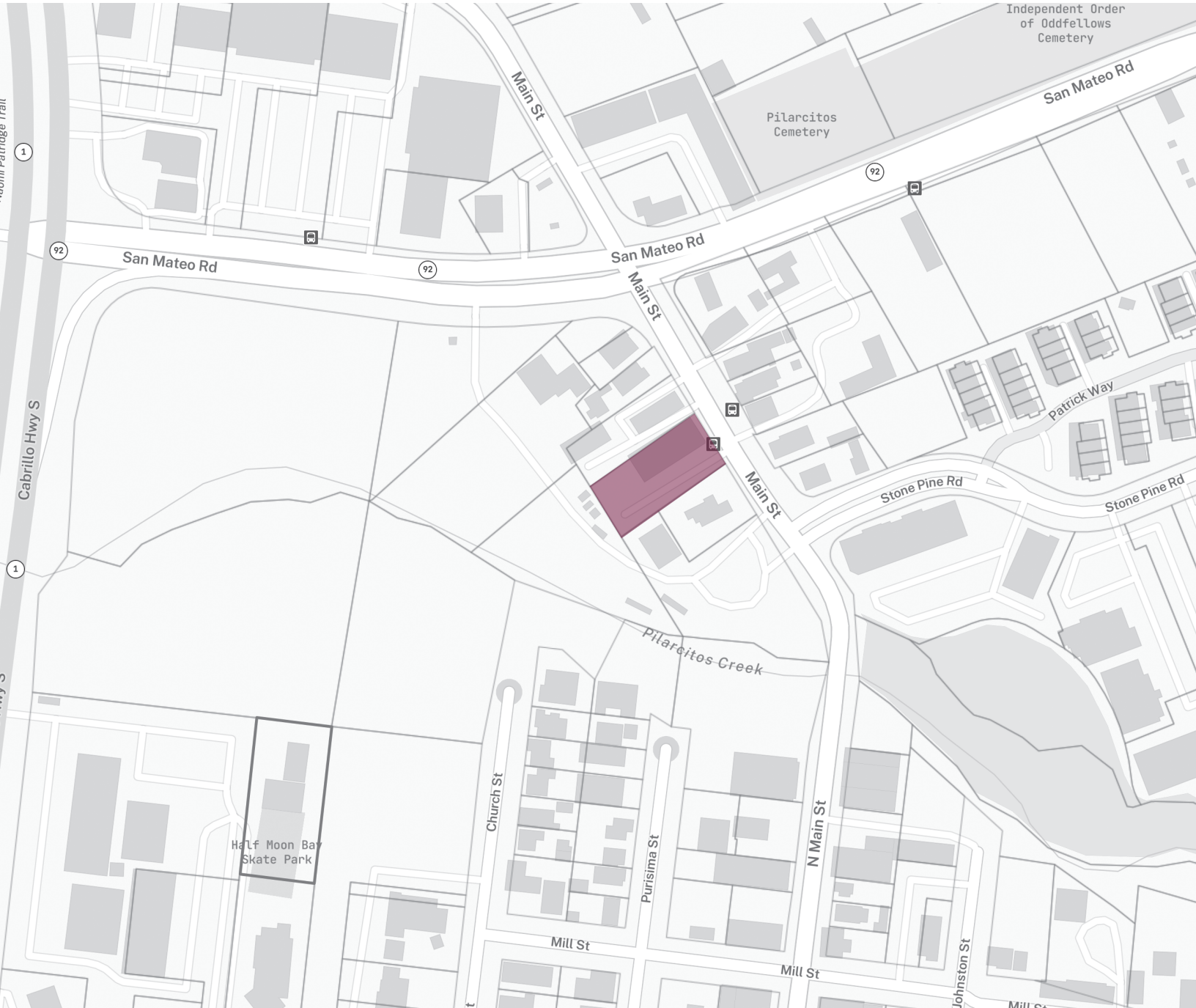
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Parcel Map



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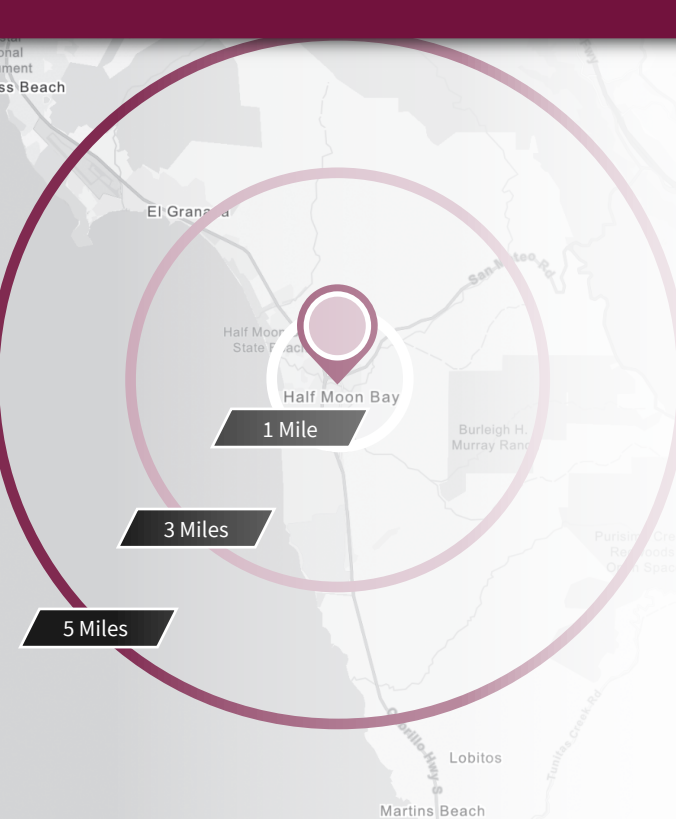
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Location Overview



2022 Summary

	1 MILE	3 MILES	5 MILES
Population	8,114	13,119	19,489
Households	2,921	4,945	7,344
Families	2,013	3,393	5,088
Average Household Size	2.77	2.63	2.64
Owner Occupied Housing Units	1,832	3,428	5,239
Renter Occupied Housing Units	1,089	1,517	2,105
Median Age	40.3	45.0	44.0
Median Household Income	\$142,127	\$162,850	\$161,098
Average Household Income	\$183,973	\$208,960	\$208,148

2027 Summary

	1 MILE	3 MILES	5 MILES
Population	7,706	12,484	18,557
Households	2,811	4,772	7,089
Families	1,935	3,272	4,909
Average Household Size	2.73	2.60	2.60
Owner Occupied Housing Units	1,765	3,315	5,072
Renter Occupied Housing Units	1,046	1,457	2,016
Median Age	41.3	45.4	44.4
Median Household Income	\$183,010	\$200,001	\$198,774
Average Household Income	\$221,555	\$252,480	\$248,831



Half Moon Bay is a coastal city in San Mateo County, California, approximately 25 miles south of San Francisco. Immediately at the north of Half Moon Bay is Pillar Point Harbor and the unincorporated community of Princeton-by-the-Sea. Half Moon Bay is known for Mavericks, a big-wave surf location. It is called Half Moon Bay because of its crescent shape.

The city is located a mere 45-minute drive from San Francisco, Half Moon Bay is an idyllic enclave and truly the perfect place to spend some time away from the big city. Horseback ride along a scenic beach, play golf on a spectacular course overlooking the ocean or browse through the numerous shops and art galleries in the historic section.

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INTERO COMMERCIAL COMPANY OVERVIEW

Intero was founded in 2002 in Cupertino. Given its location in Silicon Valley, one of its core strategies has always been the implementation of advanced technology and cutting-edge services and marketing. Over the last 18 years it has grown tremendously, and currently possesses the largest market share of any brokerage in Silicon Valley for many years running. Its commercial division is a juggernaut in its own right, and is the recipient of multiple Costar Power Broker awards, which are very prestigious and only awarded to the 5 highest producing firms in a given market.

In 2014 Warren Buffett took notice of the company's outsized access and its position as a dominant market player, and Interco was acquired by Berkshire Hathaway. This acquisition has been a dream relationship for our team, as it has given us a robust platform and a deep network of contacts, technology, and resources to better serve our clients. Being associated with one of the largest and most credible brands in the world ensures Interco Commercial will remain a dominant market player for years to come.

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor Interco Commercial, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is Interco Commercial and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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