

**COMMERCIAL BUILDING + LAND**  
2355 CARLOS STREET MOSS BEACH, CA 94038



**PROPERTY HIGHLIGHTS**

- Charming Commercial Building
- Great Owner/User Opportunity
- Many Allowed Uses
- Beautiful Coastal Community
- Additional Land for Parking or Development
- Building May be Demised into Two Units

**PROPERTY DESCRIPTION**

**Location**

This property is conveniently located within a 10 minute drive of two markets: Pacifica and Half Moon Bay. The overall Coastside population exceeds 60,000 from Pacifica to Pescadero and the average household income is approximately \$117,000. The stretch of Highway 1 in front of the subject property has an average vehicles per day count of +/-15,000 which provides an excellent signage opportunity for tenants or a new owner occupier.

**Property**

The commercial building sits on two parcels that total +/- 9,253 sq ft. The additional land can be utilized as off street parking, a possible building addition or separate development. The current office building which is designated a historic structure has multiple private offices, two restrooms and two entrances so it may be easily demised for two tenants. The Seller may leaseback half of the building or deliver the property vacant depending on the new buyer's needs.

EXCLUSIVELY LISTED BY: **RANDY KINGHORN**  
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**EXECUTIVE SUMMARY**

**Sale Price:** \$690,000  
**Building Size:** +/- 980 SF  
**Total Land Size:** +/-9,253 SF  
**Property Type:** Office Building  
**Zoning:** C-1/S-3/DR  
**APNs:** 037-097-210  
037-097-160

