

## Executive Summary



### Property

Half Moon Bay is a favorite destination for the over 2.5 million annual visitors who come to the area for many outdoor activities along with great restaurants, hotels and charming retail stores. The subject property is walking distance from b&b's, beaches, restaurants and the harbor. Located approximately 25 minutes from the San Mateo area, 30 minutes south of San Francisco and 45 minutes north of San Jose the property is accessible to a large, affluent metropolitan population.

### Location

The first floor space and mezzanine are a combined +/-1,300 sf and the 2nd floor space is +/-1,700 sq ft. The building has high end interior finishes and improvements such as: Andersen windows, italian tile floors, track lighting, vaulted ceilings and unique architectural design features. There are two restrooms, a 2 car garage, kitchen and storage space available. A truly one of a kind property!

Rental Rate:	Negotiable
Space(s) Size:	+/-1,300-3,000 sq ft
Property Type:	Retail or Office
Zoning:	CCR/DR/CD
APN:	048-014-350
Floors Available:	Two
Former Use:	Art Gallery/Studio
Parking:	Yes, Lot and Garage
Market:	Half Moon Bay
Sub Market:	San Mateo County
Year Built:	1993

- Incredible Beachfront Location
- Views of Ocean and Harbor
- 1st & 2nd Floors Can be Leased Separately
- Beautiful High End Interior Improvements
- Creative Architectural Features
- Two Restrooms, One Shower
- Two Decks on 2nd Floor with Ocean Views
- One 2 Car Garage Available for Storage
- 3rd Floor Residential Unit Available Soon...
- Great For Art Gallery, Spa, Yoga, Retail
- Additional Parking May be Available