

# GREAT LOCATION W/ HWY-1 VISIBILITY FOR LEASE & FOR SALE

## 5550 COAST HIGHWAY

**PREMISES:** Suite #1, Athletic Club, Approx. 17,000 sq ft

Great location as near to the beach as you can get! Located in a fantastic area with easy access to the highway and the beach. Surrounded by nice restaurants, shopping and in the beautiful Pacifica Community.

### FEATURES:

- Formerly used as a grocery store
- Currently an athletic club
- Plenty of parking
- Great neighborhood! Located within walking distance to the beach, restaurants and other shopping
- Minutes to San Francisco, SFO, the peninsula

### DEMOGRAPHICS:

	1 mi.	3 mi.	5 mi.
Population:	5,668	22,788	92,401
Daytime Population:	212	633	1,885
Median HH Income:	\$82,692	\$83,490	\$82,068
Education (BA or better):	23.9%	27.0%	27.8%

**LEASE RATE:** \$1.00 NNN/Month

**ASKING SALES PRICE:** \$3,100,000



### EXCLUSIVE AGENT:

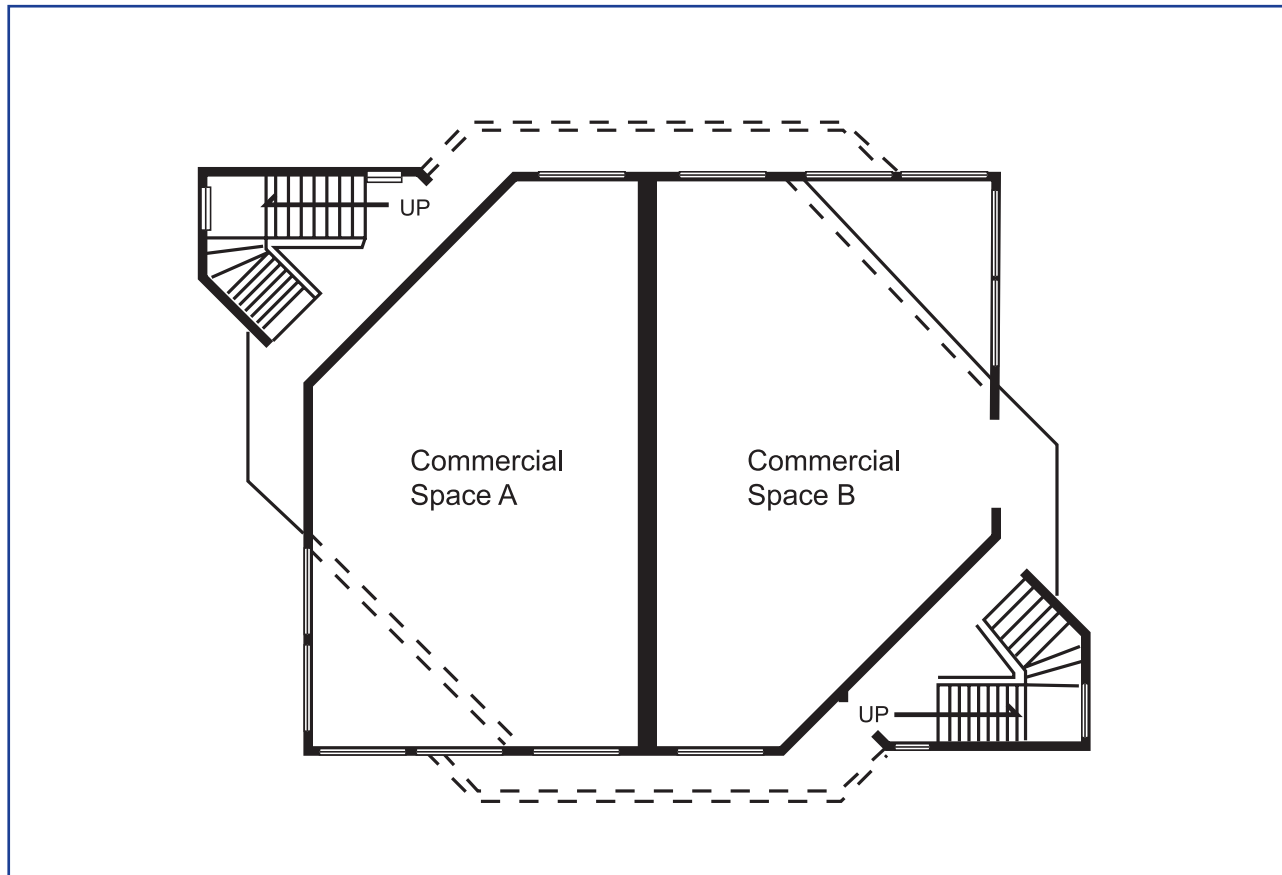
Frank Vella  
(415) 439-5946  
frank@starboardnet.com

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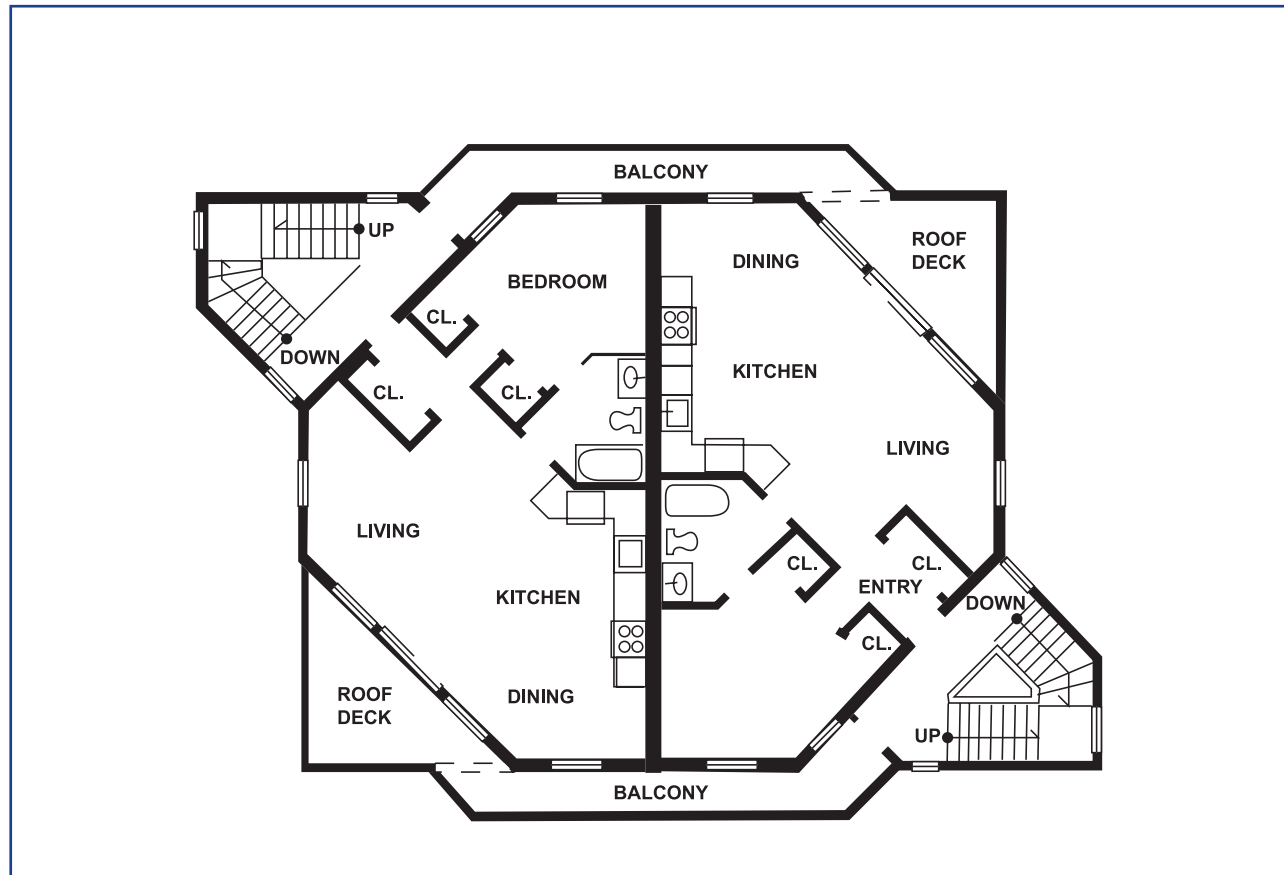


Lot 9, First Floorplan.

Floorplan is for visualization purposes only and are not drawn to scale.

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Lot 9, Second Floorplan.

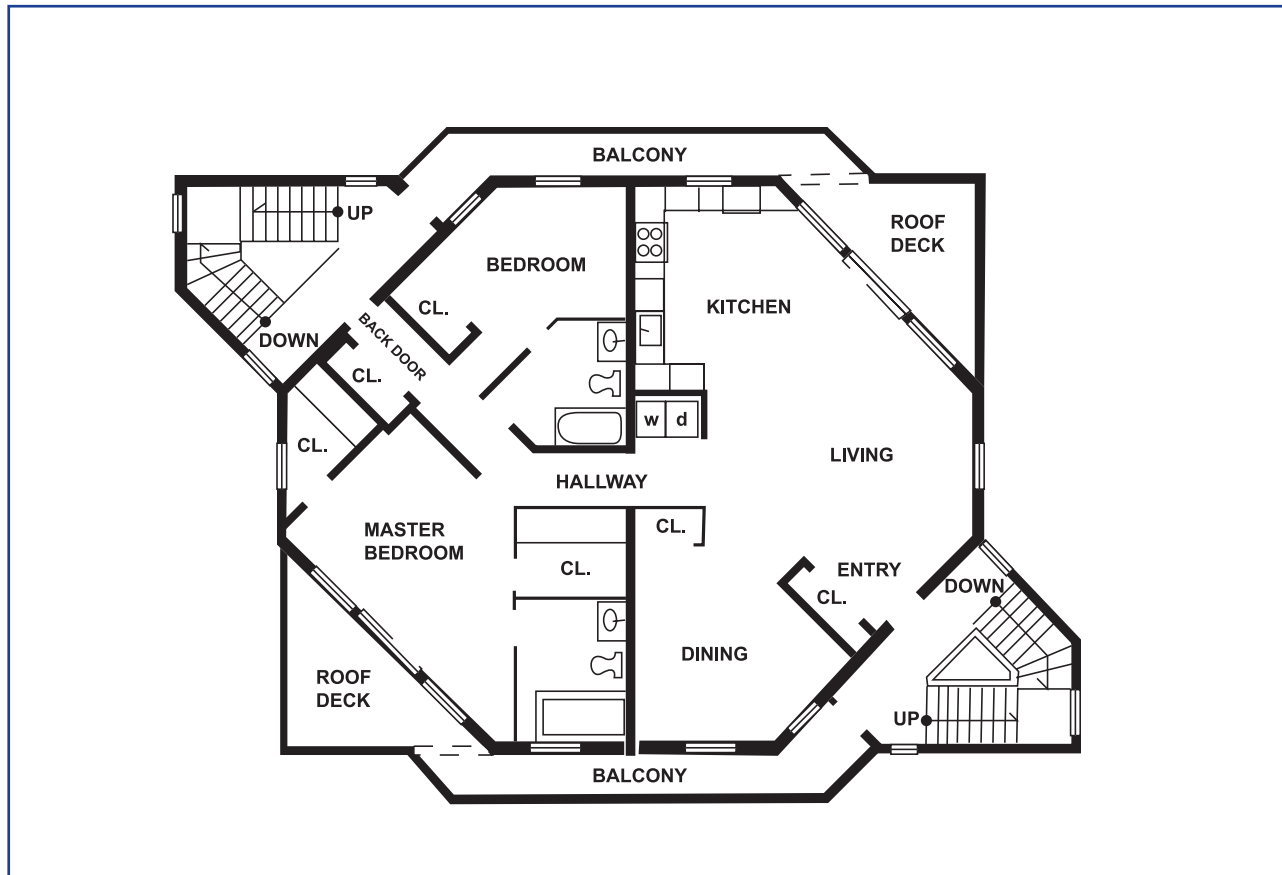
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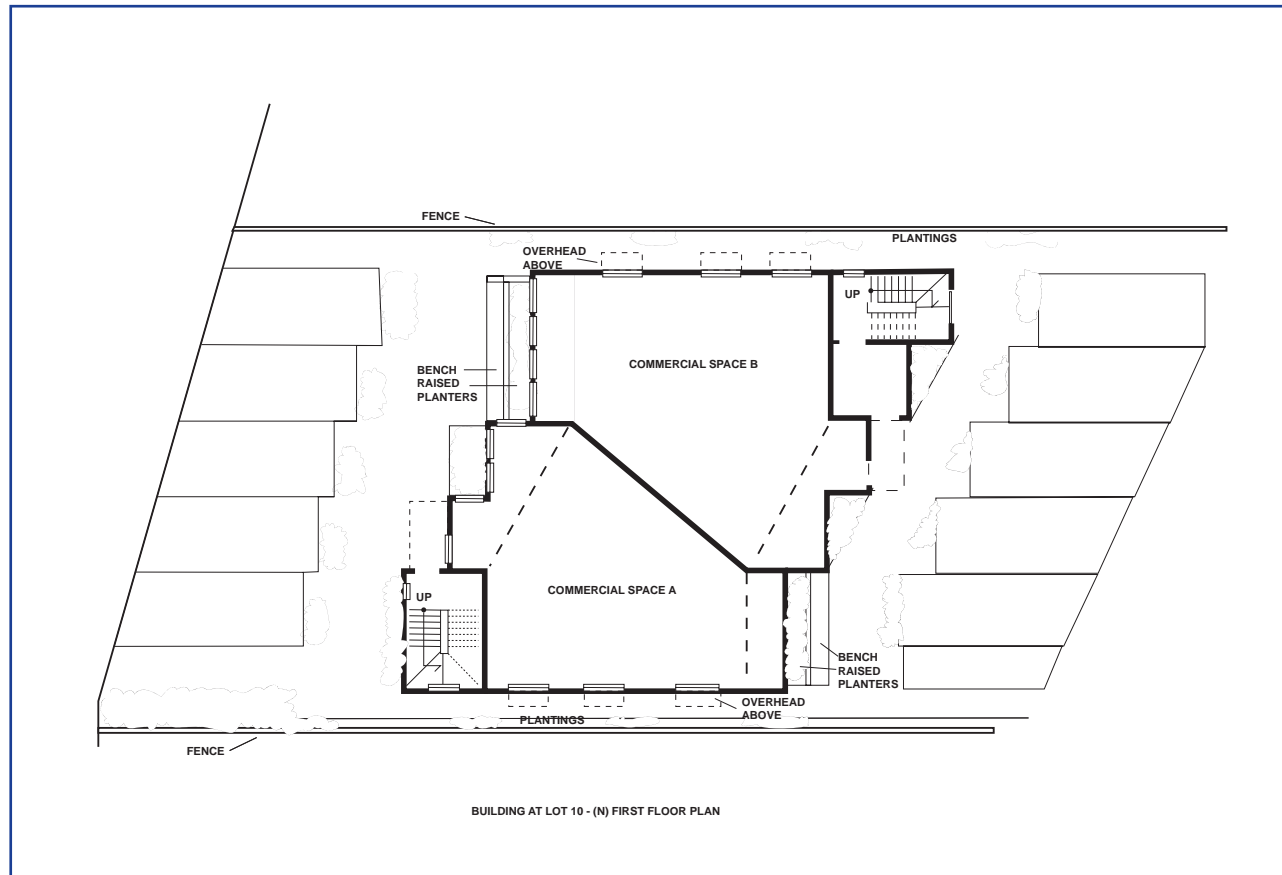


Lot 9, Third Floorplan.

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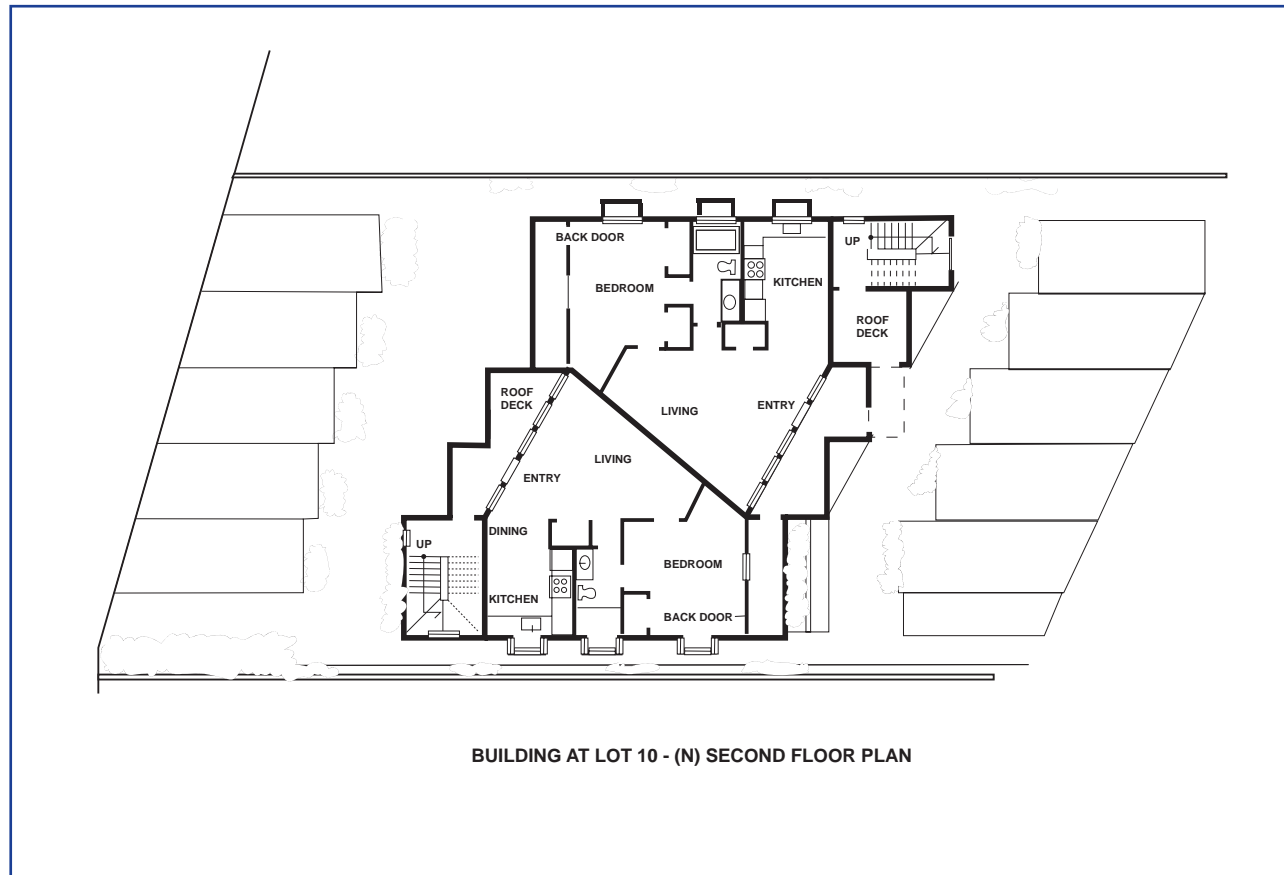
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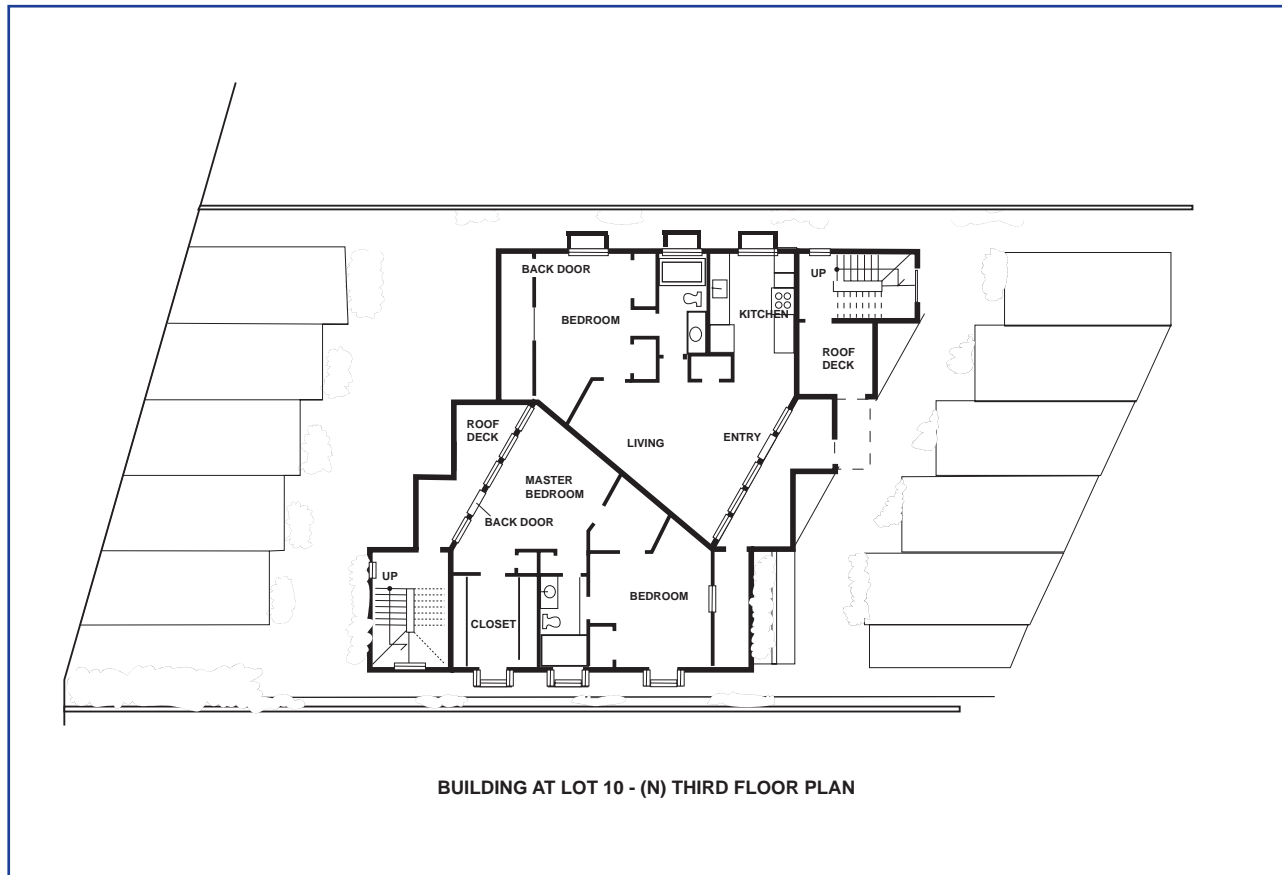
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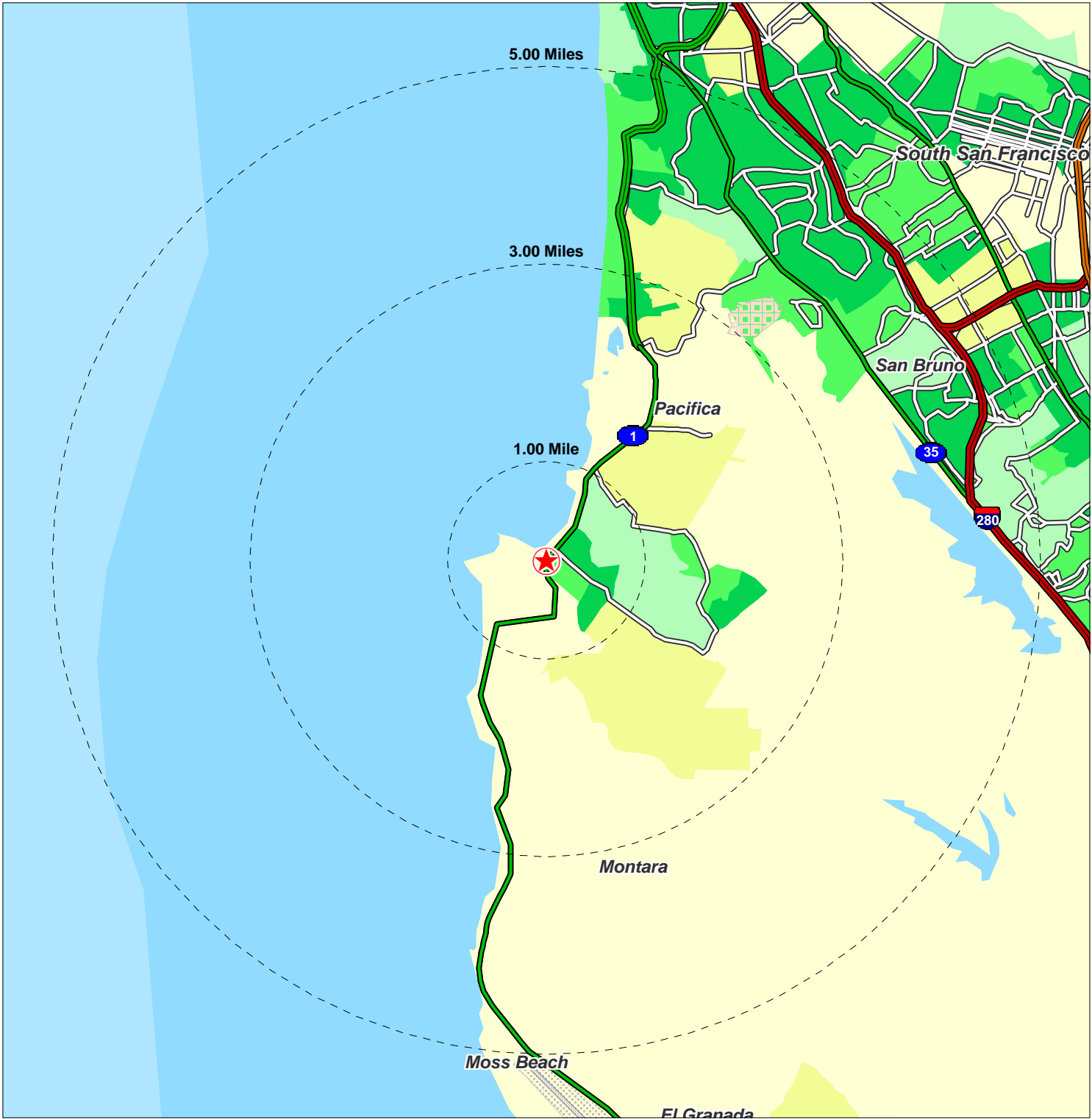
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Lot 10, Third Floorplan.

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Lat: 37.5942 Lon: -122.505 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**Population Density**  
By Block Groups

- 7,500 or More
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 1,000

**5550 Cabrillo Hwy**  
**PACIFICA, California**

*Current Year Estimated*  
*Persons per Square Mile*

*April 2006*



**SUMMARY DEMOGRAPHIC PROFILE**  
**1990 - 2000 Census, 2005 Estimates & 2010 Projections**  
*Calculated using Proportional Block Groups*



Lat/Lon: 37.594162/-122.5051945

April 2006

RS1

<b>5550 Cabrillo Hwy PACIFICA, California</b>		<b>1.00 mi radius</b>	<b>3.00 mi radius</b>	<b>5.00 mi radius</b>
<b>POPULATION</b>	2005 Estimated Population	5,668	22,788	92,401
	2010 Projected Population	5,510	22,156	89,232
	2000 Census Population	5,823	23,413	95,631
	1990 Census Population	5,668	23,316	94,009
	Historical Annual Growth 1990 to 2005	0.0%	-0.2%	-0.1%
	Projected Annual Growth 2005 to 2010	-0.6%	-0.6%	-0.7%
	2005 Median Age	39.2	40.4	39.5
<b>HOUSEHOLDS</b>	2005 Estimated Households	2,022	8,485	32,116
	2010 Projected Households	1,969	8,276	31,081
	2000 Census Households	2,081	8,720	33,269
	1990 Census Households	1,960	8,250	32,097
	Historical Annual Growth 1990 to 2005	0.2%	0.2%	0.0%
Projected Annual Growth 2005 to 2010	-0.5%	-0.5%	-0.6%	
<b>POPULATION BY RACE</b>	2005 Estimated White	78.5%	78.1%	53.1%
	2005 Estimated Black or African American	1.1%	1.4%	2.6%
	2005 Estimated Asian & Pacific Islander	10.8%	11.6%	34.9%
	2005 Estimated American Indian & Native Alaskan	0.1%	0.1%	0.1%
	2005 Estimated Other Races	9.4%	8.9%	9.3%
	2005 Estimated Hispanic	14.6%	13.5%	13.8%
<b>INCOME</b>	2005 Estimated Average Household Income	\$ 89,902	\$ 95,379	\$ 93,448
	2005 Estimated Median Household Income	\$ 82,692	\$ 83,490	\$ 82,068
	2005 Estimated Per Capita Income	\$ 32,526	\$ 35,721	\$ 32,960
<b>EDUCATION (AGE 25+)</b>	2005 Elementary	5.1%	4.9%	6.9%
	2005 Some High School	9.3%	8.4%	9.2%
	2005 High School Graduate	28.7%	26.8%	23.7%
	2005 Some College	25.2%	24.8%	23.6%
	2005 Associates Degree Only	7.9%	8.1%	8.9%
	2005 Bachelors Degree Only	16.8%	18.7%	19.6%
	2005 Graduate Degree	7.1%	8.3%	8.2%
<b>BUSINESS</b>	Number of Businesses	212	633	1,885
	Total Number of Employees	1,440	3,249	12,074
	Employee Population per Business	6.8	5.1	6.4
	Residential Population per Business	26.8	36.0	49.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.