

731 OCEANA BLVD

PACIFICA, CA

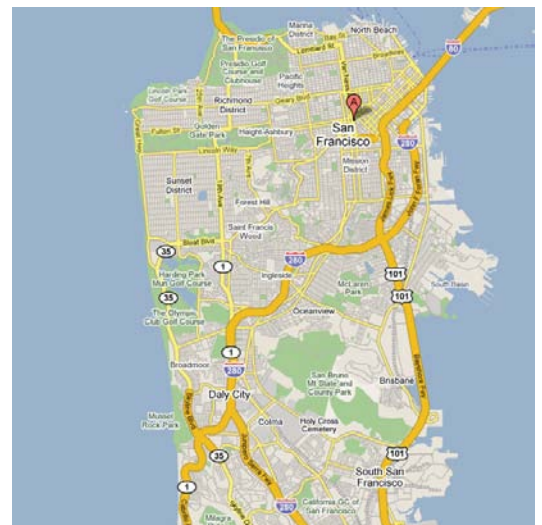


## NEW COMMERCIAL BUILDINGS FOR SALE

**PREMISES** Two of the newest buildings on the Coast. A variety of uses can be accommodated here. Great location that is just 15 minutes away from San Francisco and SFO International. Building can be sold with 711 Oceana Blvd or separately. Will consider a lease also. Each building is approximately 2,500 square feet. Ocean views!!!!

**SIZE** 2,500± Sq. Ft. Per Building

**ASKING PRICE** \$1,300,000 per building  
WILL ALSO CONSIDER A LEASE



For more information please contact:

**FRANK VELLA 415.439.5946**

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 **STARBOARD TCN**  
WORLDWIDE COMMERCIAL REAL ESTATE  
*Local Focus, Global Reach*

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

 **TCN**  
WORLDWIDE

**CITY OF PACIFICA C-2 ZONING DISTRICT****SEC. 9-4.1 101. PERMITTED AND CONDITIONAL USES.****(a) Permitted uses. The following uses shall be permitted in the C-2 District:**

- (1) Retail stores and shops;
- (2) Personal and business service establishments, including financial institutions;
- (3) Offices;
- (4) Newspaper, printing, and lithography plants not exceeding 5,000 square feet in net usable area;
- (5) Retail restaurants, fast food restaurants, restaurants and bars;
- (6) Household appliance and furniture sales and service in conjunction with sales;
- (7) Veterinary hospitals and clinics; and
- (8) In the Coastal Zone, visitor-serving commercial uses, as defined in Section 9- 4.4302 (av) of Article 43 of this chapter.

**(b) Conditional uses. Conditional uses allowed in the C-2 District, subject to obtaining a use permit, shall be as follows:**

- (1) Social halls, clubs, theaters, and nightclubs;
- (2) Pet care and sales establishments, including boarding and grooming;
- (3) Vehicle and boat sales and service in conjunction with sales;
- (4) Plumbing, heating, electrical, and appliance repair, service, and supply shops;
- (5) Specialty auto service, such as oil changing facilities, not in conjunction with service stations;
- (6) Car washes;
- (7) All uses allowed as either a permitted or conditional use in the C-1 District and which are not listed as permitted uses in the C-2 District; and
- (8) Firearms sales, subject to the provisions of Section 9-4.2316.

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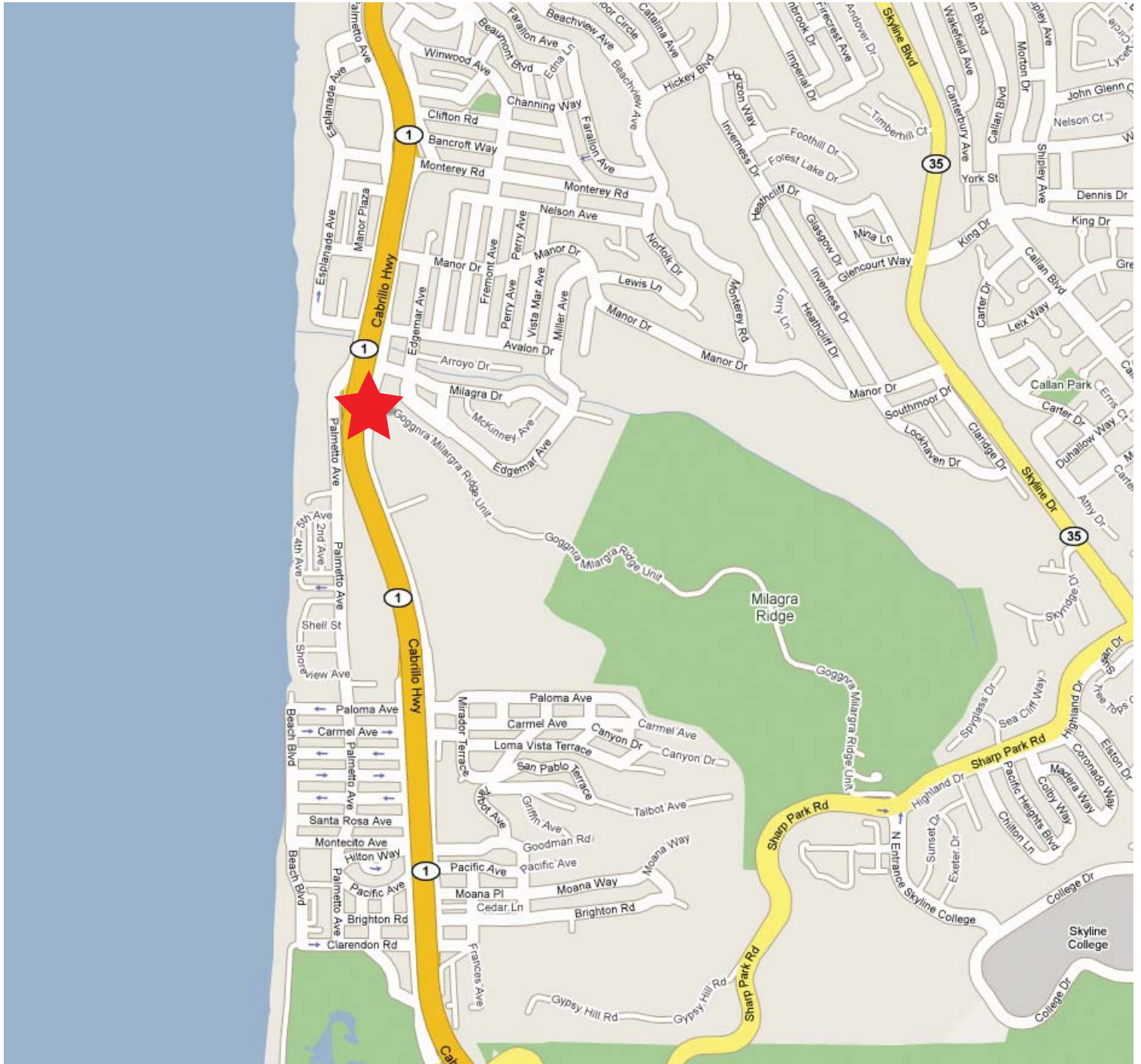
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