



FOR SALE

60 PALOMA AVENUE

Pacifica, CA 94044 | \$2,188,000 | 5 Units/Multifamily

Marcus & Millichap

PRESENTED BY ANGELO BAGLIERI

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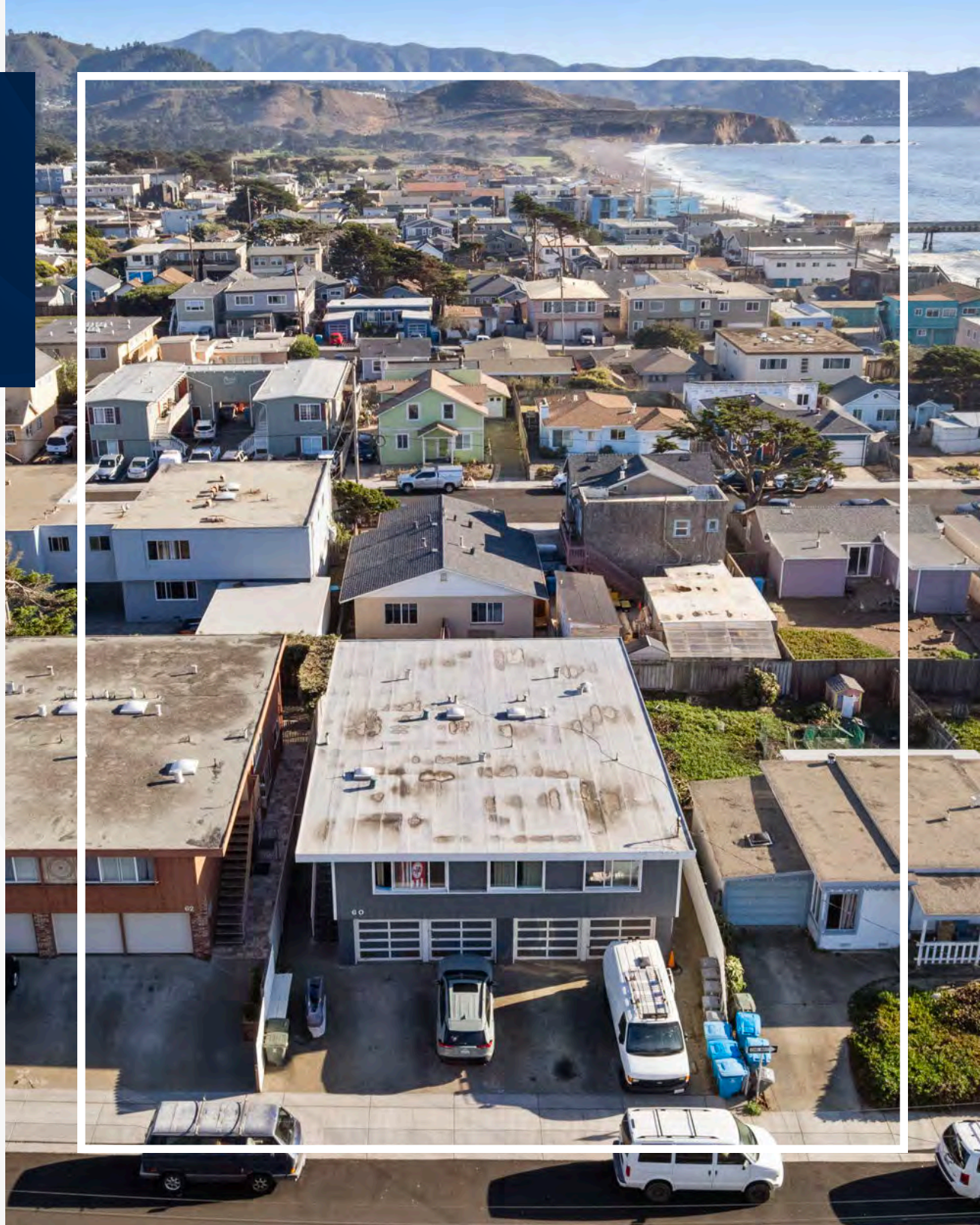
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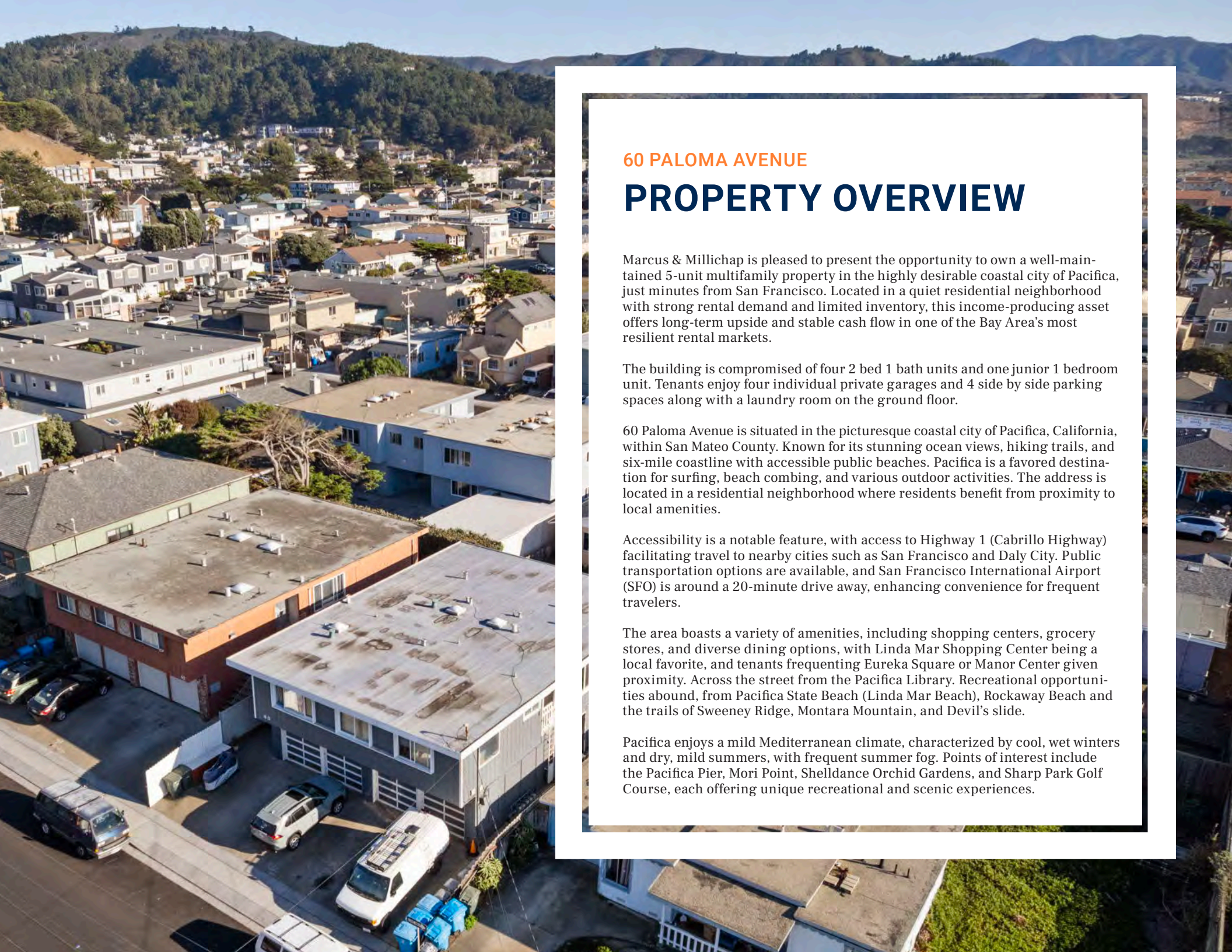
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60 PALOMA AVENUE

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to own a well-maintained 5-unit multifamily property in the highly desirable coastal city of Pacifica, just minutes from San Francisco. Located in a quiet residential neighborhood with strong rental demand and limited inventory, this income-producing asset offers long-term upside and stable cash flow in one of the Bay Area's most resilient rental markets.

The building is comprised of four 2 bed 1 bath units and one junior 1 bedroom unit. Tenants enjoy four individual private garages and 4 side by side parking spaces along with a laundry room on the ground floor.

60 Paloma Avenue is situated in the picturesque coastal city of Pacifica, California, within San Mateo County. Known for its stunning ocean views, hiking trails, and six-mile coastline with accessible public beaches. Pacifica is a favored destination for surfing, beach combing, and various outdoor activities. The address is located in a residential neighborhood where residents benefit from proximity to local amenities.

Accessibility is a notable feature, with access to Highway 1 (Cabrillo Highway) facilitating travel to nearby cities such as San Francisco and Daly City. Public transportation options are available, and San Francisco International Airport (SFO) is around a 20-minute drive away, enhancing convenience for frequent travelers.

The area boasts a variety of amenities, including shopping centers, grocery stores, and diverse dining options, with Linda Mar Shopping Center being a local favorite, and tenants frequenting Eureka Square or Manor Center given proximity. Across the street from the Pacifica Library. Recreational opportunities abound, from Pacifica State Beach (Linda Mar Beach), Rockaway Beach and the trails of Sweeney Ridge, Montara Mountain, and Devil's slide.

Pacifica enjoys a mild Mediterranean climate, characterized by cool, wet winters and dry, mild summers, with frequent summer fog. Points of interest include the Pacifica Pier, Mori Point, Shelldance Orchid Gardens, and Sharp Park Golf Course, each offering unique recreational and scenic experiences.

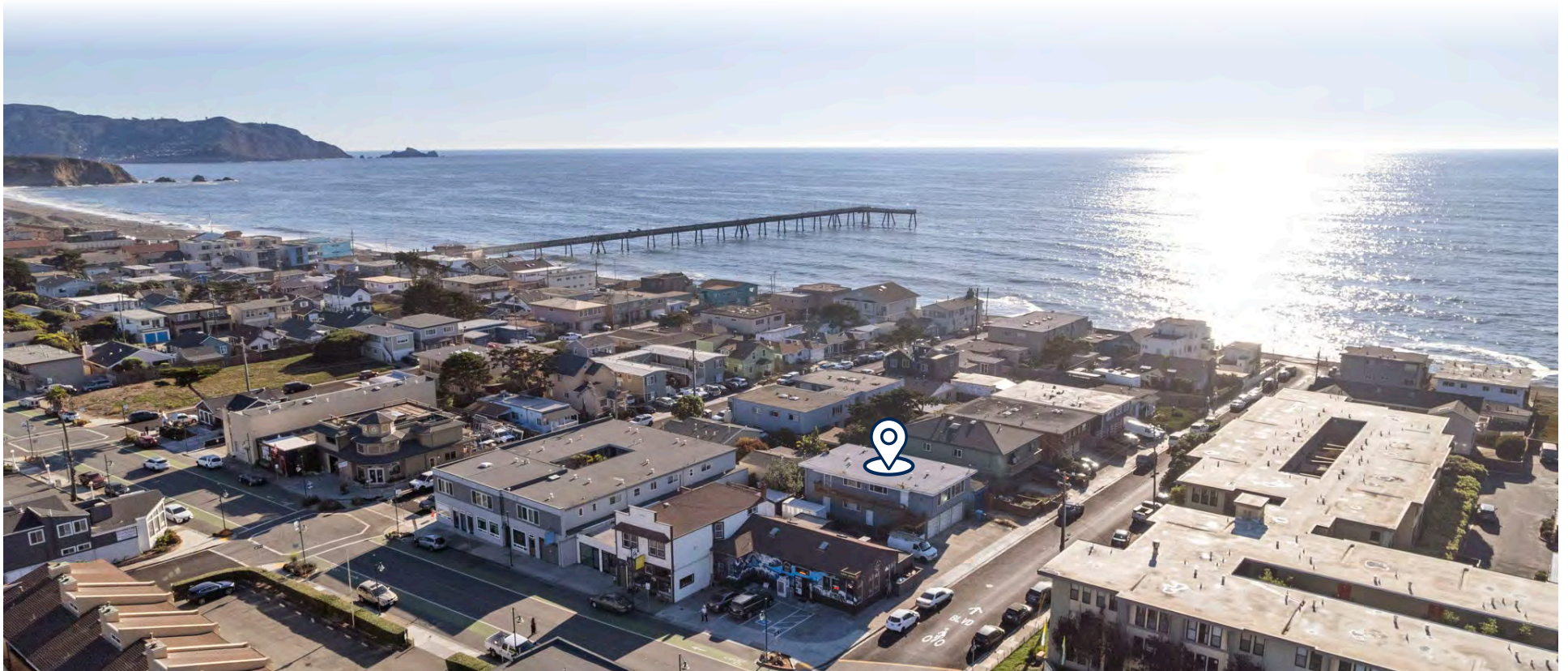
OFFERING SUMMARY

FINANCIAL SUMMARY

Listing Price	\$2,188,000
NOI	\$121,050
Cap Rate	5.68%
GRM	12.95
Price/Unit	\$437,600
Price/SF	\$531.07

OPERATIONAL

Gross SF	4,120
# of Units	5
Lot Size	0.10 acres
Occupancy	Occupied
Year Built	1965



60 PALOMA AVENUE

RENT ROLL

UNIT	UNIT TYPE	SCHEDULED RENT/MONTH	MARKET RENT/MONTH
1	2 Bedroom - Occupied	\$2,878	\$3,500
2	2 Bedroom - Occupied	\$2,930	\$3,500
3	2 Bedroom - Occupied	\$2,950	\$3,500
4	2 Bedroom - Occupied	\$2,878	\$3,500
5	Junior 1 Bedroom - Occupied	\$2,450	\$2,650
Monthly Income		\$14,085	\$16,650
Annual Income		\$169,020	\$199,800

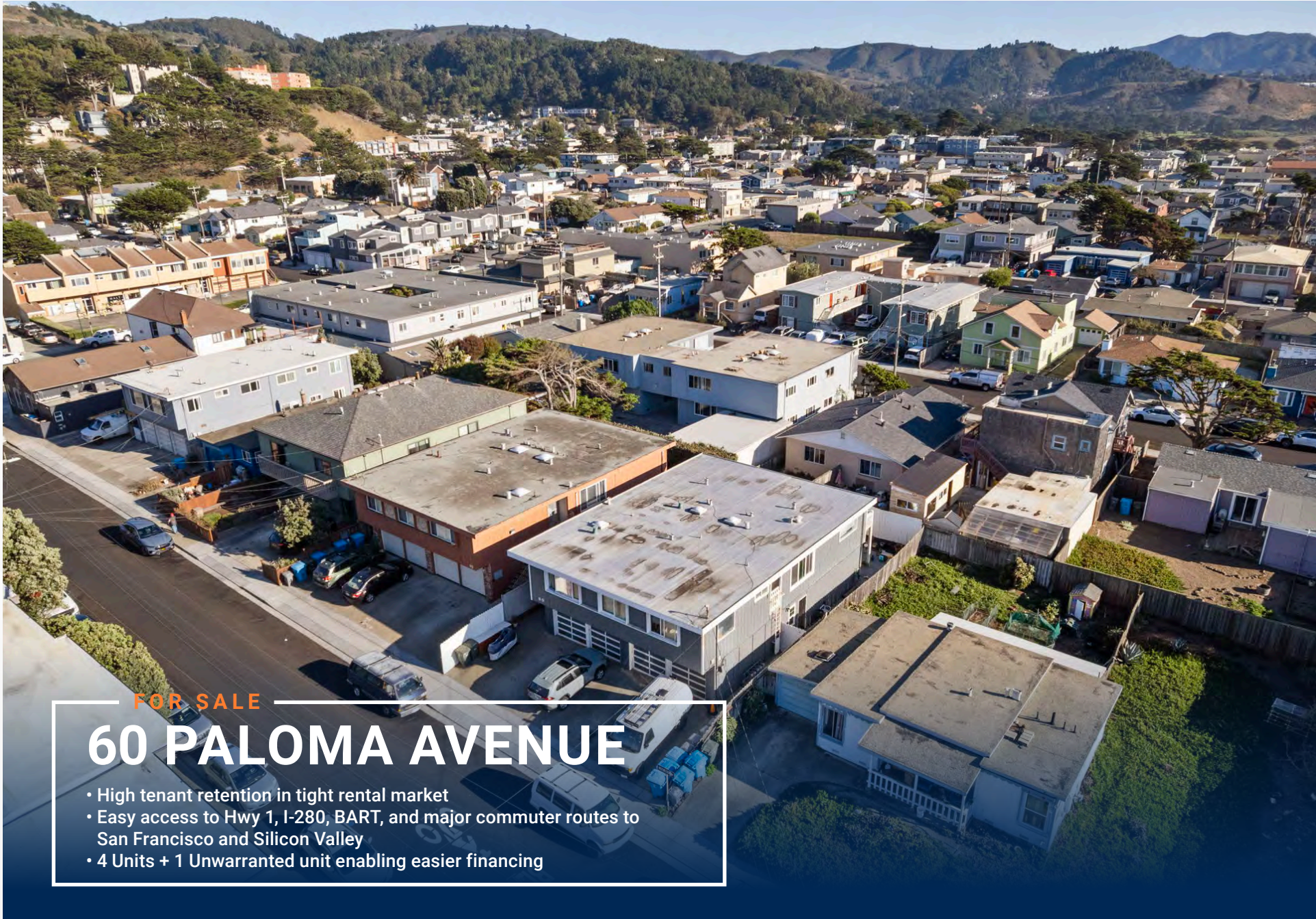
*as of May 2026

INCOME & EXPENSES

INCOME	CURRENT		YEAR 1		PER UNIT
Rental Income					
Gross Scheduled Rent	\$169,020		\$199,800		\$39,960
Physical Vacancy	(5,071)	3.0%	(5,994)	3.0%	(1,199)
Total Vacancy	(\$5,071)	3.0%	(\$5,994)	3.0%	(\$1,199)
Annual Income	\$163,949		\$193,806		\$38,761
EXPENSES					
Real Estate Taxes	\$27,000		\$27,000		\$5,400
Insurance	\$3,537		\$3,537		\$707
Utilities—Electric/Gas	\$2,814		\$2,814		\$563
Utilities—Water & Sewer	\$2,465		\$2,465		\$493
Trash Removal	\$2,734		\$2,734		\$547
Repairs & Maintenance	\$3,750		\$3,750		\$750
Total Expenses	\$42,300		\$42,300		\$8,460
Expenses as % of EGI	25.4%		21.5%		
Net Operating Income	\$124,250		\$154,106		\$30,821







FOR SALE

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- High tenant retention in tight rental market
- Easy access to Hwy 1, I-280, BART, and major commuter routes to San Francisco and Silicon Valley
- 4 Units + 1 Unwarranted unit enabling easier financing