3344 San Jose Avenue

DALY CITY, CA 94014

ENGEL&VÖLKERS COMMERCIAL | PW PACIFIC WEST GROUP

GAVIN MCDOWELL
Director
DRE# 02080939
650-863-2427
gavin@pacwestcre.com

Executive Summary

3344 SAN JOSE AVENUE • DALY CITY, CA

3344 San Jose Avenue presents a rare opportunity to acquire a strategically located commercial property offering **three distinct investment strategies:** a stable income-producing asset, an owner/user opportunity, and a long-term mixed-use redevelopment play.

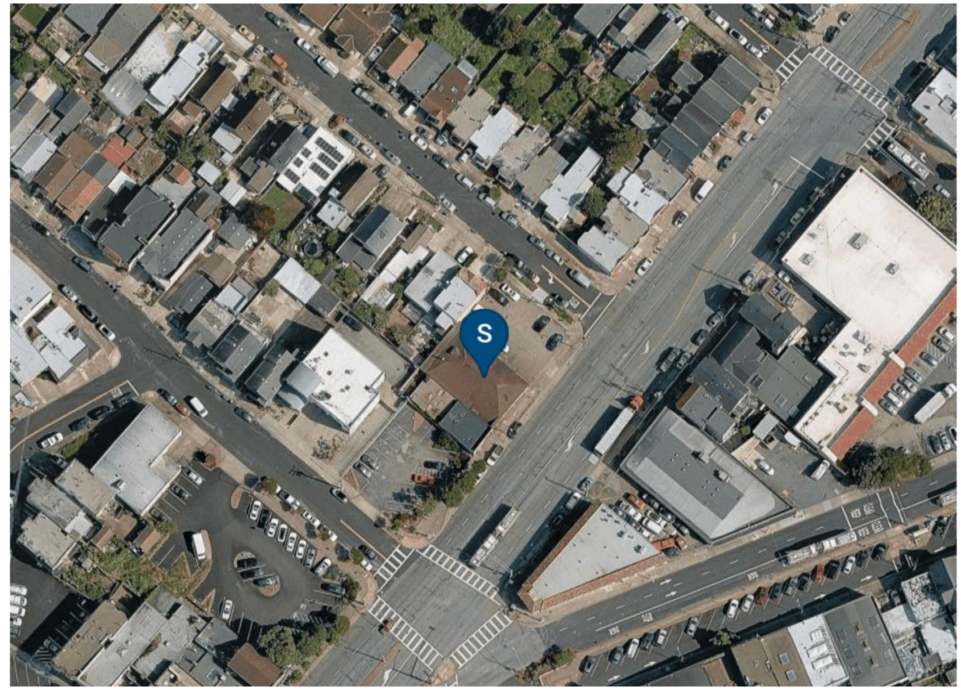
Offered at **$1,250,000,** the property consists of a **3,451-square-foot** commercial building situated on a **0.18-acre parcel** with **10 on-site parking spaces.** The property is currently leased, generating an annual **Net Operating Income (NOI) of $60,872,** providing immediate cash flow while preserving future upside.

For investors, the existing tenancy offers stable in-place income with the opportunity for future rental growth and long-term appreciation in one of the Bay Area's most supply-constrained markets.

For owner/users, the property represents an opportunity to control occupancy costs by owning rather than leasing, while building long-term equity in a well-located commercial asset. The building's functional layout, dedicated parking, and excellent accessibility make it suitable for a wide range of professional, medical, retail, office, and service-related businesses.

Most compelling is the property's **confirmed Commercial Mixed-Use (C-MU) zoning,** which creates significant redevelopment potential. The zoning allows developers to capitalize on Daly City's housing initiatives through the development of a mixed-use project featuring ground-floor retail or commercial space with residential units above. This flexibility positions the property to benefit from continued housing demand, limited land availability, and the City's commitment to encouraging higher-density infill development along key commercial corridors.

Whether pursued as a stabilized investment, owner/user acquisition, or future redevelopment opportunity, **3344 San Jose Avenue offers exceptional flexibility, multiple exit strategies, and meaningful long-term value creation.** Its combination of immediate income, strategic location, redevelopment potential, and attractive acquisition price makes it a compelling opportunity for a broad range of buyers.



Property Summary

3344 SAN JOSE AVENUE • DALY CITY, CA

Sale Price	$1,250,000
Price Per SF	$362
NRA	3,451 SF
Land Area	0.18 Acres
Building(s)	1 Bldg
Year Built	1950
Parking Spaces	10
Parcel(s) #	003-041-150, 003-041-140, 003-041-130

Rent Roll

TENANT	SF	PSF	MONTHLY	ANNUAL	LEASE TYPE
Bride of Christ Church	3,451	$24	$6,902	$82,824	Modified Gross
Gross Income				**$82,824**	

EXPENSES	
Taxes (Assumes $1,250,000 Value)	$14,503
Insurance	$3,510
Repairs and Maintenance	$1,000
Utilities	$60
Water & Sewer	$500
Admin	$500
Trash	$720
Other	$250
Reserves	$1,000
Total Expenses	$22,043
Net Operating Income	$60,782
Sale Price	$1,250,000
Cap Rate	4.86%

Redevelopment Opportunity

3344 SAN JOSE AVENUE • DALY CITY, CA

3344 San Jose Avenue presents a compelling mixed-use redevelopment opportunity within Daly City's Commercial Mixed-Use (C-MU) zoning district. The recently adopted C-MU zoning significantly enhances the property's redevelopment potential by permitting higher-density residential and mixed-use projects along one of Daly City's primary commercial corridors.

Offered at $1,250,000, the property provides investors and developers with an attractive basis to capitalize on the continued demand for housing in northern San Mateo County while benefiting from Daly City's pro-housing planning initiatives.

REDEVELOPMENT POTENTIAL

The C-MU zoning district was established to encourage high-quality mixed-use development that combines residential housing with neighborhood-serving commercial uses, creating vibrant, walkable corridors while increasing the City's housing supply.

The zoning allows for a broad range of redevelopment opportunities, including:

- Mixed-use residential with ground-floor retail or commercial space
- Market-rate apartment communities
- For-sale condominium developments
- Live/work units
- Professional office space
- Neighborhood-serving retail and restaurant uses

The district also supports significantly greater development intensity than previous commercial zoning, creating the opportunity to maximize land value through thoughtful site planning and efficient building design.

STRATEGIC LOCATION

The property is strategically located along the San Jose Avenue corridor, providing exceptional access to regional transportation and employment centers.

Nearby amenities include:

- Daly City BART Station
- Interstate 280
- San Francisco State University
- Downtown San Francisco
- Serramonte Center
- Neighborhood retail and restaurants

This highly connected location continues to experience strong demand from both renters and homebuyers seeking convenient access to employment centers throughout the Bay Area.

DEVELOPMENT ADVANTAGES

Several factors distinguish this opportunity from comparable redevelopment sites throughout the Peninsula:

Commercial Mixed-Use Zoning
Confirmed C-MU zoning substantially increases the property's redevelopment flexibility and allows a developer to pursue a higher-density mixed-use project consistent with Daly City's long-term planning objectives.

Strong Housing Fundamentals
Northern San Mateo County continues to experience an undersupply of housing driven by strong employment growth, limited available land, and high barriers to new construction. These market fundamentals support continued demand for both rental and for-sale residential product.

Transit-Oriented Development
The property's proximity to BART, regional transit, and major commuter corridors positions it well for future residential development while supporting Daly City's transit-oriented planning policies.

Favorable Planning Environment
Daly City has taken meaningful steps to increase housing production through updated zoning regulations designed to encourage redevelopment along commercial corridors. The C-MU district reflects the City's commitment to accommodating future residential growth while enhancing neighborhood-serving commercial activity.

Owner/User Opportunity

3344 SAN JOSE AVENUE • DALY CITY, CA

3344 San Jose Avenue presents an excellent opportunity for an owner/user seeking to establish a long-term business location while building equity through commercial real estate ownership. Offered at $1,250,000, the property combines functional improvements, on-site parking, and future redevelopment potential in a highly accessible Daly City location.

With approximately 3,451 square feet of building area situated on a 0.18-acre parcel and supported by 10 on-site parking spaces, the property offers a flexible layout suitable for a wide variety of professional, medical, retail, service, or office users.

REDEVELOPMENT POTENTIAL

For many business owners, purchasing a commercial property provides long-term financial advantages over leasing.

Ownership allows a business to:

- Build equity rather than paying rent to a landlord.
- Lock in occupancy costs and reduce exposure to future rent increases.
- Benefit from potential appreciation of the underlying real estate.
- Customize the property to meet operational needs.
- Gain greater control over business operations and long-term planning.

As commercial lease rates continue to rise throughout the Peninsula, ownership provides stability and creates an additional long-term investment alongside the operating business.

STRATEGIC DALY CITY LOCATION

Located within northern San Mateo County, the property benefits from exceptional regional connectivity and proximity to major employment centers in the Bay Area.

Nearby amenities include:

- Interstate 280
- Mission Street commercial corridor
- Daly City BART Station
- San Francisco State University
- Downtown San Francisco
- Serramonte Shopping Center

This strategic location provides convenient access for employees, customers, and clients traveling from both San Francisco and the Peninsula.

LONG-TERM UPSIDE

Beyond its immediate functionality as an owner/user property, the site also offers meaningful long-term value through its Commercial Mixed-Use (C-MU) zoning. As business needs evolve, a future owner may have the opportunity to reposition or redevelop the property, subject to City approvals, creating additional flexibility and investment potential.

This combination of immediate occupancy, ownership benefits, and future redevelopment optionality makes 3344 San Jose Avenue a unique opportunity within today's competitive Bay Area commercial real estate market.

INVESTMENT SUMMARY

3344 San Jose Avenue offers owner/users the opportunity to acquire a well-located commercial property with immediate utility and long-term upside. The combination of a functional 3,451-square-foot building, 10 on-site parking spaces, excellent regional accessibility, and an asking price of $1,250,000 creates an attractive opportunity for businesses looking to control their occupancy costs while investing in a tangible asset with future appreciation potential.

Additional Photos

3344 SAN JOSE AVENUE • DALY CITY, CA

ENGEL&VÖLKERS® COMMERCIAL | PW PACIFIC WEST ADVISORY GROUP

Sales Comparables

3344 SAN JOSE AVENUE • DALY CITY, CA

1

4494 Mission St

San Francisco, CA 94112
Southern City Submarket

Sold	6/17/2026
Sale Price	$1,025,000 ($410.82/SF)
GLA	2,495 SF
Built	1910
Land Area	0.06 AC/2,614 SF

2

92-98 Judah St

San Francisco, CA 94122
West of Van Ness Submarket

Sold	5/18/2026
Sale Price	$1,550,000 ($848.85/SF)
GLA	1,826 SF
Built	1911
Land Area	0.05 AC/2,374 SF

3

7244 Mission St

Daly City, CA 94014
Brisbane/Daly City Submarket

Sold	11/18/2025
Sale Price	$1,300,000 ($433.33/SF)
GLA	3,000 SF
Built	1940
Land Area	0.12 AC/5,227 SF

4

1935-1939 Lawton St

San Francisco, CA 94122
Southern City Submarket

Sold	5/30/2025
Sale Price	$1,695,000 ($581.87/SF)
GLA	2,913 SF
Built	1936
Land Area	0.06 AC/2,495 SF

ENGEL & VÖLKERS COMMERCIAL | PW PACIFIC WEST GROUP

Sales Comparables

3344 SAN JOSE AVENUE • DALY CITY, CA

5

88 Dixon Ct

Daly City, CA 94014
Brisbane/Daly City Submarket

Sold	3/11/2025
Sale Price	$1,150,000 ($298.86/SF)
GLA	3,848 SF
Built	1960
Land Area	0.21 AC/9,148 SF

6

44 Leese St

San Francisco, CA 94110
Southern City Submarket

Sold	8/21/2024
Sale Price	$1,325,000 ($662.50/SF)
GLA	2,000 SF
Built	1976
Land Area	0.05 AC/2,322 SF

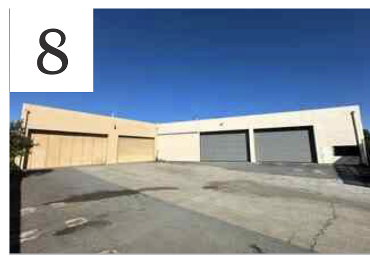
7

5070 Mission St

San Francisco, CA 94112
Southern City Submarket

Sold	11/18/2025
Sale Price	$1,300,000 ($433.33/SF)
GLA	3,000 SF
Built	1940
Land Area	0.12 AC/5,227 SF

8



2634 Bayshore Blvd

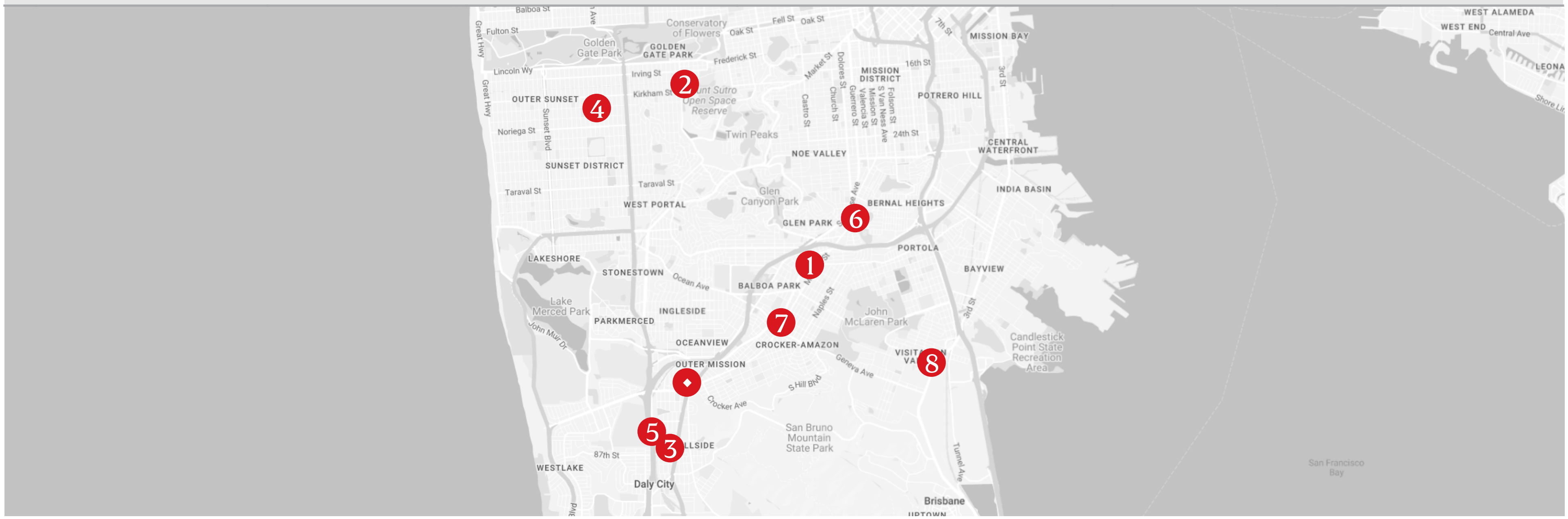
Daly City, CA 94014
Brisbane/Daly City Submarket

Sold	5/5/2026
Sale Price	$4,100,000 ($332.25/SF)
GLA	12,340 SF
Built	2000
Land Area	0.62 AC/27,007 SF

Sales Comparables

3344 SAN JOSE AVENUE • DALY CITY, CA

	Street Address	City	Submarket	Date Sold	Sale Price	GLA	Built	Land Area
1	4494 Mission St	San Francisco	Southern City	6/17/2026	$1,025,000	2,495 SF	1910	0.06 AC/2,614 SF
2	92-98 Judah St	San Francisco	West of Van Ness	5/18/2026	$1,550,000	1,826 SF	1911	0.05 AC/2,374 SF
3	7244 Mission St	Daly City	Brisbane/Daly City	11/18/2025	$1,300,000	3,000 SF	1940	0.12 AC/5,227 SF
4	1935-1939 Lawton St	San Francisco	Southern City	5/30/2025	$1,695,000	2,913 SF	1936	0.06 AC/2,495 SF
5	88 Dixon Ct	Daly City	Brisbane/Daly City	3/11/2025	$1,150,000	3,848 SF	1960	0.21 AC/9,148 SF
6	44 Leese St	San Francisco	Southern City	8/21/2024	$1,325,000	2,000 SF	1976	0.05 AC/2,322 SF
7	5070 Mission St	San Francisco	Southern City	5/11/2026	$894,000	2,400 SF	1952	0.06 AC/2,614 SF
8	2634 Bayshore Blvd	Daly City	Brisbane/Daly City	5/5/2026	$4,100,000	12,340 SF	2000	0.62 AC/27,007 SF
	AVERAGES				$1,629,875	3,852 SF	1948	0.15 AC/6,725 SF
•	SUBJECT PROPERTY				$1,250,000	3,451 SF	1950	0.18 AC/7,840 SF



ENGEL&VÖLKERS® COMMERCIAL | PW PACIFIC WEST GROUP

Confidentiality Agreement

ENGEL&VÖLKERS
COMMERCIAL

This Offering Memorandum contains select information pertaining to the business and affairs of 3344 San Jose Avenue, Daly City, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers San Francisco, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers San Francisco expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser’s sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers San Francisco or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers San Francisco has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker’s whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller’s representatives.