

FOR LEASE



—CAPITAL—
REALTY GROUP

225 Rockaway Beach Avenue

Suite 400 · Pacifica, CA 94044

1315 SF · Mixed Use

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PROPERTY DESCRIPTION



A rare 1315 SF space in the heart of Pacifica's Rockaway Beach district, one of the Peninsula's most sought-after coastal settings. Abundant natural light and a versatile, turnkey layout make it ideal for business owners. Steps from waterfront dining, coastal trails, and the sand.

- ◆ ±1315 SF turnkey space – move in ready
- ◆ Abundant natural light
- ◆ Coastal setting steps from Rockaway Beach
 - Versatile mixed-use space
- ◆ Blocks from waterfront dining – Moonraker, Nick's, Puerto 27
- ◆ Steps to Rockaway Beach, coastal trail, and Mori Point
- ◆ Corner-lot building, built 2004
- ◆ Modified gross- base rent negotiable



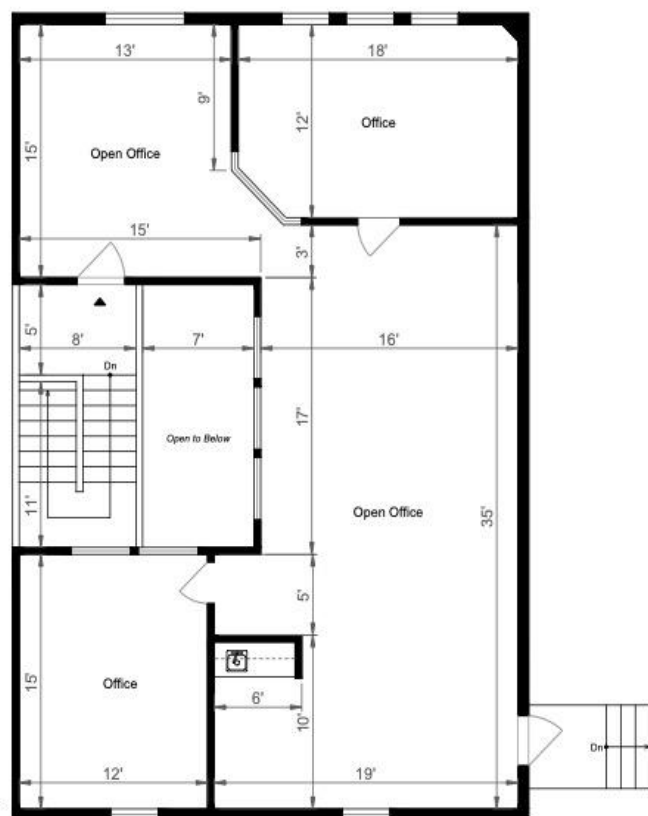
SUITE	SIZE	LEASE RATE	USE
400	± 1315 SF	Negotiable	Mixed Use

FLOOR PLAN



225 ROCKAWAY BEACH AVENUE | SUITE 400

PACIFICA, CA 94044



FLOOR PLAN



floor plan - visual
www.fpvvisuals.com
415.670.9265

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Estimated Total Square Footage: 1,315 SQ FT
Calculated from outside face of exterior walls and center line of demising walls.

Presented by Capital Realty Group

AVAILABLE

1,315 SF

Suite 400

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walls and center line of demising walls.

Deemed reliable but not guaranteed;
independent verification recommended.

LOCATION



Rockaway Beach District

In the Rockaway Beach commercial core – a compact, walkable coastal cluster of restaurants, cafés, and boutique retail (Moonraker, Nick’s, Puerto 27, Grape in the Fog) drawing steady visitor and beachgoer traffic year-round

TRANSIT & ACCESS

SamTrans bus lines run along Highway 1; Daly City BART is roughly 15 minutes north. Direct access to Highway 1 (Cabrillo Hwy), with I-280 about 15 minutes north

THE PENINSULA

Coastal north Peninsula – about 15 minutes south of San Francisco, 20 minutes to SFO

1-MI POP.	AVG HHI	DAYTIME POP.
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±36,500	±\$194,800	±22,500
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1-mile trade area · 2025 Esri. See back page for full demographics.



FOR LEASE

225 Rockaway Beach Avenue

±1,315 SQ.FT. , Suite 400 — Rockaway Beach, Pacifica. Steps from the sand with abundant natural light, base rent negotiable, available now.

Contact us for tours and terms.

AREA DEMOGRAPHICS — ROCKAWAY BEACH, PACIFICA

	1 MILE	3 MILES	5 MILES
Population	± 4,000	± 35,000	± 52,000
Daytime Population	± 2,500	± 21,000	± 32,000
Avg. Household Income	± \$200,000	± \$195,000	± \$190,000

Source: 2025 Esri, Rockaway Beach / Pacifica trade area. Figures are area estimates — verify property-specific rings before relying on them.



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Information herein is from sources deemed reliable but not guaranteed and is subject to change, prior lease, or withdrawal without notice. Dimensions and square footage are approximate; buyer / tenant to verify independently. Capital Realty Group · Equal Housing Opportunity.

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