



RANDY KINGHORN

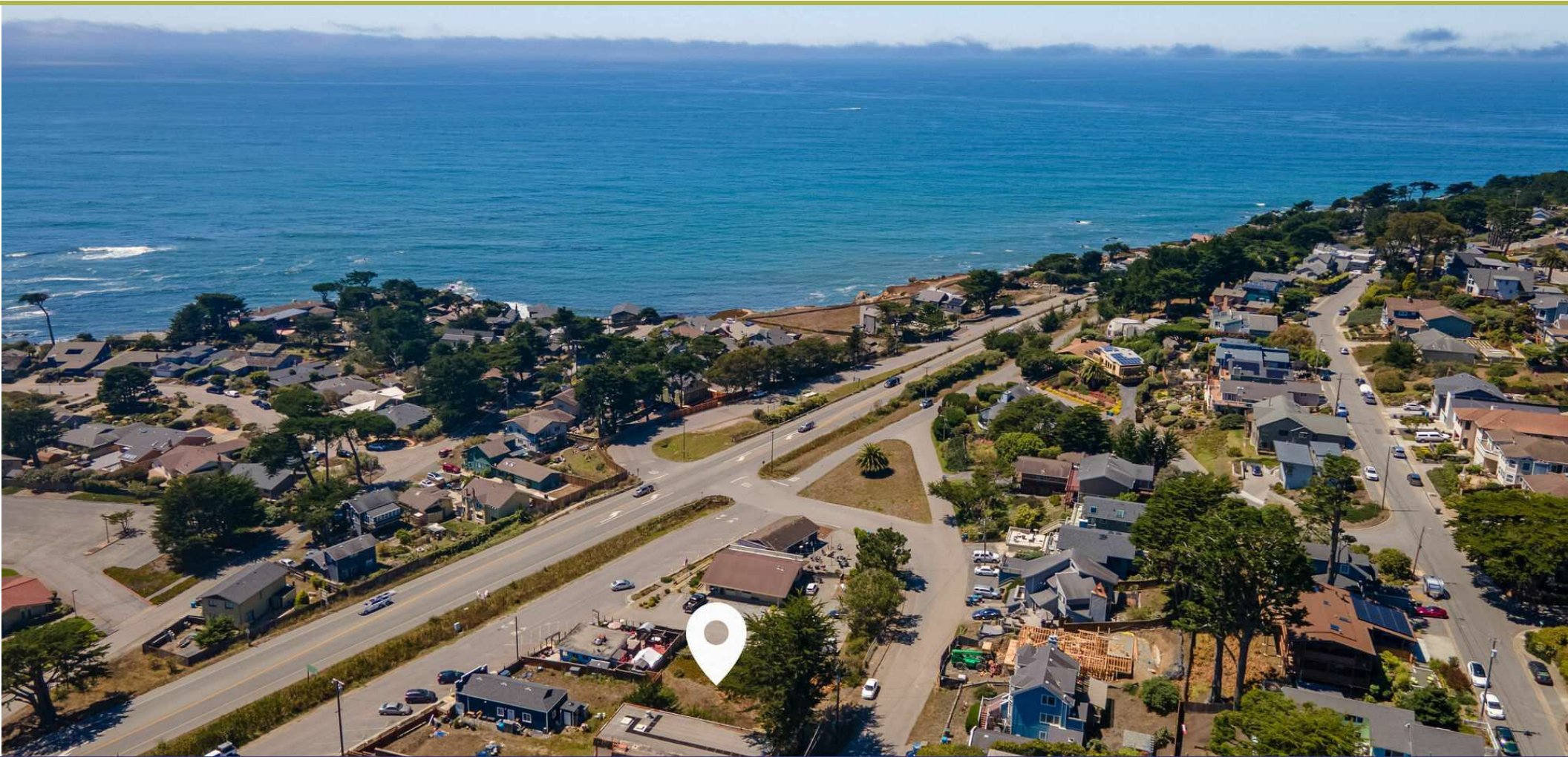
650.918.4388

randy@kinghorncommercial.com

TROY MACDONALD

925.296.7720

troy.macdonald@cbre.com



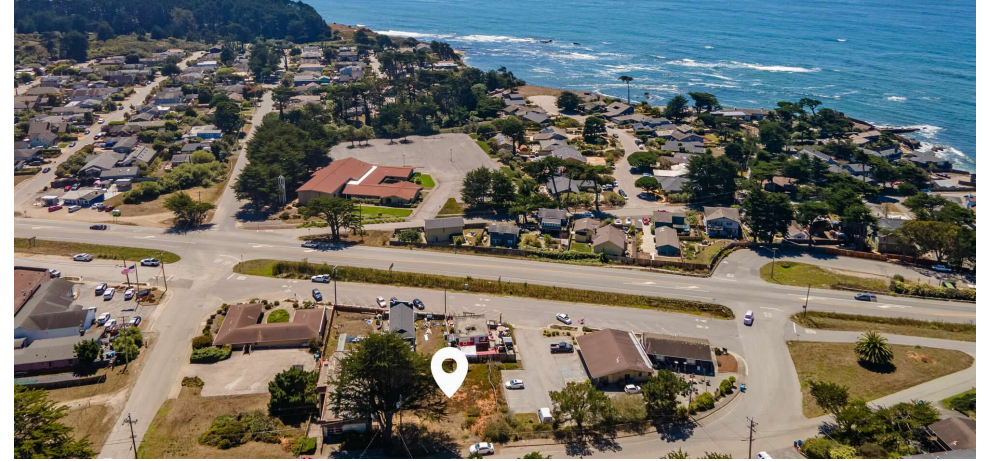
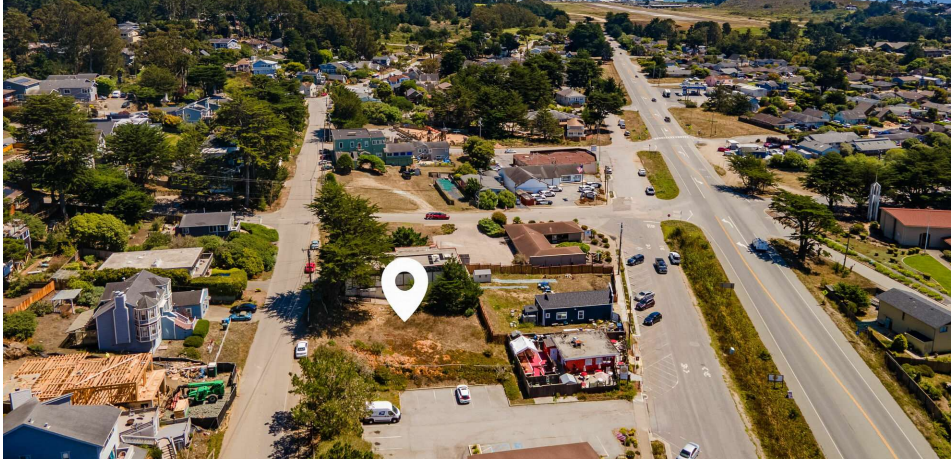
LAND FOR SALE

COMMERCIAL/MIXED-USE DEVELOPMENT SITE

ETHELDORE STREET MOSS BEACH, CA 94038

MIXED USE DEVELOPMENT SITE | ETHELDORE STREET MOSS BEACH, CA 94038

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$475,000 \$425,000
Lot Size:	+/-7,500 SF
Zoning:	C-1/S-3/DR/CD
Price / SF:	\$56.66
APN:	037-097-998

PROPERTY OVERVIEW

This +/-7,500 sf site is zoned C-1 (Neighborhood Business District) which has a variety of possible commercial uses: office, retail, restaurant, hospitality and residential mixed use. This location offers partial ocean views and close proximity to Highway 1 for excellent accessibility while being situated in a beautiful coastal community.

LOCATION OVERVIEW

The property’s location provides excellent signage for a retail or professional services business. It is walking distance to restaurants, retail businesses and the Post Office. Also close proximity to the beaches, hiking trails and other outdoor amenities.

PROPERTY HIGHLIGHTS

- Partial Ocean Views
- Close Proximity to Highway 1
- Beautiful Coastal Community
- Commercial or Possible Mixed Use
- Ideal Size Lot for Owner/User Development

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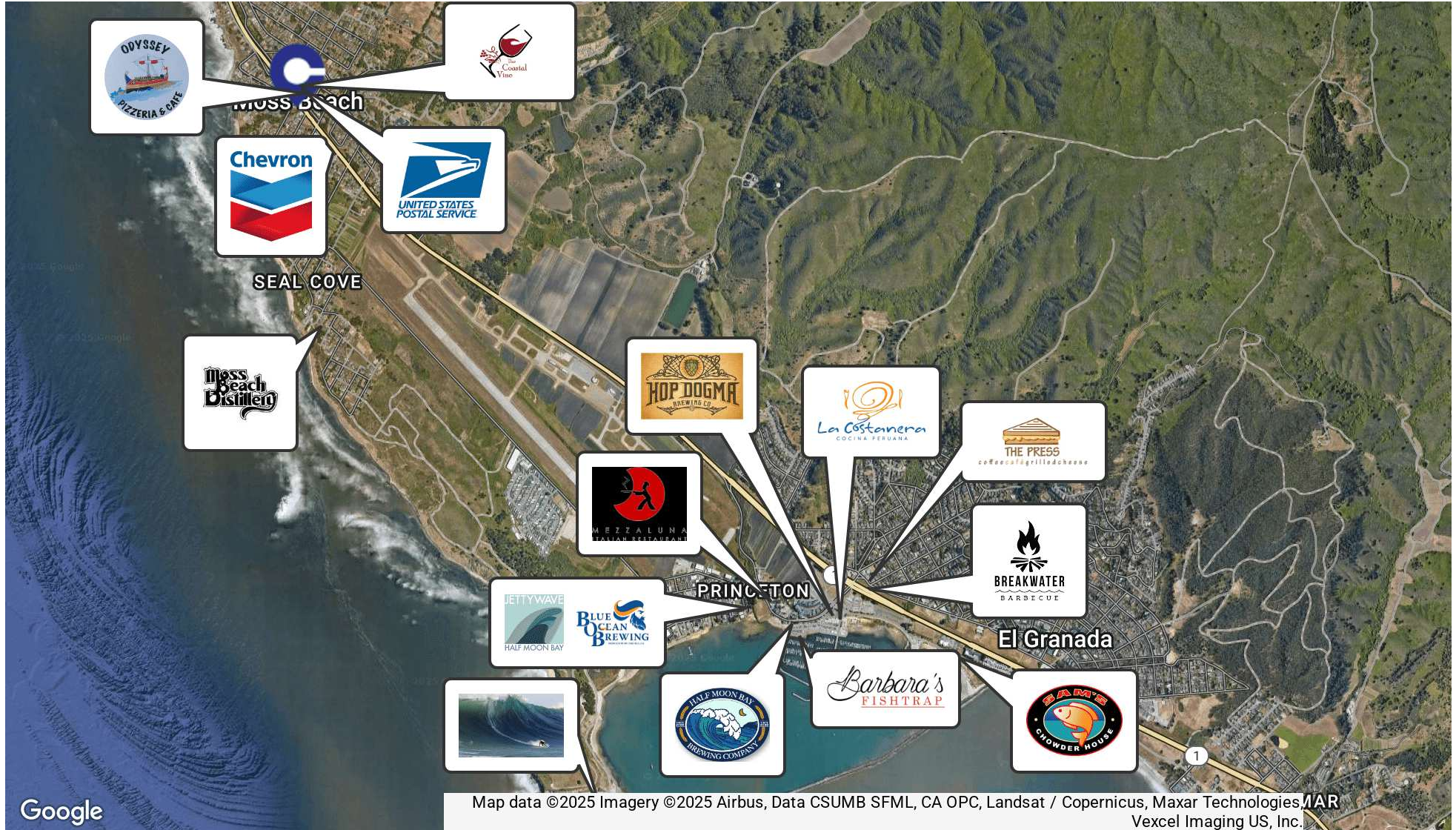
NEIGHBORING PROPERTIES





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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,606	22,068	275,453
Average Age	45	45	43
Average Age (Male)	45	44	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,550	8,086	98,011
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$224,463	\$213,220	\$197,058
Average House Value	\$1,364,511	\$1,368,117	\$1,406,473

Demographics data derived from AlphaMap

