

645 KELLY AVENUE,
HALF MOON BAY, CA 94019

STAND ALONE PROPERTY
AVAILABLE **FOR SALE**



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IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt it's accuracy, SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property. Do not disturb current occupants or walk the property. A private tour can be arranged with the listing agents.

645 KELLY AVENUE, HALF MOON BAY



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THE OFFERING

SC Properties exclusively presents 645 Kelly Avenue, Half Moon Bay, CA.

645 Kelly Avenue offers a unique opportunity for repositioning to a variety of mixed-use, commercial, or specialized service-oriented uses.

The flexible layout allows for adaptation to office, creative, or light commercial applications.

Situated on a sizeable parcel, the property features a large on-site parking lot. The site configuration allows for efficient circulation, accessibility, and potential reconfiguration depending on future use.

645 KELLY AVENUE, HALF MOON BAY



\$1,950,000

PRICE

Commercial,
Downtown

ZONING

SINGLE TENANT

TENANCY TYPE

5,296

BUILDING SQFT

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY OVERVIEW

Property Address	645 Kelly Avenue, Half Moon Bay, CA
Price	\$1,950,000
Building Size	5,296 SF
Price per SF	\$368.20
Roof Type	Composition & flat torch down
Lot Size	10,154 SF (per county records)
Year Built	1905 (per assessor)
Parcel Number	056-164-040
Zoning	Commercial, Downtown
Storage/Garage	3 car garage
Tenancy	Single
Construction/Exterior	Wood frame/ Stucco



INVESTMENT HIGHLIGHTS

Property Use	Commercial
Stories	1 story
Parcel Info	1 parcel - corner lot
Utilities	Gas & electric
Parking	Dedicated lot w/ ADA accessibility
Zoning	<u>Commercial Downtown</u>



PARCEL MAP



NEARBY AMENITIES



EXCLUSIVE OFFERING MEMORANDUM

EXTERIOR PROPERTY PHOTOS



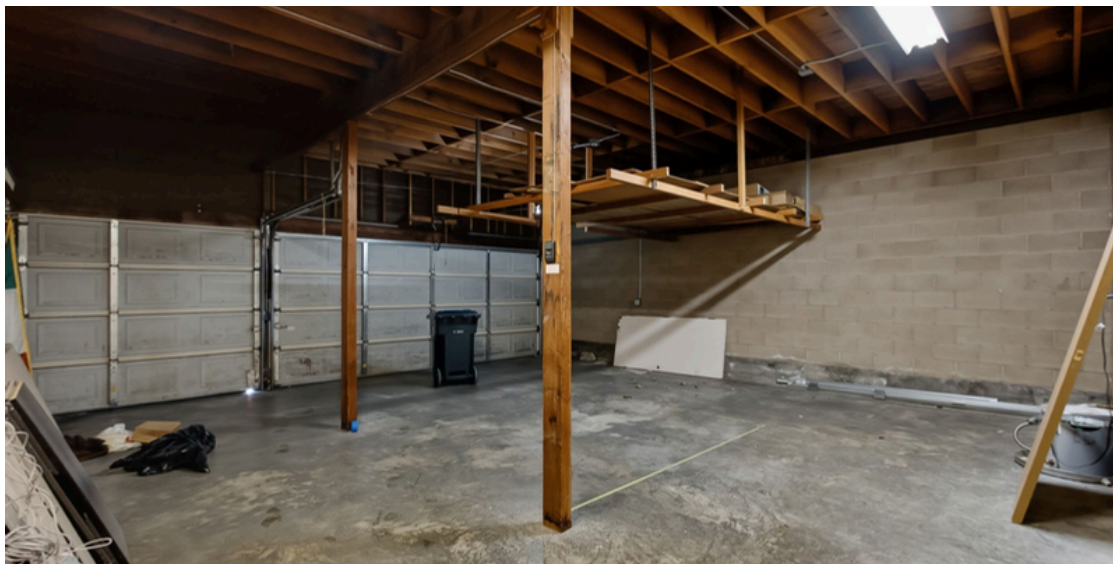
EXCLUSIVE OFFERING MEMORANDUM

INTERIOR PROPERTY PHOTOS



EXCLUSIVE OFFERING MEMORANDUM

INTERIOR PROPERTY PHOTOS



AREA OVERVIEW

HALF MOON BAY - 645 KELLY AVENUE

645 Kelly Avenue is ideally positioned within the heart of Half Moon Bay—one of the Peninsula’s most sought-after coastal communities. The property offers a unique opportunity for repositioning to a variety of mixed-use, commercial, or specialized service-oriented uses, supported by a flexible layout and existing infrastructure.

Located just minutes from Downtown Half Moon Bay, the property benefits from a vibrant local environment known for its boutique retail, dining, and steady flow of both local and visitor traffic. The surrounding area is characterized by a blend of small businesses, service-oriented users, and coastal residential neighborhoods, creating strong demand for well-located commercial space.

With convenient access to Highway 1 and proximity to the greater Peninsula, 645 Kelly Avenue offers a compelling opportunity for an owner-user or investor seeking to establish a presence in a supply-constrained, high-demand coastal submarket known for its strong community appeal and limited commercial inventory.

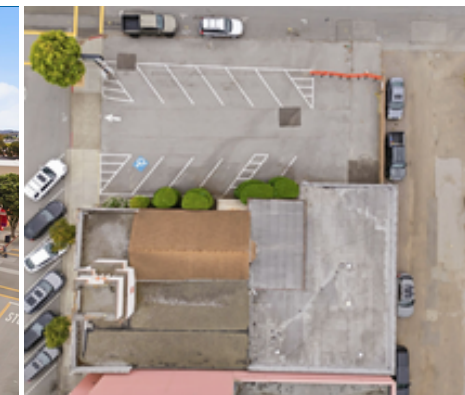


HALF MOON BAY - QUICK FACTS

Size:	6.2 sq. mi.
Population:	11,500
Estimated Median Age:	46.5
Estimated Median Income:	\$155,000
Estimated Median Home Value:	\$1,500,000
Estimated number of employees:	5,600

DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2025 Total Population	10,178	19,555	281,270
Average Age 2025	47.7	48.9	44.1
Households HH	3,727	7,338	105,954
Income Avg HH	\$170,657	\$180,149	\$191,203
2025 Ave HH Vehicles	2	2	2





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