Commercial Opportunities

SUMMER 2005

ISSUE NO. 30

DALY CITY REAL ESTATE MARKETPLACE - COMMERCIAL

COMPLIMENTS OF:

City of Daly City
Department of Economic and Community Development
(650) 991-8034

ALSO AVAILABALE ON-LINE AT WWW.DALYCITY.ORG

Commercial Opportunities

A free publication for everyone:

- Looking for commercial land, buildings, or building space in Daly City.
- Wanting to list available commercial property in this publication.
- Wanting to place a "want ad" for commercial real estate in Daly City.

To list your property or change your current listing you may:

1. Complete the form at the end of this booklet and FAX them to the number shown on the form.
2. Telephone Michele Courtney, Dept. of Economic & Community Development, at (650) 991-8034, and she will enter your listing information and answer any questions you may have.
3. Email either Bob Hauser (bhauser@dalycity.org) or Victor Spano (vspano@dalycity.org) with listing information.

If you are looking for commercial property, you can list your name and the type of property you are looking for to appear in a "Property Wanted" section in the next report. Please call (650) 991-8034 for assistance and ask for either Bob Hauser or Michele Courtney.

This list is published quarterly and is available on-line at www.dalycity.org and at the following locations:

- City Hall – Planning Division, Department of Economic & Community Development, 333 90th Street, Daly City
- Daly City Business Center, 355 Gellert Boulevard, Suite 230, Daly City
  Phone: (650) 757-2060
- Enterprise Center - 355 Gellert Boulevard, Suite 234, Daly City
  Phone: (650) 991-5103

Watch for the next issue!

This information is provided by The Daly City Department of Economic and Community Development to assist business development in Daly City. All information contained herein has been provided by the owner, listing agent, or other sources considered reliable. However, this department does not warrant the accuracy of this information.

COMMUNITY ECONOMIC PROFILE

For

Daly City

February 2005

Department of Economic & Community Development

LOCATION: Known as the "Gateway to the Peninsula", Daly City is central to major growth areas of San Francisco and San Mateo counties and features excellent transportation infrastructure linking San Francisco's financial district (eight miles north), the San Francisco International Airport (nine miles southeast & 15 minutes via BART) and Silicon Valley further south. Daly City is also directly linked to the East and South Bay Area. The Oakland International Airport is located 20 miles to the east.

Because of its central location, excellent transportation links and growing young & productive labor force, Daly City has become a regional hub for retail, healthcare and business development.

Population: Daly City has experienced a significant increase in population over the last four decades, and, according to the California Dept. of Finance, has realized an increase of over 5% growth in population over the past ten years, slightly higher than the county. Population estimates as of 1/01/04 are 712,386 for San Mateo County and 103,269 for Daly City (next update 5/05).

Daly City is the largest city in San Mateo County, and, according to the Association of Bay Area Governments (ABAG), is expected to retain this position through at least 2030. During this time, ABAG estimates that Daly City will be the third largest growth city in the county. *Source: ABAG, Projections 2005.*

Economic Growth & Trends:

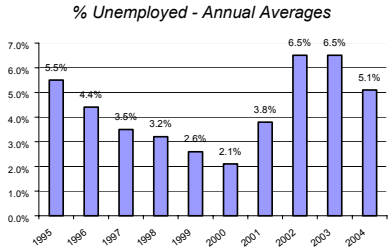
Five-year history of taxable sales and labor force for Daly City and San Mateo County:

Taxable Sales (in thousands of dollars) – Source: State Board of Equalization						
	1999	**2000**	**2001**	**2002**	**2003** (most current)	**Average % Growth/Yr.**
County Sales:	$12,130,051	$14,044,016	$12,859,589	$11,614,809	$11,358,439	1.6%
Daly City Sales:	$651,913	$698,541	$688,875	$718,448	$733,154	3%
Labor Force- Annual **Reporting** – Source: CA EDD –Labor Market Information Division						
	2000	**2001**	**2002**	**2003**	**2004**	**Average % Growth/Yr.**
County Labor Force	400,100	393,200	380,300	370,600	370,192	-1.9%
Daly City Labor Force	55,470	54,740	53,290	51,930	51,693	-1.4%

Daly City has among strongest retail sales of all cities in the county with average annual growth nearly double the rate of the county. This demonstrates a strong retail market in Daly City. Due to the economic downturn, both the County and Daly City suffered a retraction in labor force from 2001-2004. However, the percentage decline over the last four years is less than the County's average and the decline appears to be leveling off for both areas. Daly City also has a competitive labor force with 78% of the City's population over the age of eighteen, only 12% of the population retired and a median age of 35.

EMPLOYMENT:

Compared with 2002 and 2003, *preliminary* numbers for 2004 show a reduction in Daly City's unemployment rate. This is an improvement in the local economy from the two previous years. Daly City's current unemployment is 5.1% compared to 3.9% for San Mateo County & 5.8% for the state. *Source: CA EDD.*



Major Employers in San Mateo County and in Daly City

Company	Type of Business	Employees
San Mateo County		
United Airlines	Airline Service	10,993
Oracle	Database Computer Software	7,000
County of San Mateo	Government	5,663
Genentech	Biotechnology	5,120
Daly City		
Seton Medical Center	Medical Services	1,580
Jefferson School District	Education	1,418
City of Daly City	Government	775
Target @ Serramonte	Retail center	610
U.S. Postal Service	International Mail Facility	584
Genesys Telecommunications Lab.	Telecommunications software	380

REAL ESTATE MARKET (ENDING 2004):

The San Mateo County office market has begun to improve since 2003. Daly City fared much better than other San Mateo County Markets with a 4th qtr. vacancy rate of 13.3%, compared to over 24.8% County-wide. Daly City's Class A full service asking rents increased from $2.16 in 2003 to $2.26 in 2004, compared to countywide, which saw a slight decline, from $2.13 to $2.08. Net absorption in N. San Mateo County moved from negative to positive (more occupied space now than previously) for the year. In 2004, See's Candies and Unique Garment Mfg. left Daly City, but these losses were far offset by new commercial activity.

Office Vacancy:*	**Ending 2004**	**2003**	**2002**	**2001**	**2000**
North San Mateo County	**21.9%**	25.7%	24%	22.3%	3.7%
Daly City	**13.3%**	16.2%	12.9%	18.3%	5.8%
Retail Vacancy: *					
San Mateo County	**3.4-6.0%**	4.1%±	N/A	N/A	3%±
Daly City	**5.4%±**	6.4%±	6.2%±	5.8%±	2.5%±

NEW PROJECTS:

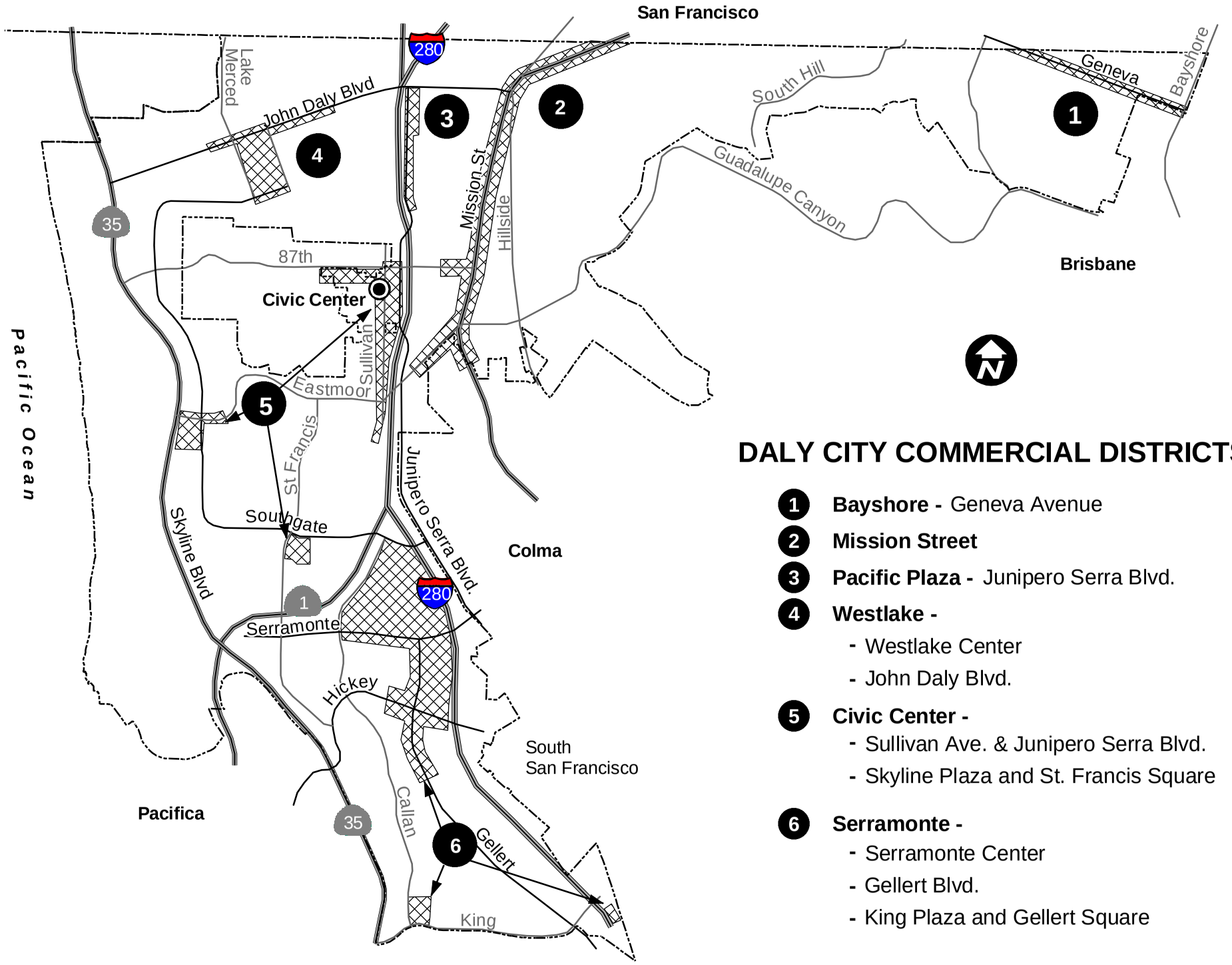
- **Pacific Plaza:** Near the Daly City BART station, this award-winning project in now 95% leased with San Francisco State University among the newest tenants. The Century Theatre is a Bay Area top performer.
- **Westlake Shopping Center:** A new 22,000 s.f. building for Trader Joe's and Cost Plus Imports, was completed as part of the first phase of a major redevelopment of Westlake. The multiphase project will consist of about 500,000 s.f. of new construction, a central public thoroughfare and a home décor style Home Depot.
- **Landmark Plaza:** The first phase of this mixed-use development will commence construction in 2005. The first phase will consist of about 17,000 s.f. of retail space, 95 residential condos and considerable parking for the project and visitors to the War Memorial Center. Phase II is proposed for an office building.
- **Boulevard Café and Moonstar Restaurants**: Major renovations of prime restaurant spaces formerly the Lyon's and the Peppermill restaurants. Both projects are scheduled for completion during 2005.
- **Serramonte Center**: 2004 brought the completion of new interior and exterior improvements as well as monument directional signage. Two major new "entertainment retail" tenants are Pacific Sun and Hollister Co.

City Finance & Taxes:

Retail Sales Tax: State: 6% County: 0.25% County Transit: 1% City: 1% TOTAL: 8.25%

Bond Rating: Moody's Investors Services Inc.: Aaa Standard & Poor's Corporation: AAA
(Daly City has no significant outstanding public assessment bonds)

* A major commercial brokerage firm provided office vacancy data. Retail vacancy rates are loosely approximated from different sources.



DALY CITY COMMERCIAL DISTRICTS

1. **Bayshore -** Geneva Avenue
2. **Mission Street**
3. **Pacific Plaza -** Junipero Serra Blvd.
4. **Westlake -**
   - Westlake Center
   - John Daly Blvd.
5. **Civic Center -**
   - Sullivan Ave. & Junipero Serra Blvd.
   - Skyline Plaza and St. Francis Square
6. **Serramonte -**
   - Serramonte Center
   - Gellert Blvd.
   - King Plaza and Gellert Square

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Land/Lots

FOR SALE

Map Area	Size	Location	Zoning	Asking Price	Comments
1	1.7 Acres	2665 Geneva Ave.	C-1	$4.95 million Sale Pending	SITE can accommodate a wide variety of uses.
	Contact:	*Victor Spano or Bob Hauser, City of Daly City, (650) 991-8034*			
4	Four Sites: 8.27 Acres Total	NW corner John Daly & Skyline Blvd. (Hwy. 35) Olympic Way	C-1	$16,555,000 ($46± /s.f.)	FOUR privately-owned sites for sale or ground lease for "visitor-serving commercial." Panoramic ocean view. Near Olympic Club.
	Contact:	*Bruce Norton (801) 268-0823*			

Commercial Buildings

FOR SALE

Map Area	Property Type	Size	Location	Asking Price	Comments
			NO CURRENT LISTINGS		

* I = Industrial, 0 = Office, O/M = Office/Medical, R = Retail, R/O = Mixed Retail/Office, OM = Other Mixed Use (e.g., commercial and apartments

Commercial Space

FOR LEASE

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
1	R	2,200 s.f.	2501 Geneva Avenue	$2,200/mo. Gross	FORMER BAR with small kitchen area, hood.
	Contact:	*Chris Collins, Gateway Management Rentals, (415) 550-7069*			
1	I/O	3,500 s.f.	2555 Geneva Avenue	$3,500/mo.	ROLL UP DOOR. Sixteen-foot ceilings. Lots of light.
	Contact:	*Jim Bertana (415) 377-3959*			
2	O/R	1,113± s.f.	6077 Mission St.	$3,000/mo. Gross Negotiable	GREAT OFFICE space for real estate or insurance. Former uses included hair salon and realty office.
	Contact:	*Pat Barillo (415) 239-9799*			
2	O/R	800 s.f.	6145 Mission St.	$1,500/mo. Gross	OFFICE SPACE. No restaurant use allowed.
	Contact:	*(415) 564-8731*			
2	R/O	14,297± s.f.	6210-12 Mission St.	LEASED	FORMER RITE-AID. Ground floor & partial storage basement. Available as a sublease through 05/30/10.
	Contact:	*Leased*			
2	O	2,400 s.f.	6767 Mission St.	$1,500/mo. Gross	TWO FLOORS, second and third. Each 1,200 s.f.
	Contact:	*Marie, Serramonte Mortgage, (650) 991-3800*			
2	R/O	600 s.f.	154 School St.	$1,000/mo.	NEWLY REMODELED 600 s.f. office with bathroom.
	Contact:	*Theingi (650) 994-7012*			
2	R/O	785 to 1,200 s.f.	16 Washington St & 95 Hill St.	$2.00/s.f. Gross	FOUR NEW OFFICE SPACES w/ground level retail potential. Units w/kitchen & bath areas. Three-story building w/on-site parking--one space per unit.
	Contact:	*Ben Durham, Harney, Cahan & Mason Properties, (415) 865-6106*			

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Commercial Space

FOR LEASE

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
3	R/O	22,277 s.f. remaining of 360,000 s.f. NRA	2001 Junipero Serra Boulevard	$2.25 to $2.45/s.f. FS Office Space TIs neg	PACIFIC PLAZA (Phase I). New 9-story Class A office building w/ground floor retail. Adjacent to restaurants, BART & Hwy. 280. Space available on 5th floor is divisible to suit tenants. Also available: Phase III--Build to Suit.
	Contact:	*Sandy Rodriquez, CB Richard Ellis, (650) 577-2973, James Lees/Tim Grant, CB Richard Ellis, (650) 577-2900, Phil Tippet/Darin Bosch, CB Richard Ellis, (415) 772-0123*			
3	O	16,000 s.f. divisible in 5,000 s.f. Units	2001 Junipero Serra Boulevard	$2.00/s.f. FS (furniture potentially available)	PACIFIC PLAZA (Phase I). Sublease 4th Floor with bright, efficient open plan build-out. "Plug-n-play" available. On-site parking, fitness center, restaurants & other amenities. Next to BART. Term: 18-48 months.
	Contact:	*Steve Levere, The Staubach Company, (650) 493-1100*			
4	O	538 to 1,656 s.f.	48 Park Plaza Drive	$2.65/s.f. FS	MEDICAL BUILDING primarily. Renovation in progress.
	Contact:	*Conor Flynn, Kimco Realty Corporation, (925) 977-3452*			
4	R/O	Varies	Westlake Shopping Center Park Plaza Dr. & John Daly Blvd.	OFFICE $3.00/s.f. FS RETAIL $3.00-$4.60/s.f.	NOW LEASING up to 10,000 s.f. of medical office space. RETAIL space available for good quality, high credit tenants.
	Contact:	*Jaci Wilson, Kimco Realty Corporation, (925) 977-3450*			
4	O	200 to 238 s.f.	375 South Mayfair Avenue	$2.60/s.f. FS	GENERAL OFFICE with on-site parking.
	Contact:	*Conor Flynn, Kimco Realty Corporation, (925) 977-3452*			
4	R/O	1,500 s.f.	251 Southgate Avenue	$2.67/s.f. NNN	EASY ACCESS and parking. Near Westlake Shopping Center.
	Contact:	*Conor Flynn, Kimco Realty Corporation, (925) 977-3452*			

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Commercial Space

FOR LEASE

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
4	O	5,750 to 13,111 s.f.	45 Southgate Avenue	$2.35/s.f. FS	NEWER OFFICE BUILDING. Divisible to 2,000 s.f. Will accommodate build-to-suit needs. Great visibility.
	Contact:	*Conor Flynn, Kimco Realty Corporation, (925) 977-3452*			
5	R/O	189 to 800 s.f.	193-197 87th St. at Sullivan Ave.	$1.75/s.f. Gross	GREAT LOCATION. Five units available. Small office spaces. Parking.
	Contact:	*Michael Berube (650) 574-7163*			
5	O	1,740 s.f.	295 89th St.	$3,500/mo.	SUBLEASE. Well-lighted, three assigned parking spaces. Five offices.
	Contact:	*Monica (650) 533-4870*			
6	O	2,318 s.f.	333 Gellert Blvd. Ste. 128	LEASED	SERRAMONTE PLAZA Ste. 128.
	Contact:	*Leased*			
6	O/M	625 s.f.	333 Gellert Blvd. Ste. 131	$2.40/s.f. FS	SERRAMONTE PLAZA Ste. 131. Available now.
	Contact:	*Emily Renaud, Menlo Management, (510) 517-2977*			
6	O/M	1,997 s.f.	333 Gellert Blvd. Ste. 140	LEASED	SERRAMONTE PLAZA Ste. 140. Available now.
	Contact:	*Leased*			
6	O/M	1,343 s.f.	333 Gellert Blvd. Ste. 229	LEASED	SERRAMONTE PLAZA Ste. 229. Contiguous with Ste. 227 to total 3,062 s.f.
	Contact:	*Leased*			
6	O/M	859 s.f.	333 Gellert Blvd. Ste. 241	LEASED	SERRAMONTE PLAZA Ste. 241. Available now. Contiguous with Ste. 243.
	Contact:	*Leased*			

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Commercial Space

FOR LEASE

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
6	O/M	601 s.f.	333 Gellert Blvd. Ste. 243	LEASED	SERRAMONTE PLAZA Ste. 243. Contiguous with Ste. 241.
	Contact:	*Leased*			
6	O	1,432 s.f.	333 Gellert Boulevard	$2.45/s.f. FS	SERRAMONTE PLAZA. Two spaces available.
	Contact:	*David Giusti (650) 692-3954*			
6	O	648 s.f.	355 Gellert Boulevard	$2.35/s.f. FS	TWO PRIVATE OFFICES with nice glass line and big reception area.
	Contact:	*David Giusti (650) 692-3954*			
6	O	235 s.f.	355 Gellert Boulevard	$650/mo. FS	EXCELLENT 2ND STORY suite. Large, open with windows to the courtyard.
	Contact:	*David Giusti (650) 692-3954*			
6	O	100 to 200 s.f.	355 Gellert Boulevard	$480 to $1,100/mo. FS	DALY CITY BUSINESS CENTER. Please call for current space availability. Business Center (executive suites) office space with full-time receptionist and variety of services including business assistance. Perfect for start-up or mature businesses.
	Contact:	*Tess Lagandaon, Manager, Daly City Business Center, (650) 757-2060*			
6	O	1,432 s.f.	355 Gellert Boulevard (Ste. 110)	$2.40/s.f. FS	SERRAMONTE PLAZA Suite 110 available.
	Contact:	*Karen Chin, BT Commercial, (650) 347-3700*			
6	O	313 s.f.	355 Gellert Boulevard (Ste. 220)	$2.40/s.f. FS	SERRAMONTE PLAZA Suite 220 now available.
	Contact:	*Karen Chin, BT Commercial, (650) 347-3700*			

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Commercial Space

FOR LEASE

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
6	O	648 s.f.	355 Gellert Boulevard (Ste. 280)	$2.40/s.f. FS	SERRAMONTE PLAZA Suite 280 now available.
	Contact:	*Karen Chin, BT Commercial, (650) 347-3700*			
6	O	500 to 3,500 s.f. (divisible)	455 Hickey Boulevard	$2.25 to $2.45/s.f. FS	SERRAMONTE BUSINESS CENTER. Five-story office building with outstanding views. Convenient 280 access. Multi-level covered parking. Flexible lease terms. Medical use allowed. Close proximity to BART & SFO. Spec. suites available on fifth floor.
	Contact:	*John Barsocchini or Bob Bauman, BT Commercial, (650)347-3700*			
6	R	call for current availability	Serramonte Center	$3.00 to $9.00/s.f. NNN	REGIONAL SHOPPING CENTER anchored by Macy's, Mervyn's and Target.
	Contact:	*Dick Bartlett (650) 992-8687 for short-term space. Robert Dishler (310) 378-8781 for long-term space.*			

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FAX FORM

FROM:

NAME:_____

COMPANY:_____

PHONE: _____

FAX: _____

E-MAIL:

TO:

COMMERCIAL OPPORTUNITIES

FAX: (650) 991-8070

City of Daly City

Dept. of Economic and Community Development

Contact Michele Courtney at (650) 991-8034 or mcourtney@dalycity.org if you have any questions.

PLEASE PRINT LEGIBLY!

LAND/LOTS - FOR SALE

Map Area	Size S.F./Ac.	Location	Zoning (if known)	Asking Price	Comments (10 word limit)	Contact & Phone #

COMMERCIAL BUILDINGS - FOR SALE

Map Area	Property Type*	Size	Location	Asking Price	Comments (10 word limit)	Contact & Phone #

COMMERCIAL SPACE - FOR LEASE

Map Area	Property Type	Avail. S.F./ Total S.F.	Location	Monthly Rate/S.F. (state exp. basis NNN /Gross, etc.)	Comments (10 word limit)	Contact & Phone #

*__Property Type:__ **I** = industrial, **O** = Office, **R** = Retail, **R/O** = Mixed Retail/Office, **OM** = Other Mixed Use (e.g., commercial & apartments)