

Commercial Opportunities



WINTER 2005-06

ISSUE No. 32

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:

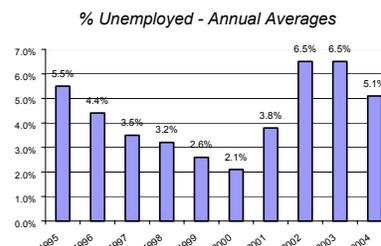
Five-year history of taxable sales and labor force for Daly City and San Mateo County:

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:

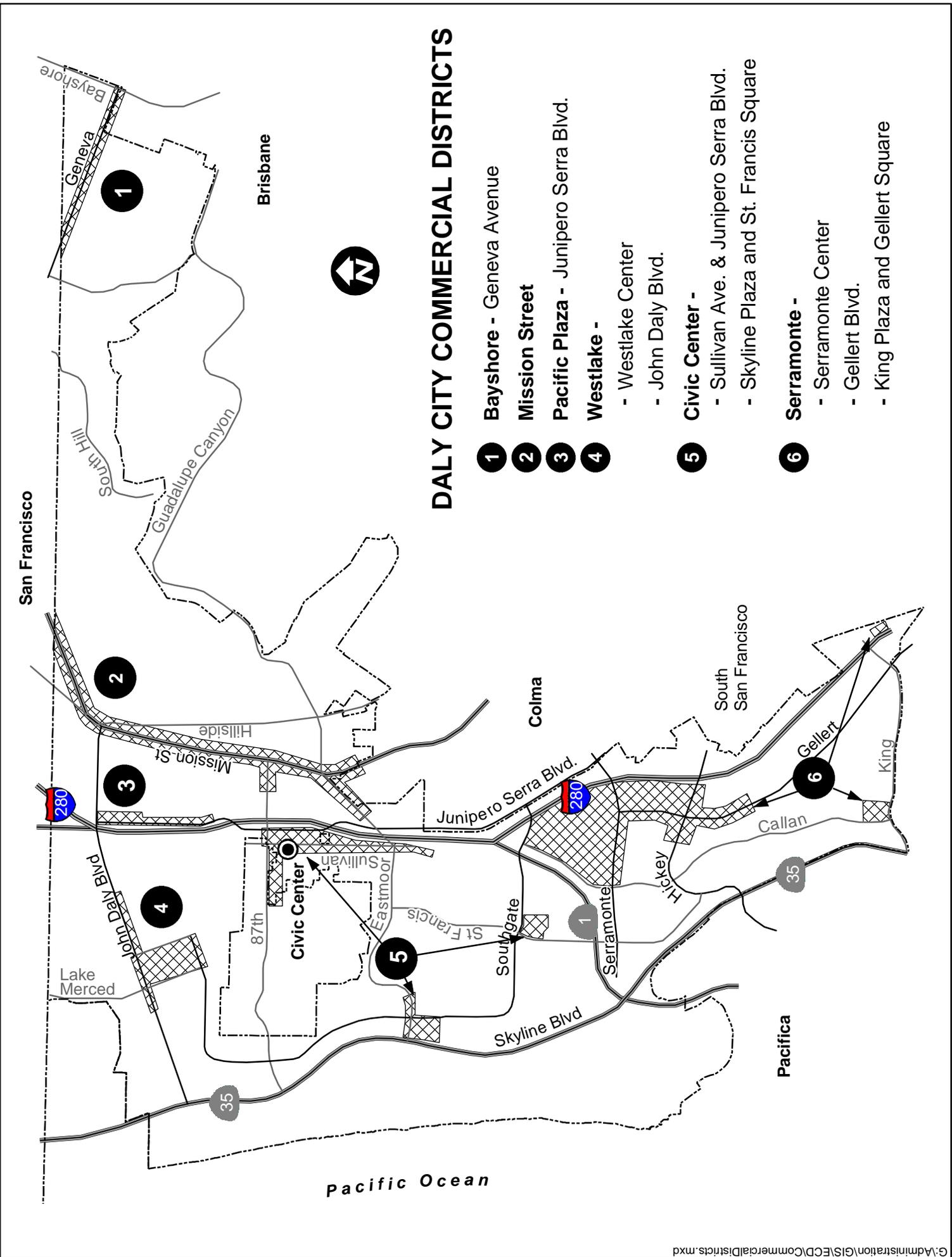
- **Pacific Plaza:** Near the Daly City BART station, this award-winning project is now 95% leased with San Francisco State University among the newest tenants. The Century Theatre is a Bay Area top performer.
- **Westlake Shopping Center:** A new 22,000 s.f. building for Trader Joe's and Cost Plus Imports, 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 has begun consisting 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.
- **Serramonte Center:** 2004 brought the completion of new interior and exterior improvements as well as monument directional signage. Two major new restaurant tenants are Elephant Bar and Daly City's second Jollibee.

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



San Francisco

Brisbane

Colma

South San Francisco

Pacifica

Pacific Ocean

Bayshore

South Hill

Guadalupe Canyon

Hillside

Mission St

Junipero Serra Blvd.

Callan

Gellert

King

John Daly Blvd

Lake Merced

Civic Center

Sullivan

Eastmoor

St Francis

Southgate

Skyline Blvd

Serramonte

Hickey

Land/Lots

FOR SALE

Page 1 of 1

Winter 2005-06

Map Area	Size	Location	Zoning	Asking Price	Comments
2	11,000± s.f.	6770 Mission St.	C-1	\$850,000	LEVEL LOT suitable for future development. Commercial land leased until 2015; currently pays \$2,993/mo. plus annual CPI-based increases. Please do not contact tenant.
Contact: <i>Shawn Parker, Ed Campbell Realty, (650) 219-4033 or (650) 324-4771</i>					
4	1.57 Acres	Mar Vista Stables Olympic Way at Skyline	C-1	\$2,750,000 (\$40± /s.f.)	STABLES FOR SALE. Zoning allows "visitor-serving commercial."
Contact: <i>Tim McClean (415) 288-7864</i>					
4	Two Sites: 6.5± Acres Total	NW corner John Daly & Skyline Blvd. (Hwy. 35) Olympic Way	C-1	\$16,555,000 (\$46± /s.f.)	TWO PRIVATELY-OWNED sites for sale or ground lease for "visitor-serving commercial." Panoramic ocean view. Near Olympic Club.
Contact: <i>Bruce Norton (801) 268-0823</i>					

Commercial Buildings

FOR LEASE

Page 1 of 1

Winter 2005-06

Map Area	Property Type	Size	Location	Asking Price	Comments
2	OM	28,770 s.f.	6755 Mission St.	\$5,500,000	NEWER TWO-STORY building with excellent access and high visibility on Mission Street. Ground level has office and retail space with second level office and twelve apartment units in rear of top floor. On-site parking. Contact: <i>Coldwell Banker: Andrew Peceimer (650) 344-4300 Ext. 15, Shawn Collins (650) 344-4300 Ext. 24, JP Custodio, (650) 344-4300 Ext. 23</i>
2	OM	Two Stores w/office and 3BR apt.	6760 Mission St.	\$999,000	POTENTIAL for future development on 5,000± s.f. lot. Current rental income. Contact: <i>Neria (650) 867-0549</i>
2	R	2.38 Acres	MISSION PLAZA SHOPPING CENTER 6873-6925 Mission St.	\$12,000,000	SHOPPING CENTER consisting of two, fully-leased retail shop buildings. Quality tenant mix. Attractive, well-located center of 21,153± s.f. Built in 1998. (Albertson's/Savon and Blockbuster are not a part of the offering.) Contact: <i>Mike Fenton, Commercial Retail Associates, (559) 650-1302</i>
2	R/O	Four New Office Spaces	16 Washington St & 95 Hill St.	\$2,600,000	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: <i>Ben Durham, Harney, Cahan & Mason Properties, (415) 865-6106</i>
3	OM	50,337 s.f.	2171 Junipero Serra Boulevard	\$17,000,000	NEWER SEVEN-STORY, multi-tenanted Class A office building in location with excellent access and high visibility adjacent to the Pacific Plaza retail/office and cinema. BART accessibility just west of project. Ample parking, views and quality construction. Contact: <i>Greg Galli, Woodmont Companies, (650) 592-3960</i>

Commercial Space

FOR LEASE

Page 1 of 4

Winter 2005-06

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: <i>Chris Collins, Gateway Management Rentals, (415) 550-7069</i>
1	I/O	3,500 s.f.	2555 Geneva Avenue	LEASED	ROLL UP DOOR. Sixteen-foot ceilings. Lots of light. Contact: <i>Leased</i>
2	O/R	1,113± s.f.	6077 Mission St.	LEASED	GREAT OFFICE space for real estate or insurance. Former uses included hair salon and realty office. Contact: <i>Leased</i>
2	O/R	800 s.f.	6145 Mission St.	LEASED	OFFICE SPACE. No restaurant use allowed. Contact: <i>Leased</i>
2	R/O	150 to 6,000 s.f.	6154-6160 Mission St.	\$1.50/s.f. and up	AVAILABLE NOW! Retail/Office space. Contact: <i>Melanie Hildebrand, Century 21 Alliance, (650) 991-5208</i>
2	R/O	150 to 6,000 s.f.	6154-6160 Mission St.	\$1.50/s.f. AND UP	NOW AVAILABLE retail/office spaces. Contact: <i>Melanie Hildebrand, Century 21 Alliance, (650) 991-5208</i>
2	R/O	2,500 s.f. Retail Level	6644 Mission St.	\$2.10/s.f. Industrial Gross	THREE STORIES: Street level, 12 years old, large showroom, one office, two bathrooms, 14-foot ceiling, and a lot of light. Includes two parking spaces. Contact: <i>Joyce Chun, JCS Investment & Realty, (650) 994-6500</i>
2	O	1,200 s.f.	6767 Mission St.	\$1,500/mo. Gross	ONE FLOOR. Contact: <i>Marie, Serramonte Mortgage, (650) 991-3800</i>
2	R/O	1,400± s.f.	7321 Mission St.	\$1,500/mo. Modified Gross	UPGRADED RETAIL. Space with small office and restroom. One on-site parking space. Contact: <i>Rich Catanzaro, Wall Street Properties, (650) 401-8500</i>

Commercial Space

FOR LEASE

Page 2 of 4

Winter 2005-06

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
2	R/O	600 s.f.	154 School St.	LEASED	NEWLY REMODELED 600 s.f. office with bathroom. Contact: <i>Leased</i>
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. This building is also for sale. Contact: <i>Ben Durham, Harney, Cahan & Mason Properties, (415) 865-6106</i>
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. Contact: <i>Scott Harper, Colliers Commercial Real Estate, (415) 788-3100</i>
3	O	270,000 s.f.	2101 Junipero Serra Boulevard	Build to Suit Terms Negotiable	PHASE III - PACIFIC PLAZA. Build to Suit for Class A office user. BART nearby. Contact: <i>Sandy Rodriguez, 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</i>
3	O	1,221 to 1,359 s.f.	2171 Junipero Serra Boulevard Ste. 280 1,221 s.f. Ste. 490 1,240 s.f. Ste. 500 1,249 s.f. Ste. 540 1,013 s.f.	\$2.35/s.f. FS	JS OFFICE BUILDING. Class A office space adjacent to Pacific Plaza. Located off Hwy 280, near BART. Views of Pacific Ocean and golf course. Close to restaurants and new movie theatre. Contact: <i>Karen Chin, BT Commercial, (650) 347-3700</i>
4	O	538 to 1,656 s.f.	48 Park Plaza Drive	\$2.65/s.f. FS	MEDICAL BUILDING primarily. Renovation in progress. Contact: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>
4	R/O	Varies	Westlake Shopping Center Park Plaza Dr. & John Daly Blvd.	RETAIL \$3.00-\$4.60/s.f. NNN	NOW LEASING. RETAIL space available for good quality, high credit tenants. Contact: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>

Commercial Space

FOR LEASE

Page 3 of 4

Winter 2005-06

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
4	O	200 to 238 s.f.	375 South Mayfair Avenue	\$2.60/s.f. FS	GENERAL OFFICE with on-site parking.
Contact: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>					
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: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>					
5	R/O	425 s.f. x 2	193-197 87th St. at Sullivan Ave.	\$750/mo. Includes all utilities	GREAT LOCATION. Two units available. Small office spaces. Parking on-site.
Contact: <i>Sam (650) 787-5841</i>					
5	O	1,740 s.f.	295 89th St.	\$3,500/mo.	SUBLEASE. Well-lighted, three assigned parking spaces. Five offices.
Contact: <i>Monica (650) 533-4870</i>					
6	O	1,500 s.f.	333 Gellert Blvd.	\$2.40/s.f. FS Gross	SERRAMONTE PLAZA. On atrium facing trees and flowers.
Contact: <i>Emily Renaud, Menlo Management, (650) 299-8780</i>					
6	O/M	895 s.f.	333 Gellert Blvd.	\$2.40/s.f. FS Janitorial Included	SERRAMONTE PLAZA. Available now.
Contact: <i>Emily Renaud, Menlo Management, (650) 299-8780</i>					
6	O	300 s.f.	333 Gellert Blvd.	\$2.40/s.f. FS Gross	SERRAMONTE PLAZA. Ground floor. One large window. Good configuration
Contact: <i>Emily Renaud, Menlo Management, (650) 299-8780</i>					
6	O	2,000 s.f.	333 Gellert Blvd.	\$2.40/s.f. FS Gross	SERRAMONTE PLAZA. Second floor corner. Great windows.
Contact: <i>Emily Renaud, Menlo Management, (650) 299-8780</i>					

Commercial Space

FOR LEASE

Page 4 of 4

Winter 2005-06

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
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: <i>Tess Lagandaon, Manager, Daly City Business Center, (650) 757-2060</i>
6	O	1,161 s.f.	355 Gellert Boulevard (Ste. 150)	\$2.40/s.f. FS	SERRAMONTE PLAZA Suite 150 available. Contact: <i>Karen Chin, BT Commercial, (650) 347-3700</i>
6	O	313 s.f.	355 Gellert Boulevard (Ste. 220)	LEASED	SERRAMONTE PLAZA Suite 220 now available. Contact: <i>Leased</i>
6	O	500 to 9,700 s.f. (divisible)	455 Hickey Boulevard	\$1.75 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: <i>John Barsocchini or Bob Bauman, BT Commercial, (650)347-3700</i>
6	R	600 to 6,000 s.f. (some restaurant space)	SERRAMONTE CENTER	\$3.00 to \$9.00/s.f. NNN	REGIONAL SHOPPING CENTER anchored by Macy's, Mervyn's and Target. Contact: <i>Dick Bartlett (650) 992-8687 for short-term space. Robert Dishler (310) 378-8781 for long-term space.</i>

This page left intentionally blank.

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)