

Commercial Opportunities



SPRING 2006

ISSUE No. 33

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 2006



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 and 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 and 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:

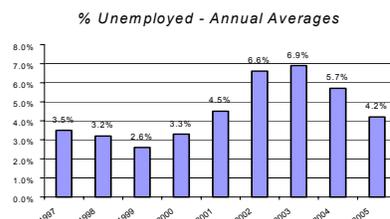
Five-year history of taxable sales and labor force for Daly City and San Mateo County:

Taxable Sales (in thousands of dollars) – Source: State Board of Equalization						
	2000	2001	2002	2003	2004 (most current)	Average % Change/Yr.
County Sales:	\$14,044,016	\$12,859,589	\$11,614,809	\$11,358,43	\$11,808,074	- 4.2%
Daly City Sales:	\$698,541	\$688,875	\$718,448	\$733,154	\$751,322	1.8%
Labor Force- Annual Average Reporting – Source: CA EDD –Labor Market Information Division						
	2001	2002	2003	2004	2005	Average % Change/Yr.
County Labor Force	392,400	378,900	369,300	363,400	367,700	- 1.6%
Daly City Labor Force	55,600	53,900	52,500	51,600	52,140	- 1.6%

Daly City has among strongest retail sales of all cities in the county with average annual growth of about 2% compared to a negative 4% +/- for the county. This clearly demonstrates a strong retail market in Daly City. Due to the past economic downturn, both the County and Daly City suffered a retraction in labor force from 2001-2005. However, the decline over the last two years appears to be leveling off for both areas, which bodes some improvement in the economy. 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:

Preliminary numbers for 2005 show a continuing downtrend in Daly City's unemployment rate. This is an improvement from the three previous years. Daly City's current unemployment is 4.2% compared to 3.6% for San Mateo County and 5.4% for the state (annual averages). *Source: CA EDD.*



Major Employers in San Mateo County and in Daly City

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

REAL ESTATE MARKET (SPRING 2006):

The San Mateo County commercial real estate market has improved significantly, and Daly City's office market has remained strong with a year-end vacancy rate of 7.3%, compared to nearly 19% countywide. Daly City's full service, Class A asking rents decreased slightly from \$2.26 to \$2.23 in the last year, compared to countywide, which saw a slight increase, from \$2.08 to \$2.10. Annual net absorption for the county continued a positive trend (more occupied space now than previously). In 2006, Daly City's retail market became tight with an all time low vacancy rate of approximately 1.82% (lower than several cities in the County). Countywide retail supply increased with the upgrading of Westlake, the reopening of Tanforan and numerous mixed-use infill projects. In Daly City, little space is available and expansion space at Westlake and Serramonte has essentially been pre-leased. The Linen Outlet leased the Rite-Aid space on Mission Street. At Serramonte Center, while The Good Guys and Toons closed their doors, future expansion is planned.

Office Vacancy:*	Ending 2005	2004	2003	2002	2001
San Mateo County	18.0%	21.9%	25.7%	24%	22.3%
Daly City	7.3%	13.3%	16.2%	12.9%	18.3%
Retail Vacancy: *					
San Mateo County	3.0%-5.0%	3.4-6.0%	4.1%±	N/A	N/A
Daly City	1.82%	5.4%±	6.4%±	6.2%±	5.8%±

NEW PROJECTS:

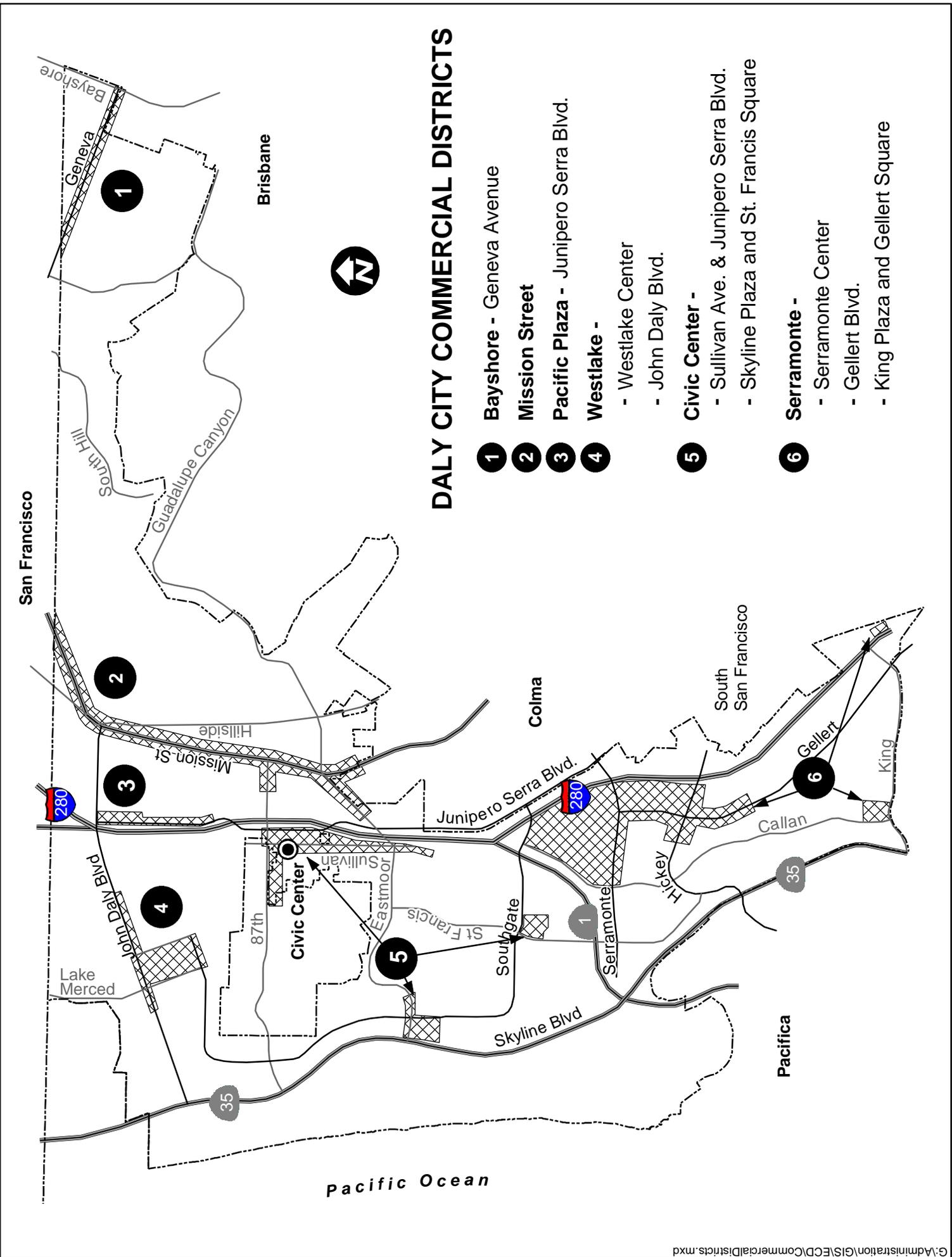
- **Pacific Plaza:** Near the Daly City BART station, the City is currently negotiating for development of a full service **Crowne Plaza Hotel** (about 150 rooms) on the north end of this project.
- **Landmark Plaza:** The first phase of this mixed-use development has broken ground with completion in 2007. This phase will consist of retail space, 95 condos and ample parking. Phase II office is planned later.
- **Westlake Shopping Center:** A Trader Joe's, Cost Plus Imports and Home Depot Design Center are now open. Major redesign is underway as part of a multiphase project consisting of 500,000± s.f. of new construction.
- **Moonstar Restaurant:** Formerly the Peppermill, this new restaurant is expected to open March 2006.
- **Serramonte Center:** The "Elephant Bar" restaurant is now open. Other new tenants include "Against All Odds" (youth clothing), Cinnabon, Betty Boop and others in a revamped food court.
- **City Toyota:** The old Albertson's store at Junipero Serra and San Pedro Rd. was demolished and City Toyota will occupy a new state-of-the-art dealership facility when completed early 2007.

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

Lake Merced

Civic Center

Junipero Serra Blvd.

Skyline Blvd

Serramonte

Callan

Gellert

King

1

2

3

4

5

6

Geneva

87th

Sullivan

Eastmoor

St Francis

Southgate

Hickey

280

280

35

35

Land/Lots

FOR SALE

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Spring 2006

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 SALE

Page 1 of 1

Spring 2006

Map Area	Property Type	Size	Location	Asking Price	Comments
2	R/O	1,000± s.f.	6077 Mission St.	\$938,000	MIXED USE. Three-bedroom unit on ground floor.
Contact: <i>Cathy Littlefield (650) 348-0222</i>					
2	OM	Two Stores w/office and 3BR apt.	6760 Mission St.	\$999,000 Sale Pending	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.	SOLD	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>Sold</i>					
2	R/O	1,100± s.f.	162-164 School St.	\$888,888	MIXED-USE near Mission Plaza Shopping Center. Two retail spaces on ground floor with two-bedroom, 1.5 bath residential unit upstairs. Please do not disturb tenants.
Contact: <i>Stella Chan or Patrick Lin, Coldwell Banker, (415) 722-6215</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 Blvd.	\$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

Spring 2006

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>
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	R/O	800 s.f.	6656 Mission St.	\$1,100/mo Gross	GROUND FLOOR SPACE. Busy Mission St. location. Long-term contract. Contact: <i>Wilbur (415) 710-1748</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.	LEASED	UPGRADED RETAIL. Space with small office and restroom. One on-site parking space. Contact: <i>Leased</i>
2	R/O	1,200 s.f.	168 School St.	\$1.00/s.f.	GROUND FLOOR RETAIL space. Contact: <i>Lagomarsino Co. (650) 991-4235</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>

Commercial Space

FOR LEASE

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Spring 2006

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
3	O	270,000 s.f.	2101 Junipero Serra Blvd.	Build to Suit Terms Negotiable	PHASE III - PACIFIC PLAZA. Build to Suit for Class A office user. BART nearby.
Contact: <i>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</i>					
3	R/O	15,906± s.f. Available Now	2001 Junipero Serra Blvd. Available September: Ste. 600 25,270± s.f. Ste. 530A 2,270± s.f. Available October: Ste. 540 12,200± s.f.	\$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. Restaurants adjacent, BART & Hwy. 280. Fifth floor space is divisible to suit tenants. Stes 530A and 540 are contiguous (total \$14,270± s.f.).
Contact: <i>Scott Harper, Colliers Commercial Real Estate, (415) 788-3100</i>					
3	O	1,221 to 1,359 s.f.	2171 Junipero Serra Blvd. 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	\$2.50/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; Jaci Wilson, Kimco Realty Corporation, (925) 977-3450</i>					
4	O	200 to 238 s.f.	375 South Mayfair Avenue	\$2.50/s.f. FS	GENERAL OFFICE with on-site parking.
Contact: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>					
4	O	2,000 s.f.	45 Southgate Avenue	\$2.35/s.f. FS	NEWER OFFICE BUILDING. Great visibility.
Contact: <i>Conor Flynn, Kimco Realty Corporation, (925) 977-3452</i>					

Commercial Space

FOR LEASE

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Spring 2006

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
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	1,233 s.f.	295 89th St.	\$1.95/s.f. FS	SECURED, COVERED PARKING garage. Close to BART and Hwy. 280.
Contact: <i>Karen Chin, BT Commercial, (650) 347-3700</i>					
6	O	2,600 s.f.	333 Gellert Blvd.	\$2.50/s.f. Gross	SECOND FLOOR CORNER office. Break room and some private offices plus conference room.
Contact: <i>Emily Renaud, Menlo Management, (650) 299-8780</i>					
6	O	1,500 s.f.	333 Gellert Blvd.	LEASED	SERRAMONTE PLAZA. On atrium facing trees and flowers.
Contact: <i>Leased</i>					
6	O	2,000 s.f.	333 Gellert Blvd.	LEASED	SERRAMONTE PLAZA. Second floor corner. Great windows.
Contact: <i>Leased</i>					
6	O	300 s.f.	333 Gellert Blvd.	LEASED	SERRAMONTE PLAZA. Ground floor. One large window. Good configuration
Contact: <i>Leased</i>					
6	O/M	895 s.f.	333 Gellert Blvd.	LEASED	SERRAMONTE PLAZA. Available now.
Contact: <i>Leased</i>					
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>					

Commercial Space

FOR LEASE

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Spring 2006

Map Area	Property Type	Avail S.F.	Location	Monthly Rent /s.f.	Comments
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	500 to 9,700 s.f. (divisible)	455 Hickey Boulevard	\$1.95 to \$2.55/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>					

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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)