

FOR SALE

INDUSTRIAL CONDOMINIUMS

90% SBA FINANCING AVAILABLE

PRICES ARE SUBJECT TO CHANGE

PACIFICA COMMERCE CENTER | 580 CRESPI DRIVE | PACIFICA, CA

Brett Weber
Senior Vice President

Steve Divney
Senior Vice President

John McLellan
Senior Vice President



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TABLE OF CONTENTS

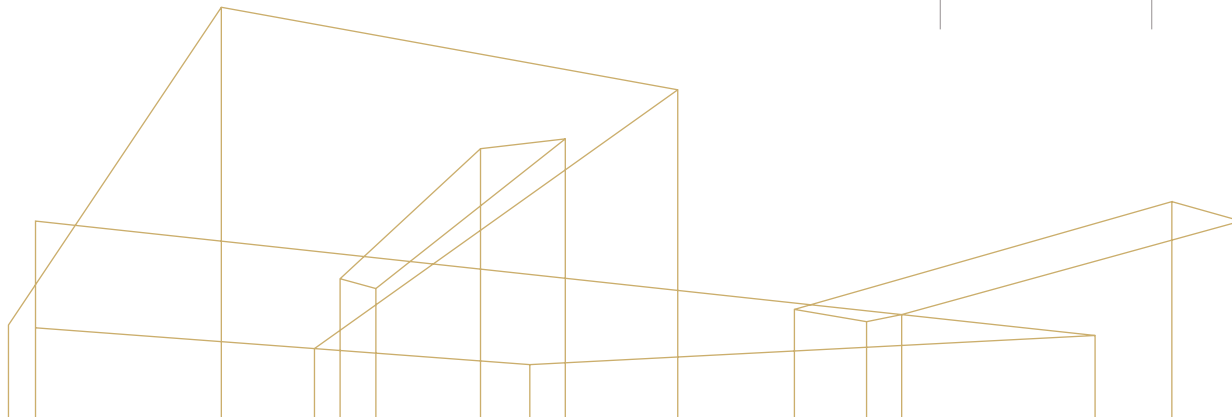
01
THE
OPPORTUNITY

02
LOCATION

03
BENEFITS OF
OWNING YOUR
BUSINESS REAL
ESTATE

04
UNIT
AVAILABILITY
AND PRICING

05
FINANCING



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01

THE OPPORTUNITY



THE OPPORTUNITY

Each unit will have its own parcel number, and buyers will own their units in fee simple. This means they can self-occupy, rent to a tenant, and/or sell their units at any time and are not locked into a lease. Buyers will also have a shared interest in the buildings and parking lot based on the respective sizes of the units.

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Hypothetical Exterior Upgrade



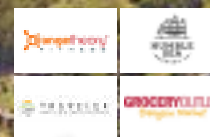
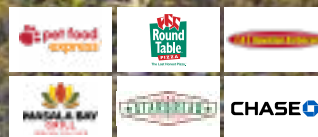
EXTERIOR UPGRADES





02

LOCATION



LINDA MAR BLVD

PACIFICA COMMERCE CENTER

ANZA DR

1

PACIFICA SKATEPARK

CABRILLO HWY

CRESPI DRIVE

PUERTO 27 RESTAURANT

PACIFICA BEACH HOTEL

ROBERTS RD



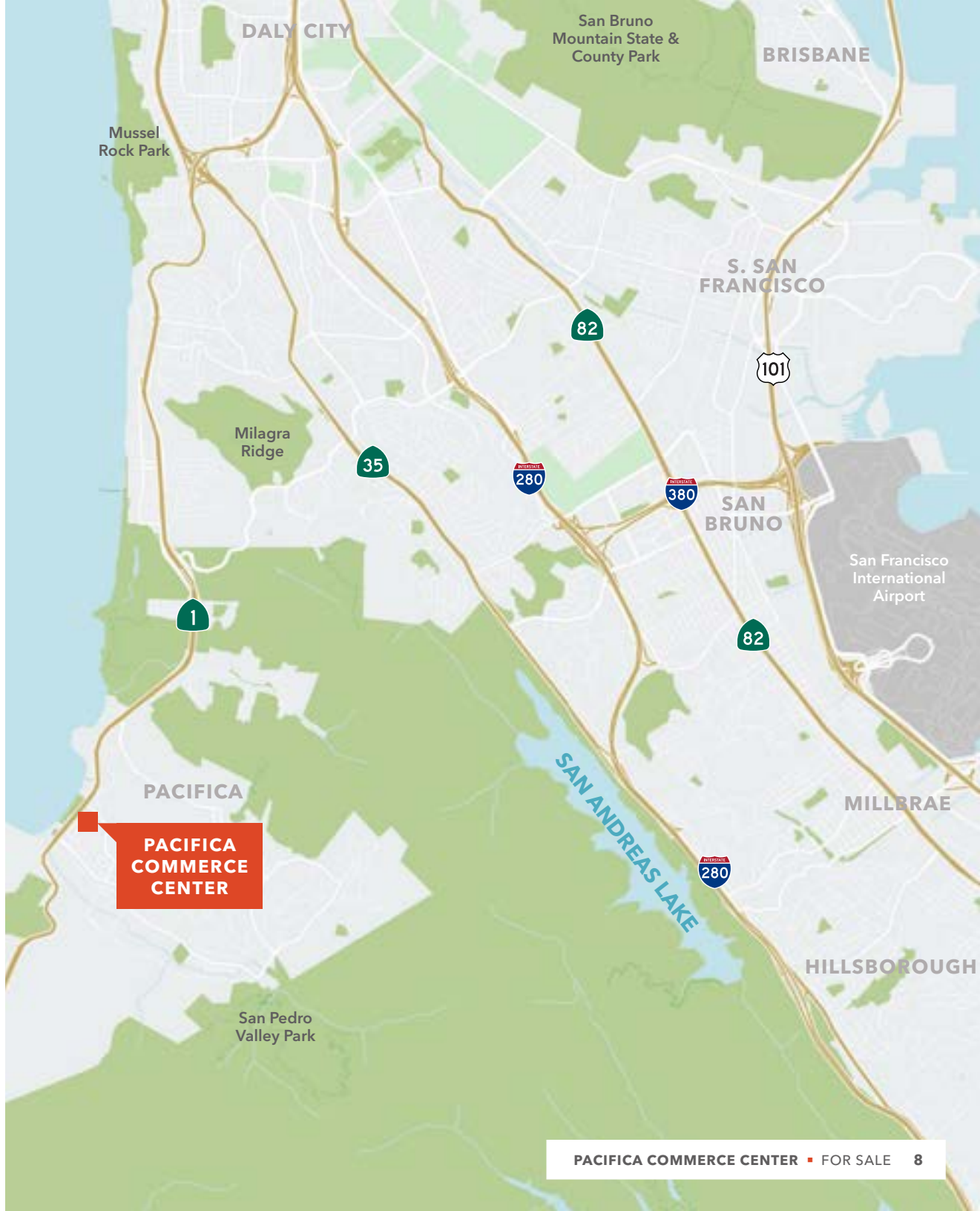
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LOCATION OVERVIEW

-  15.3 Miles | 20 Minutes  San Francisco International Airport
-  0.9 Miles | 3 Minutes  CA-1 Highway
-  4.5 Miles | 10 Minutes  CA-35 Highway
-  6.9 Miles | 10 Minutes  I-280 Highway
-  11.1 Miles | 13 Minutes  I-380 Highway
-  12.8 Miles | 15 Minutes  US-101 Highway

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03

BENEFITS OF OWNING YOUR BUSINESS REAL ESTATE



BENEFITS OF OWNING YOUR BUSINESS REAL ESTATE

PROTECT your business from rent increases, lease terminations, and landlord's neglect.

INCREASE flexibility with the option to sell or rent out all or part of your facility at any time.

SUPPORT your business by designing the ideal facility for it to thrive in and increase the property value when you choose to sell.

LEVERAGE your cash by financing 90% of the cost of your building and renovations.

REDUCE your taxes by deducting depreciation, interest, property taxes, and maintenance cost.

CONTROL overhead through fixed financing payments amortized over 10-25 years at current low rates.

BUILD your estate as you pay down your mortgage and enjoy appreciation.





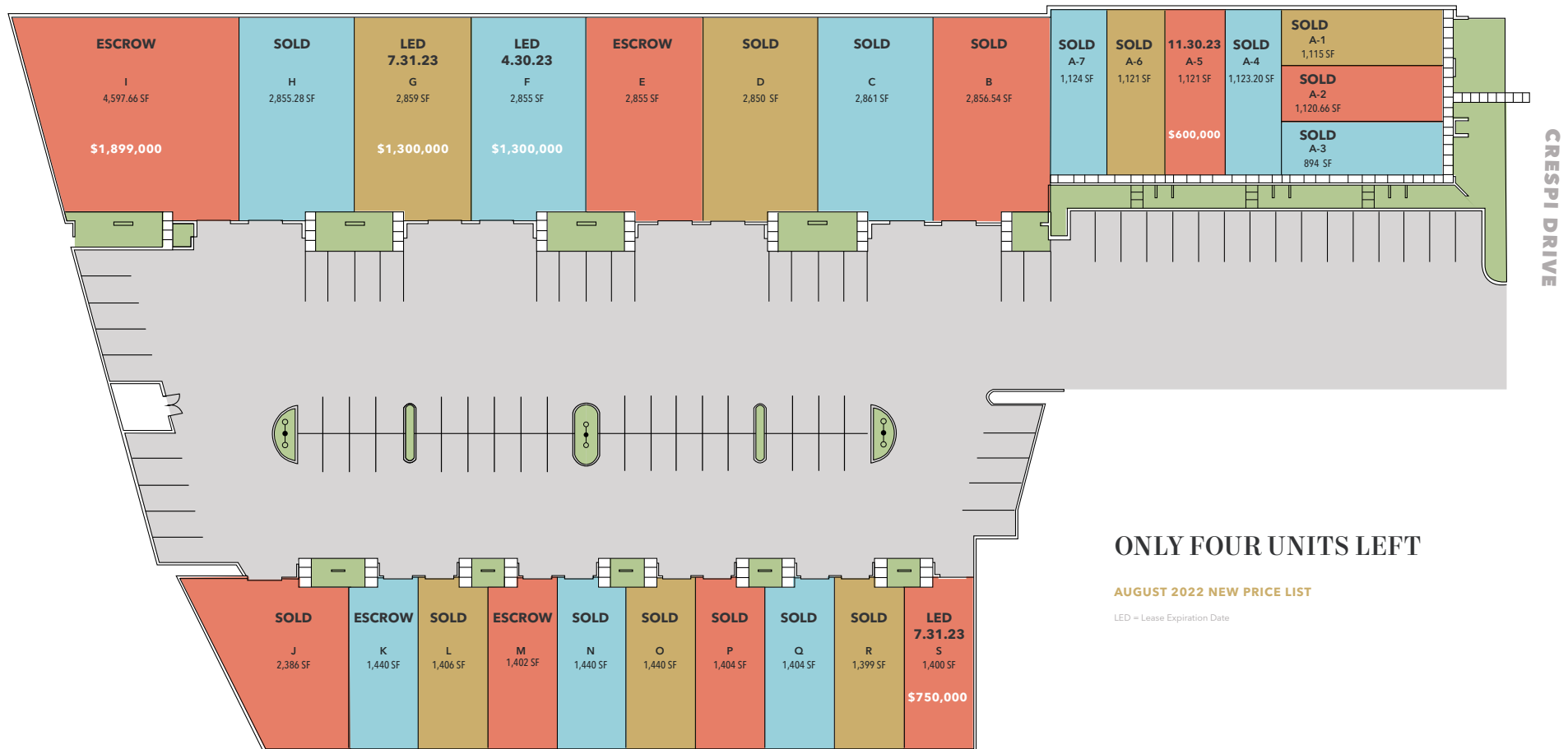
04

UNIT AVAILABILITY AND PRICING



UNIT AVAILABILITY AND PRICING

Prices are subject to change





05

FINANCING



FINANCING

Financing can be made available for up to 90% of the cost of buying and modifying business properties at Pacifica Commerce Center is available under the SBA 504 and 7a loan programs.

504 PROGRAM: SBA lends up to 40% of the value of owner-occupied, business real estate at a fixed rate, and banks loan up to 60% of the cost at fixed and adjustable rates. Payments are amortized over 10-25 years.

7(A) PROGRAM: Banks make SBA backed loans for up to 90% of the value of owner-occupied, business real estate, improvements, & equipment at adjustable rates. Payments are amortized over 25 years.

For information on SBA financing and the current interest rate, contact:

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