



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969

Property Profile & Property Highlights



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Profile & Property Availability

Property Profile

Location Corner of Oceana Blvd. and Eureka Drive, off U.S. Highway 1. Popular local center serving the coastal communities. Easy access to Highway 1.

| Suite Number | Useable Square Feet | Rentable Square Feet | Date Available |
|----------------------|---------------------|----------------------|----------------|
| 80-140 | 346 | 388 | Available Now |
| 80-216 Ocean View | 359 | 402 | Available Now |

Prominent Co-Tenants: Oceana Market, Pillar Pacific Financial, Go Sushi Restaurant, Plato's Closet Apparel, Eureka Cleaners, City Arms, Dinosaur Sandwiches, Jan Michaels Jewelry, Strength Dynamics Personal Fitness, Ocean Yoga and Empowered Fitness Center

COMMENTS:

- **Free** Shared Conference Room on 2nd Floor
- Office restrooms recently upgraded with new flooring, fixtures, new paint and lighting
- Ocean Views (from some offices)
- Elevator Service Security Card Access
- After Hours Lobby Door Access
- Retail Services On Site
- Sky Lights Which Open
- CAT 5 Wiring
- High Speed DSL plus Comcast Cable Services Available
- *Convenient Storefront Parking*
- *Separate Electrical and Separate HVAC*
- *Fire Sprinklered Building*
- Gas Wall Mounted Heaters
- *No HVAC*
- Flexible Terms



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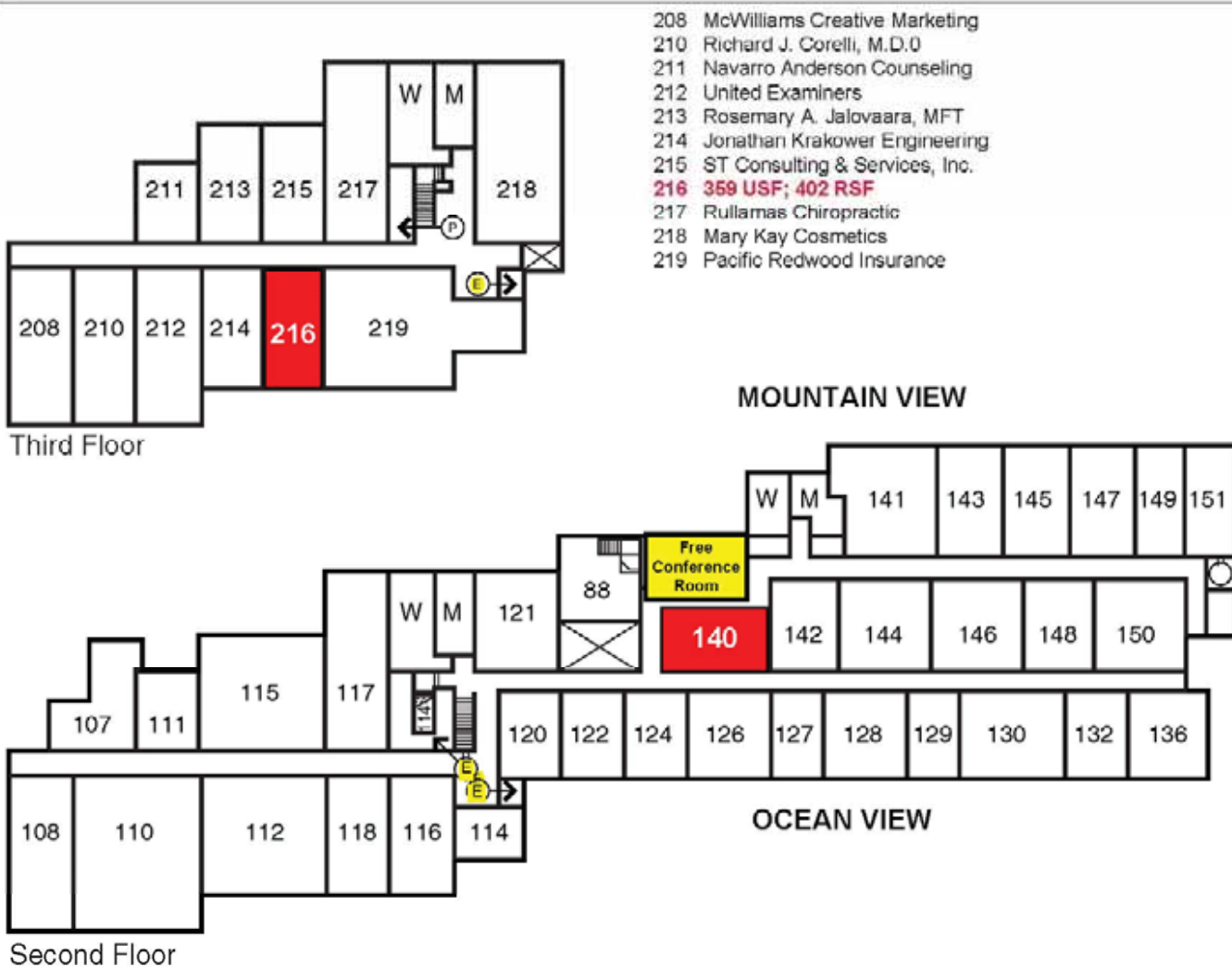
Property Profile & Property Availability

| Street Address | Date Available | Useable Square Feet | Rentable Square Feet | Per SF/Type Full Service Per Month | Interior Improvements | Comments |
|----------------------|----------------|---------------------|----------------------|------------------------------------|--|--|
| 80-140 Eureka Square | Available Now | 346 | 388 | \$640.00 | 1 Office 23' 6" W x 13' D | <p>Office Building Amenities include:</p> <p>Full service lease rate. Landlord pays real property taxes, building insurance, common area maintenance fees, gas & electricity and janitorial in common hallways and restrooms.</p> <p>Tenant pays for janitorial inside of their suite and phone & internet.</p> <ul style="list-style-type: none"> ▪ Elevator Service ▪ Free Shared Conference Room on 2nd Floor ▪ Secured Card After Hour Access System ▪ After Hours Lobby Door Access System ▪ Retail Services On Site ▪ Flexible Lease Terms ▪ Skylights which Open in most offices ▪ Wall mounted Heaters in Each Office ▪ Fire Sprinklered Building ▪ No HVAC ▪ CAT 5 wiring, Plug and Play in some offices ▪ Ready for Immediate Move In (unless otherwise noted) ▪ Easy Freeway Access to Highway 1 ▪ Plenty of Free Parking ▪ Landlord provides Janitorial Service in Hallways and Restrooms ▪ Beautiful Ocean Views (from certain offices) ▪ Combination Lockbox On Site. ▪ Call to Tour |
| 80-216 Eureka Square | Available Now | 359 | 402 | \$744.00 | Ocean View, 2 Offices, 12' 6" W x 25' D | |



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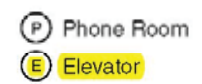


- 208 McWilliams Creative Marketing
- 210 Richard J. Corelli, M.D.O
- 211 Navarro Anderson Counseling
- 212 United Examiners
- 213 Rosemary A. Jalovaara, MFT
- 214 Jonathan Krakower Engineering
- 215 ST Consulting & Services, Inc.
- 216 359 USF; 402 RSF**
- 217 Rullamas Chiropractic
- 218 Mary Kay Cosmetics
- 219 Pacific Redwood Insurance

Eureka Square Shopping Center

80 Eureka Square, Suites 107-219
Pacifica, CA 94044

- 107 Inner Awakening
- 108 Diaz & Company
- 110 Dinosaur's Vietnamese Sandwiches
- 111 Inner Awakening
- 112 Finkeltron Computer Services
- 114 Omni Insurance
- 115 P. Loveseth, Attorney
- 116 Mario Torrigino, Attorney
- 117 On The Coast Bookkeeping
- 118 Kelly Financial Services
- 120 Marybeth N. Waters, MFT
- 121 Coastside Counseling
- 122 Eugene Law, Tax Prep Service
- 124 Andrea Polk, Ph.D.
- 126 MBA Office Supply
- 127 Lyrica Tyree Design Center
- 128 Diaz & Company
- 129 Carolyn Danforth MFS
- 130 Diaz & Company
- 132 Andrea Stephens, MFT
- 136 Bashore Marriage & Family Therapist
- 140 346 USF; 388 RSF**
- 141 Jennings-Gilbert Art Studio
- 142 Eureka Yellow Cab Taxi
- 143 Associated Brokers of California
- 144 Frankie Moon Photos
- 145 Associated Brokers
- 146 Derek M. Fong
- 147 Gilman Counseling Center
- 148 Wills' Carpet Cleaning
- 149 Mark S. Coby, Attorney
- 150 BPI Management/Leasing
- 151 Bernie Carter, M.F.C.C.



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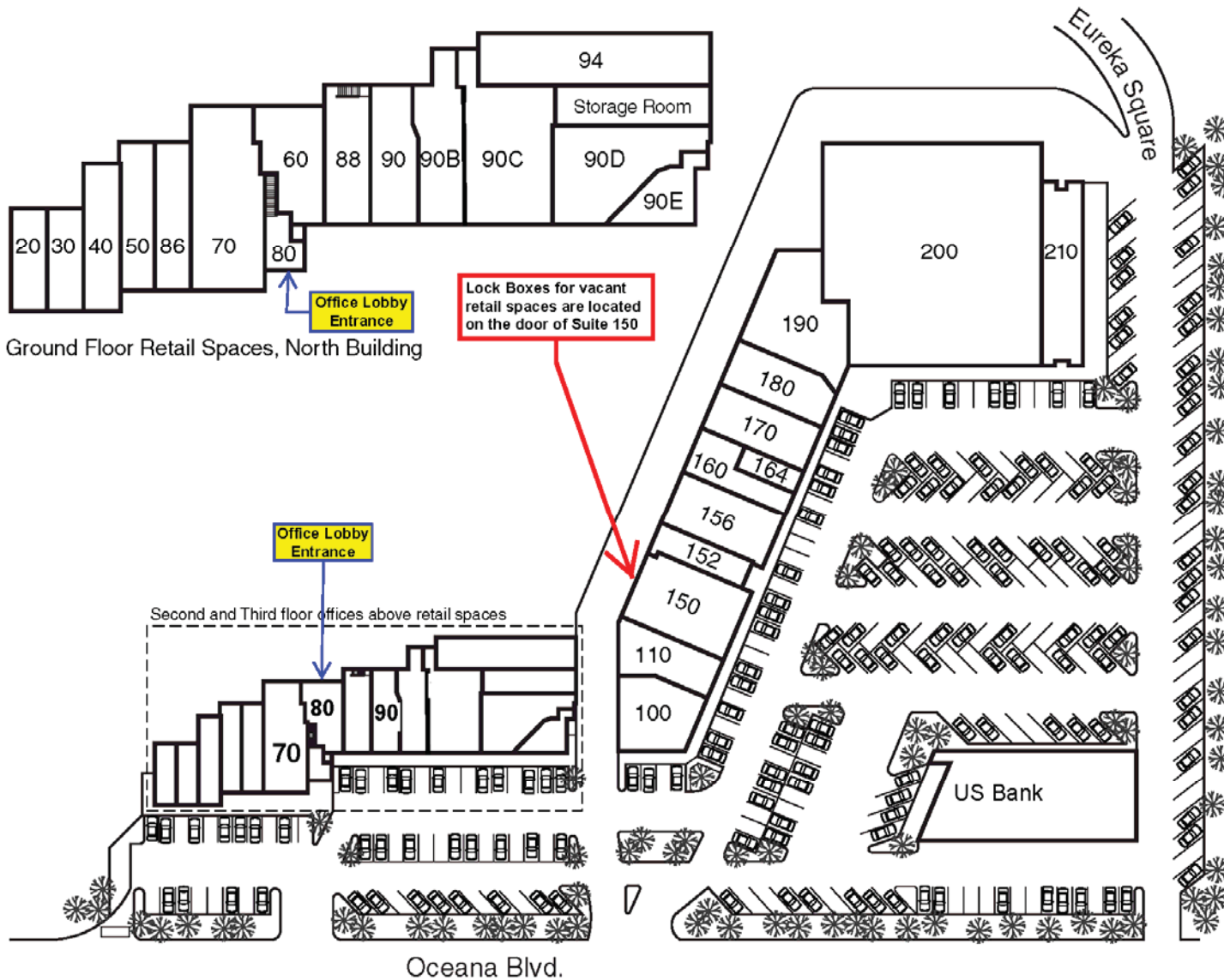


Rev. 10/25/2017

Site plan not to scale and subject to change without notice

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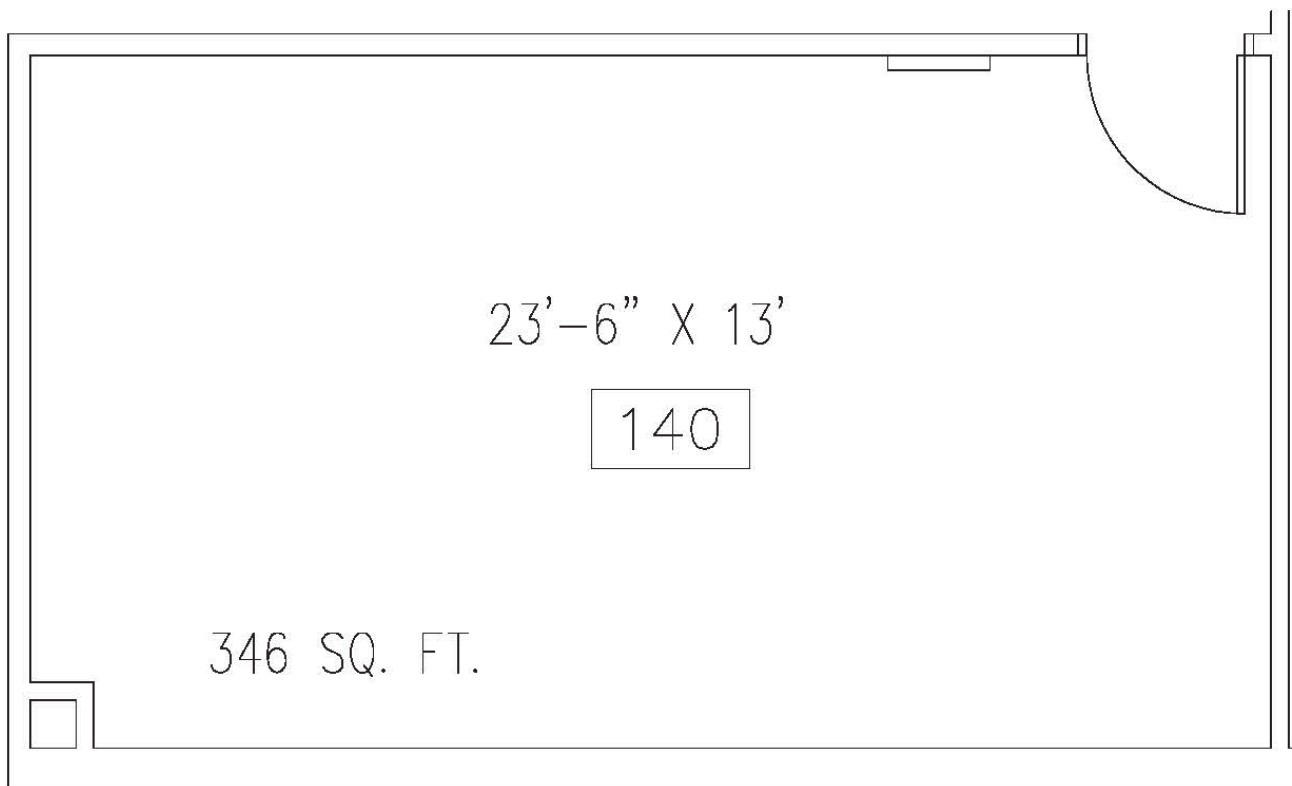
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Eureka Square Shopping Center 20-210 Eureka Square Pacifica, CA 94044

- 20 Elizabeth's Styling Salon
- 30 Dolly's Beauty Center
- 40 Dinosaurs Vietnamese Sandwiches
- 50 Dinosaurs Vietnamese Sandwiches
- 60 Steel Heart Dance
- 70 Strength Dynamics Personal Fitness
- 86 Discount Cigarettes
- 88 Pro Nails
- 90 The Royal Bee Yarn Company
- 90-B Ocean Yoga
- 90-C Ocean Yoga
- 90-D City Arms Firearms
- 90-E Jeff's Food of San Francisco
- 94 Maintech Services
- 100 Plato's Closet Apparel
- 110 Plato's Closet Apparel
- 150 Jan Michaels Jewelry
- 152 Bay Area's Best Martial Arts
- 156 Empowered Fitness Center
- 160 Eureka Cleaners
- 164 Eureka Pet Grooming
- 170 The Longboard Margarita Bar
- 180 The Longboard Margarita Bar
- 190 Go Sushi Restaurant
- 200 Oceana Market
- 210 Pillar Pacific Financial





346 Usable Square Feet
388 Rentable Square Feet

- Fire Sprinklered
- Gas Wall Heater
- No HVAC

Actual As-Built interior improvements may be different than shown.

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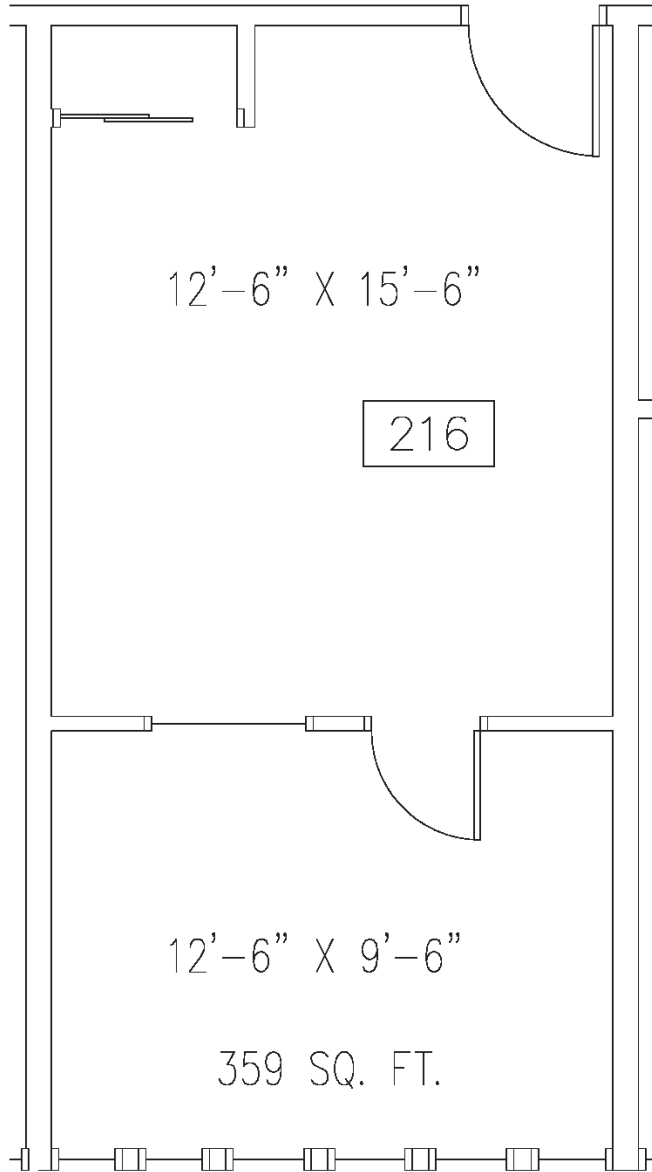
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Actual As-Built interior improvements may be different than shown.

Ocean View Office

359 Usable Square Feet

402 Rentable Square Feet

- Fire Sprinklered
- Gas Wall Heater
- Wall Air Conditioning Unit
- No HVAC



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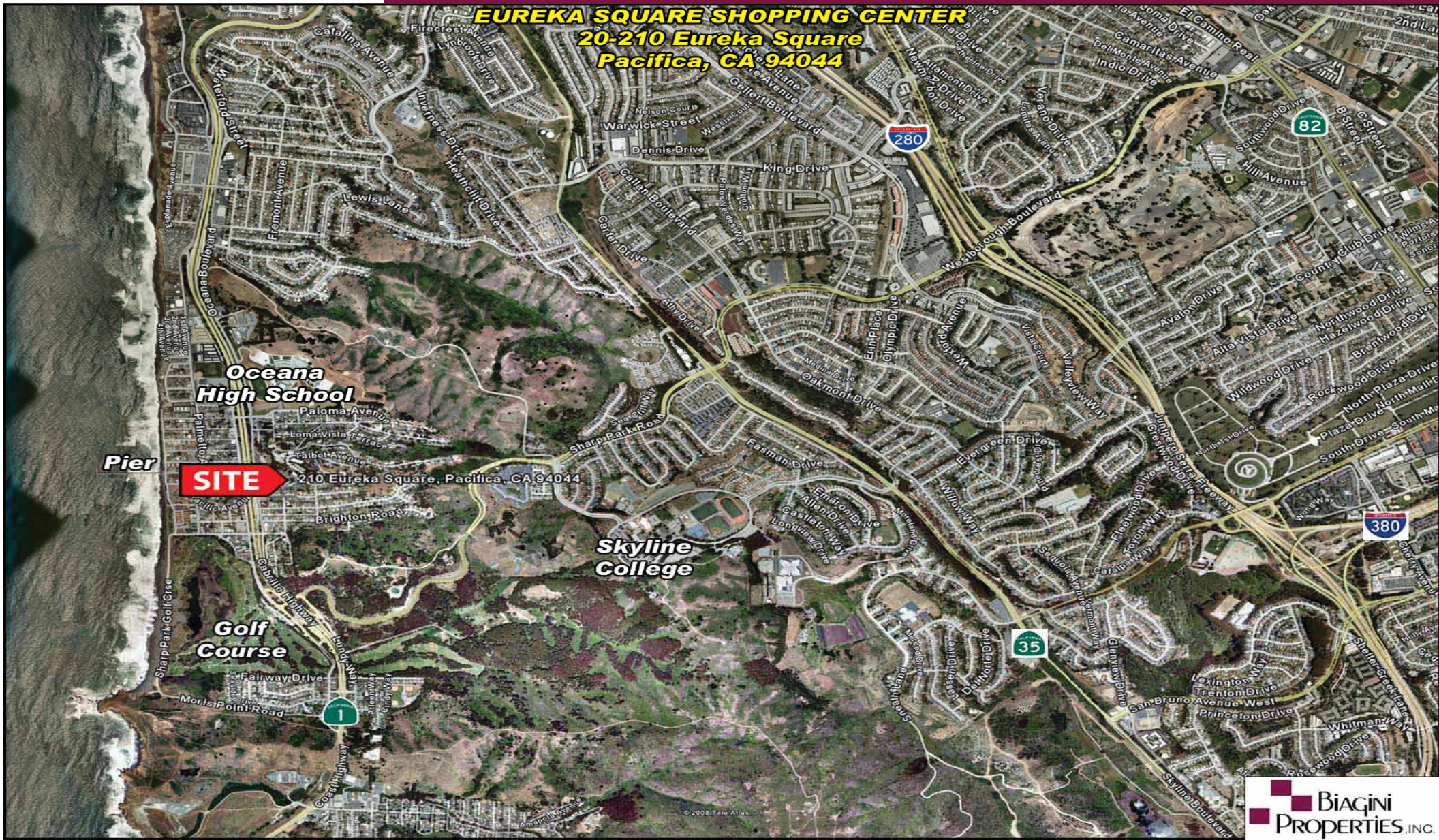
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