

For Sale

Transit Oriented Development Site

7733 El Camino Real, Colma



Artist rendition.
Plans not yet
approved.

- Parcel:** 7733 El Camino Real (aka Mission Street), Colma, California.
APN: 008 127 020.
- Lot Size:** Approx. +/- 25,100 Square Feet. Irregular shape and sloped.
- Frontage:** Approx. +/- 125 Linear Feet on El Camino Real at signalized intersection facing entrance to Colma BART Station. Approx. +/- 60 Linear Feet on "C" Street.
- Height Limit:** Approx. +/- 40 Feet.
- Zoning:** Commercial – Design Review. Potential for 15 residential units, 13 market rate and 2 BMR, with mixed use. Refer questions to planning department.
- Proposed Use:** Previous buyer had plans for 13 market rate townhouse units to be zoned live/work. Each unit to be 3 floors with roof deck and parking. Plans not completed.
- Availability:** Occupied by billboard tenant on short term basis.
- Terms:** Mostly unimproved land to be sold in "As Is" and "Where Is" condition. No guarantees of any kind. Buyer responsible for all due diligence.
- Asking Price:** ~~\$1,350,000~~ **\$899,000** ALL OFFERS ENCOURAGED!

For Further Information or Tour:

Whit Hughes
TEL: (650) 255-2575
Broker Officer #01241083

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Location: The Town of Colma is a well managed suburb of San Francisco. It is supported by a strong tax base with two shopping centers. Major retailers include: Target, Home Depot, Kohls, Best Buy. Year 2016 Estimated Household Income \$102,061.

The Colma BART Station perimeter has emerged over the last decade as ground zero for transit oriented development, including: Trestle Glen (119 units), La Terrazza (153 units), El Camino Village (30 units), Colma Heights (8 units), 7555 El Camino Real (36 units), Hillside Courtyard (85 units), Colma Ridge (22 units), San Pedro Commons (74 units), La Scala (32 units), La Villa Monaco (9 units).

**Walking distance
to Colma BART
Station!**



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