



GOLDEN GOOSE
PARTNERS
A real estate relationship.

FOR LEASE

PREMIER RETAIL / WELLNESS / OFFICE SPACE

480 MANOR PLAZA
PACIFICA, CA 94044



±2,437
SQ FT AVAILABLE



RETAIL /
COMMERCIAL



C-1
ZONING



LEASE RATE: \$3 / SF / MONTH • NNN

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◆ Executive Summary

Golden Goose Partners is pleased to present the opportunity to lease 480 Manor Plaza in Pacifica, CA — a flexible SF retail/commercial suite within the well-established Pacific Manor Shopping Center. Position your business in one of Pacifica's most distinctive commercial spaces. This ±2,437 SF industrial-modern storefront (1,748 SF ground floor + 689 SF mezzanine) offers an inspiring environment for boutique fitness, wellness, massage therapy, chiropractic, physical therapy, Pilates, yoga, aesthetics, and medical office users.

Featuring soaring exposed timber ceilings, polished concrete floors, abundant natural light, an expansive open training floor, and a mezzanine ideal for offices, private treatment rooms, or administrative space, this property offers exceptional flexibility for growing businesses. The open layout allows operators to customize the space for group fitness classes, personal training, wellness treatments, or premium client experiences while maintaining a modern, high-end aesthetic.

TOTAL SQ. FT.

±2,437 sq. ft.

LEASE RATE

\$3 / SF/ month

NNN

CENTER FOOT TRAFFIC

84.1K Monthly Visits

54K Monthly Visitors

44 min Avg. Dwell Time

* Foot traffic per Placer.ai, March 2024.

POTENTIAL USES

Ideal for wellness, fitness & clinical concepts

- Fitness / Training Studio:** Column-free open floor for functional training, free weights or a boutique gym.
- Yoga / Pilates:** High ceilings and open span ideal for mat classes and reformer studios.
- Physical Therapy / Rehab:** Open exercise floor plus private treatment rooms — like neighboring Aero PT.
- Massage / Bodywork:** Quiet upstairs rooms with a calm reception and waiting area.
- Med-Spa / Wellness Clinic:** Chiropractic, acupuncture, IV or recovery concepts in a high-traffic center.
- Dance / Barre / Martial Arts:** Sprung open floor with a mezzanine for viewing or private lessons.
- Spa / Recovery Lounge:** Sauna, cold plunge or contrast-therapy suite with mezzanine relaxation.

HIGHLIGHTS

- Flexible, open floor plan
- Exposed wood beams & natural light
- Soaring high ceiling
- Private 2nd-floor office / mezzanine
- C-1 Neighborhood Commercial zoning

PARKING

480 Manor Plaza shares over 2 acres of open-air parking within the Pacific Manor Shopping Center.



Heart of Pacifica's Manor Plaza District

480 Manor Plaza sits within the Pacific Manor Shopping Center in the Manor District of Pacifica — a long-established, neighborhood-style center that serves as a key commercial hub for the north side of the city. Its blend of historical charm and practical amenities continues to make it a valued part of the Pacifica community, offering a high-visibility, high-traffic setting for tenants.

Located adjacent to Highway 1, the center is a quick drive for residents of Daly City, South San Francisco, San Bruno and the southern parts of Pacifica. It sits close to Manor Drive, Palmetto Ave. and Linda Mar Boulevard, making it convenient to surrounding residential neighborhoods for shopping and dining. Parking is served by a large, 2+ acre open-air lot — making access easy and quick.

Adjacent to

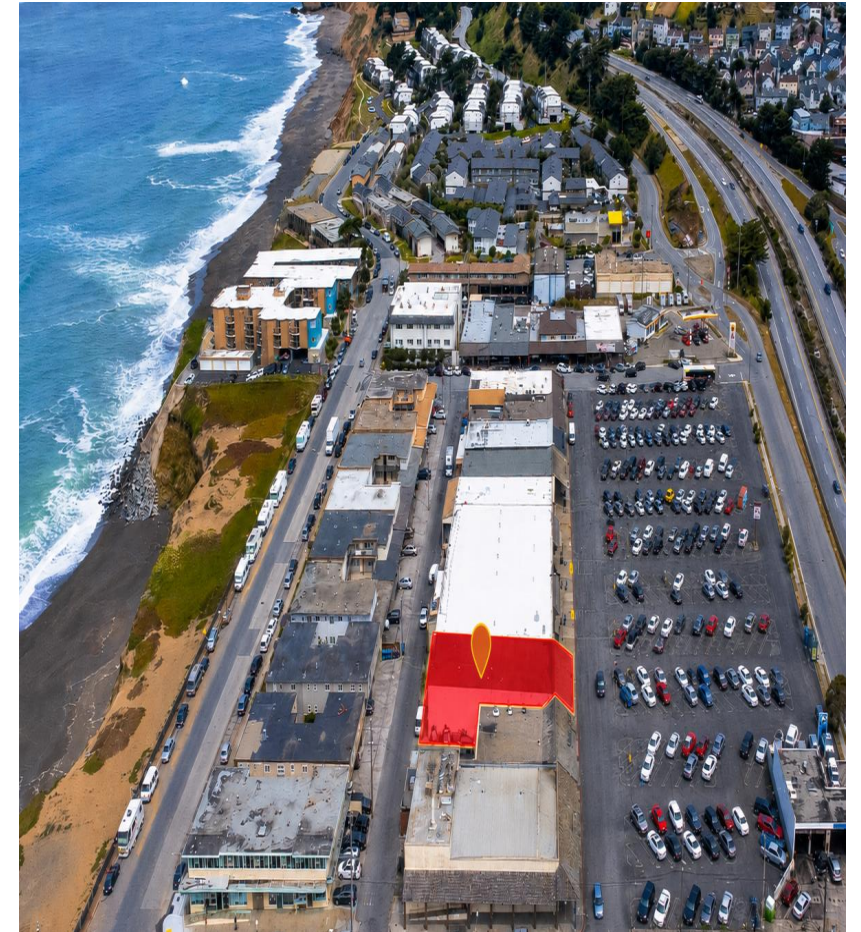
Highway 1

Anchored by

**Safeway +
Starbucks**

Parking

2+ Acre Lot

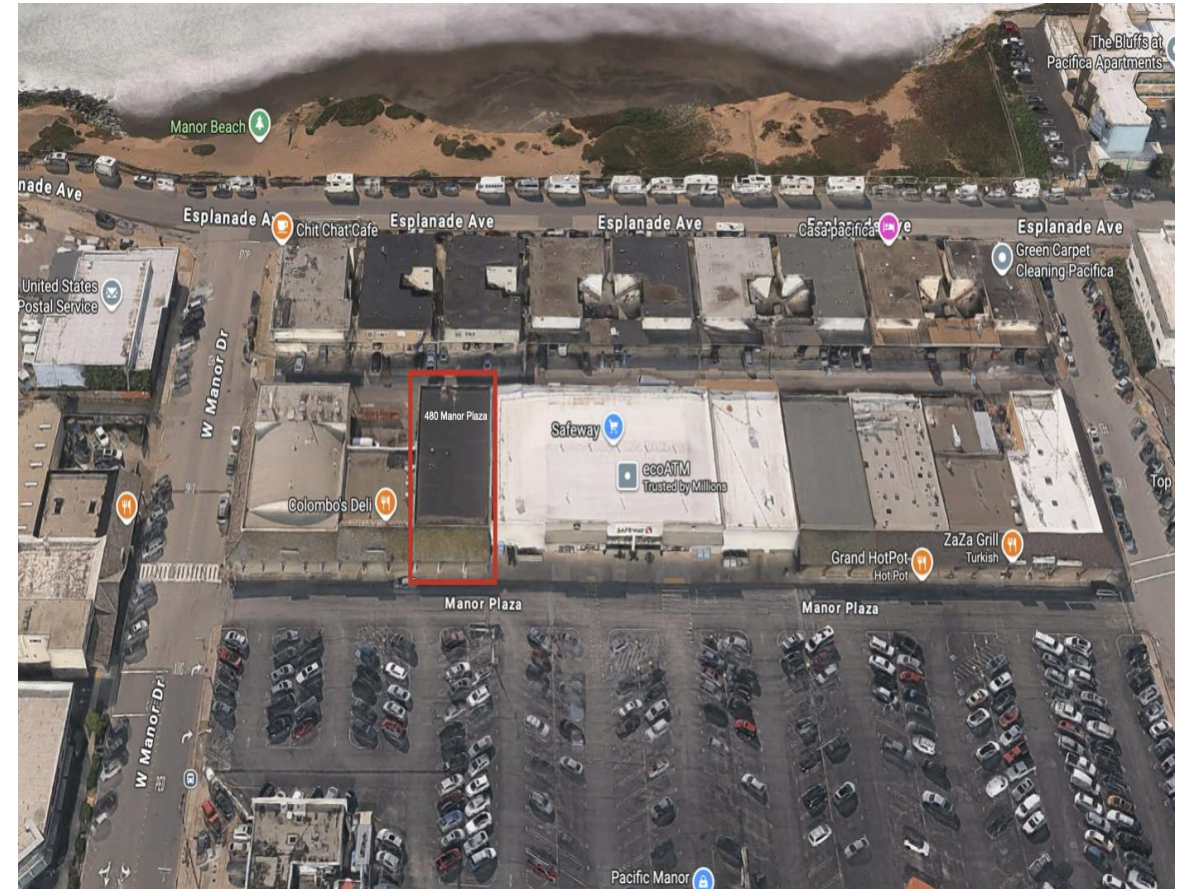


Aerial — property & Pacific coastline

◆ Aerial View & Site



Pacific Manor Shopping Center — steps from Manor Beach & Hwy 1



Site outline & neighboring tenants along Manor Plaza

◆ Center & Neighborhood Tenants

480 Manor Plaza benefits from an established mix of anchor, destination and daily-need tenants that drive consistent foot traffic to the center.

◆ Safeway

Anchor tenant, renovated in 2008 with a new façade and an in-store Starbucks.

◆ Rosalind Bakery

Artisan bakery (opened 2019) — sour dough, pastries, coffee, pizzas, sandwiches.

◆ Grand Hot Pot

Chinese hot pot restaurant with indoor/outdoor dining and karaoke buffet.

◆ Green Enchilada

Mexican restaurant known for organic and sustainable ingredients.

◆ Colombo's Deli

Well-established family-owned Italian deli, open since 1986.

◆ Tam's Cuisine of China

Traditional Chinese dining, serving the community since 1975.

◆ Mazzetti's Bakery

50+ year Bay Area institution — cakes, breads, Danish, cookies, pies.

◆ 24 Hour Fitness

Full-service gym: personal training, group exercise, free weights, cardio.

◆ Walgreens

Full-service pharmacy, photo services and personal-care products.

◆ Interior — Main Level



Main open space — exposed wood beams & polished concrete



Open retail area with storefront glass & natural light



Ground-floor retail with rear staircase to mezzanine



Kitchenette / break area with sink

◆ Mezzanine & Amenities



Mezzanine loft — hardwood floors & custom railing



Mezzanine loft with staircase access



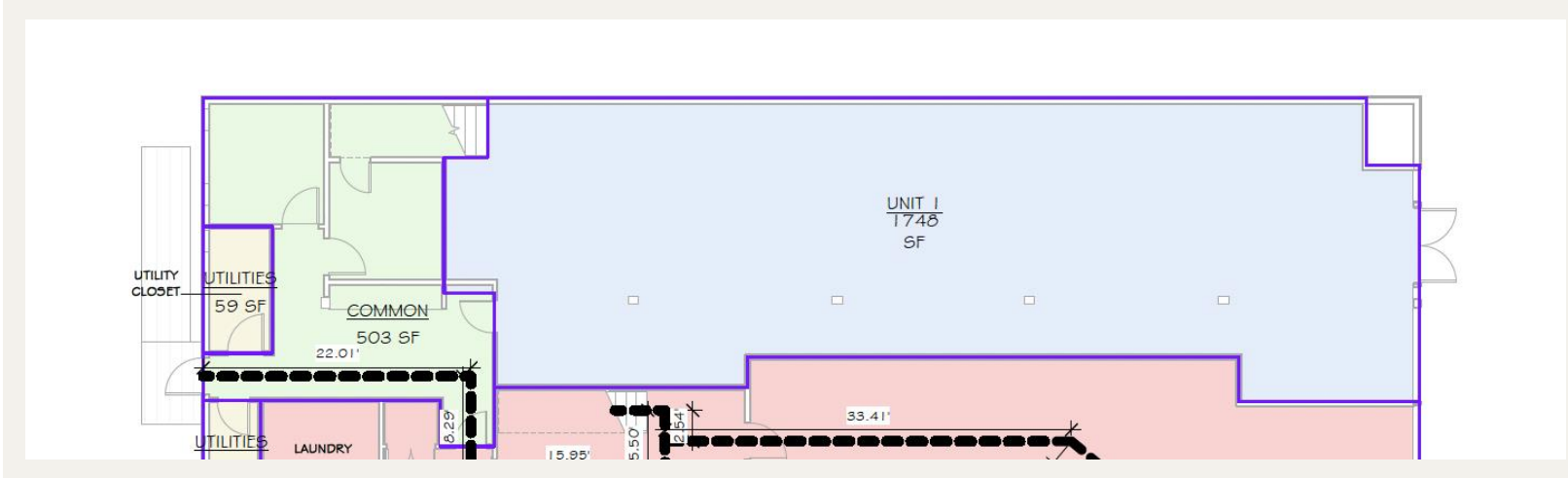
Private room / office with mini-split HVAC



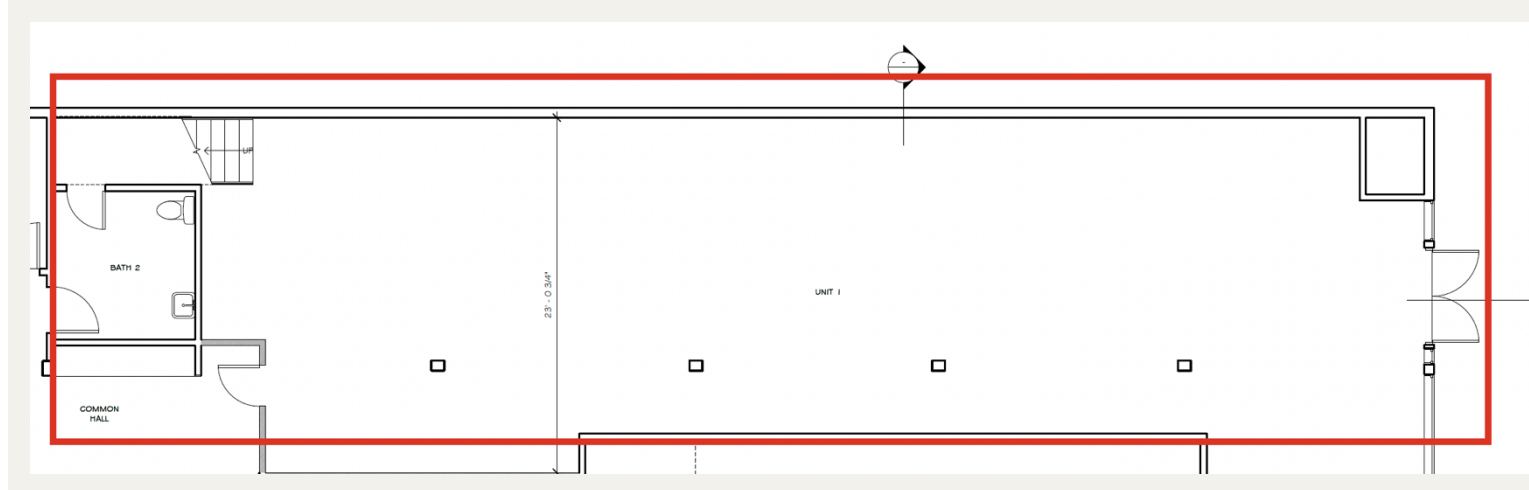
ADA-compliant restroom

◆ Floor Plan — Ground Floor (±1,748 SF)

PROPOSED LAYOUT



EXISTING CONFIGURATION



UNIT 1 AREAS

Ground Floor

±1,748 SF

Common / Utilities

±503 SF

Second Floor

±689 SF

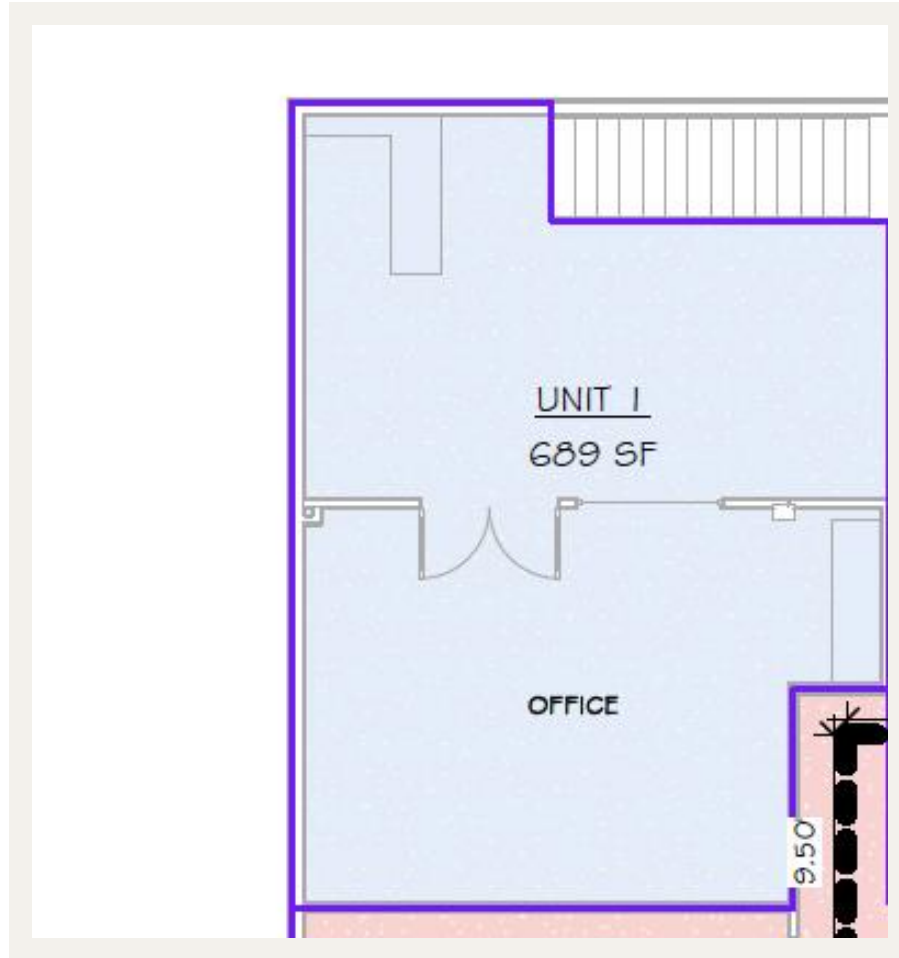
Total Available

±2,437 SF

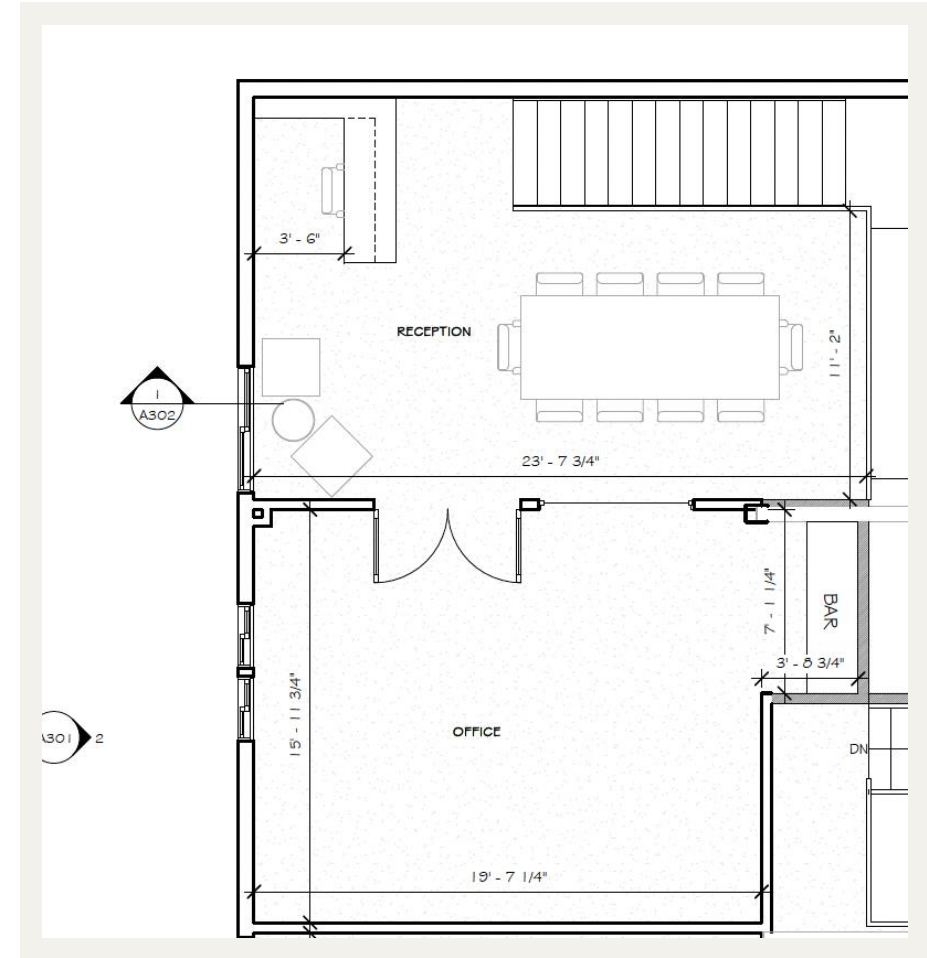
Layout Notes

- Open ground-floor retail area
- ADA restroom & utilities
- Separate exterior entrance
- Stair access to mezzanine

◆ Floor Plan — Second Floor (±689 SF)



Proposed second floor — office



Suggested build-out — reception, office & bar

◆ Zoning — C-1 Neighborhood Commercial

PERMITTED USES

- Retail stores (food markets, drug stores, liquor stores, general retail)
- Restaurants (where permitted by the code you summarized)
- Professional offices
- Barber & beauty shops
- Laundries & dry cleaners
- Banks & financial services
- Art galleries
- Instructional studios (dance, art, crafts)
- Visitor-serving commercial uses (within the Coastal Zone)
- Business & administrative offices **above the ground floor**
- Accessory & Junior Accessory Dwelling Units (where applicable)

CONDITIONAL USES

Allowed subject to obtaining a use permit:

- Restaurants and fast-food restaurants
- Business & administrative offices on the ground floor
- Special care and child-care facilities
- Health / fitness clubs
- Pet care & sales, including boarding and grooming
- Veterinary hospitals & clinics (small animals)
- Massage establishments (640+ SF treatment area)
- Dwelling units above ground-floor commercial use

Source: Pacifica, CA Municode — Title 9, Ch. 4, Art. 10 (C-1 District). Summary only; confirm intended use with the City of Pacifica Planning Department.

◆ Demographics — Pacifica

	0.3 Miles	0.8 Miles	1.5 Miles
Total Population	1,582	7,668	26,735
Average Age	42	42	42
Total Households	647	2,827	9,070
Persons per Household	2.4	2.7	2.9
Average HH Income	\$188,082	\$192,856	\$177,083
Average Home Value	\$1,291,266	\$1,283,730	\$1,269,566

Demographic data derived from Alpha Map. Figures approximate.

For leasing information & tours, please contact:



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