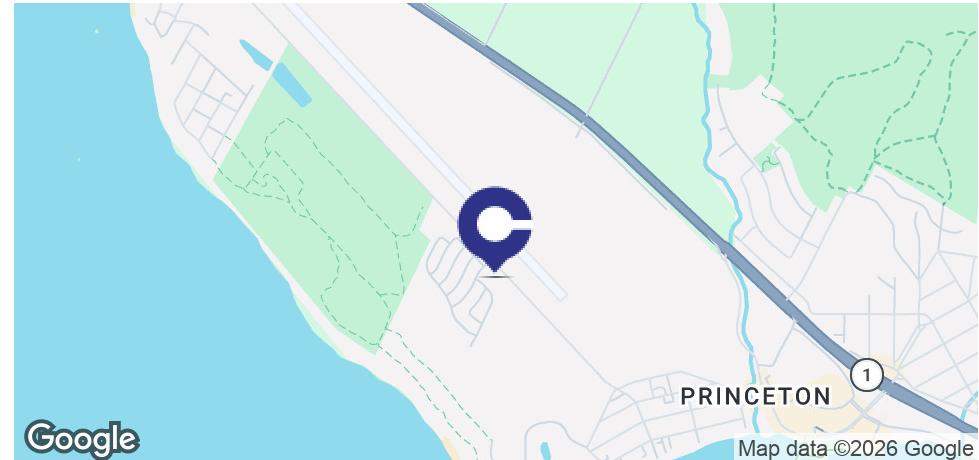


RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	+/-64,033
Zoning:	M-1
Price / SF:	\$37.48
APN:	047-300-050

PROPERTY OVERVIEW

Fenced industrial/commercial site in a high demand coastal market. This parcel is ready for your new concept. The entire site can be purchased now or the potential for a future purchase of smaller sites ranging from +/-8,000-+/-38,000 sf.

PROPERTY HIGHLIGHTS

- Rare Opportunity for a Large Industrial/Commercial Site
- Build Your Own Warehouse/Facility for Personal or Professional Use
- Potential To Purchase Smaller Lot Sizes (+/-8,000-+/-38,000) Call for Pricing
- Fenced and Graded Lot
- Strong Coastal Market for Industrial Properties
- Multi-Use Development Happening On Adjacent Properties (Big Wave Project)
- 1/2 Mile to the Pillar Point Harbor Waterfront
- Close Proximity to Beaches, Restaurants and Shops
- 25 Minutes to Peninsula, 30 Minutes to San Francisco

RANDY KINGHORN

650.918.4388

randy@kinghorncommercial.com

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Half Moon Bay/El Granada/Princeton is a favorite destination for the approximately 4 million annual visitors who come to the area for the year around outdoor activities along with great restaurants, hotels and charming retail stores. The subject property is half a mile from b&bs, beaches, restaurants and the Pillar Point Harbor. Its also conveniently located approximately 25 minutes from the San Mateo peninsula, 30 minutes south of San Francisco and 45 minutes north of San Jose. The Princeton area has been undergoing significant changes in the past five years. The area is flourishing with great chefs, artists, wellness practitioners, furniture craftsman and artisans making local wine, liquor and beer.

The Big Wave Wellness Center adjacent the subject property, is currently under construction. The center will provide housing for 40 adults with IDD in a two-story, 50,000 square foot residence featuring private studio to three-bedroom apartments. The commercial component of the project has been approved for +/-156,000 sf of building entitlements on four separate parcels.

ZONING DESCRIPTION

The property is currently located in unincorporated San Mateo County in the M-1 zoning district which is a light industrial district allowing a variety of commercial and industrial uses. To download a copy of the San Mateo County Zoning Code please visit this website: <https://www.smcgov.org/planning/zoning-regulations>.

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

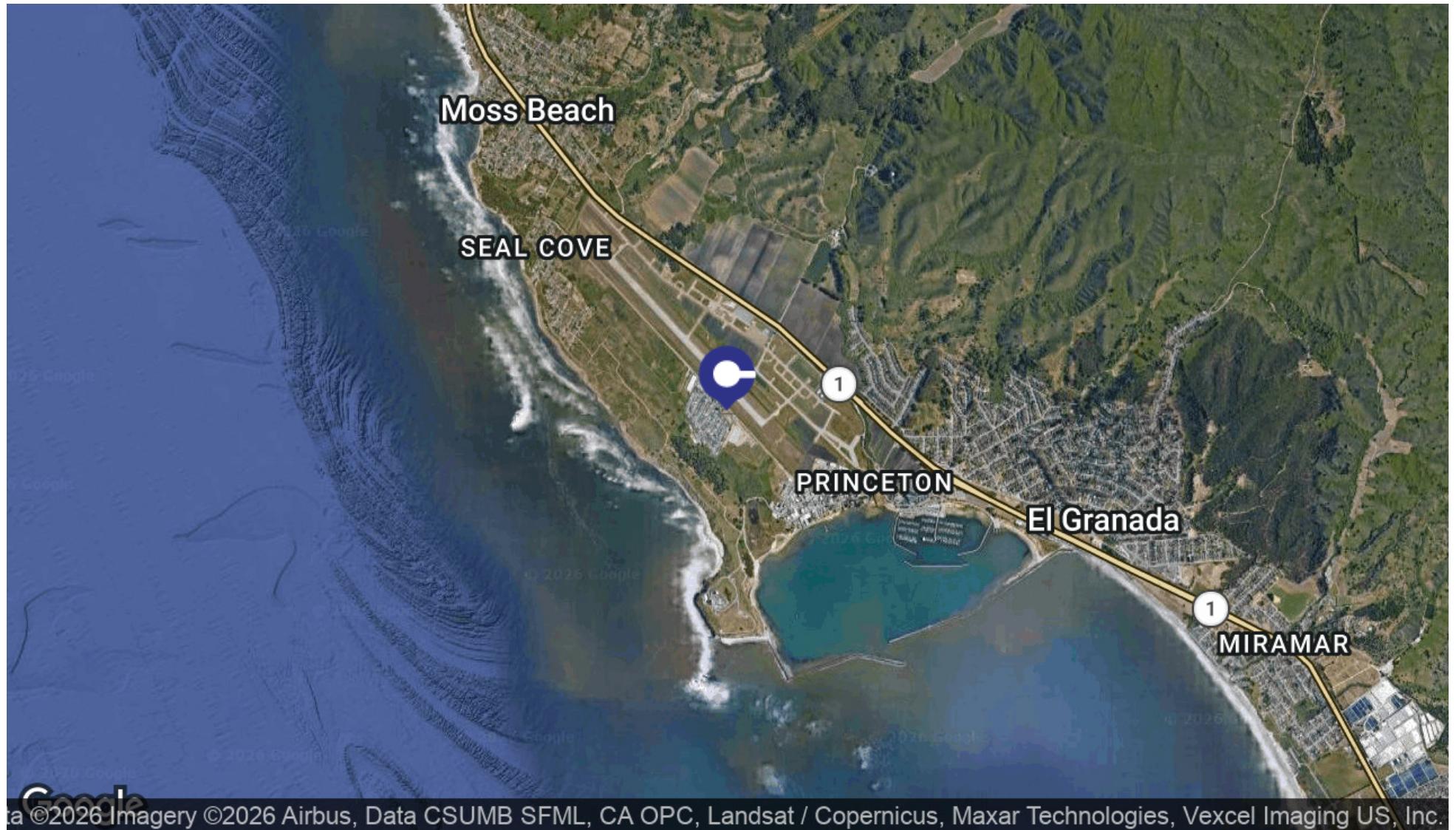
POTENTIAL FOR SMALLER SITES IN THE FUTURE



There may be an opportunity to purchase a smaller lot in the +/-8,000 - +/-38,000 sf range. Call to discuss what you need.

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

LOCATION MAP



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LAND FOR SALE

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

AERIAL IMAGERY



LAND FOR SALE

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

AERIAL IMAGERY



RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

RETAILER MAP



RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

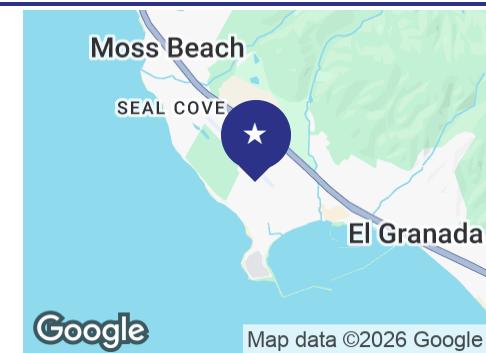
SALE COMPS

**RARE +/-1.46 ACRES OF INDUSTRIAL LAND**

Airport Street, Moss Beach, CA 94038

Price: \$2,400,000 Lot Size: 64,033 SF

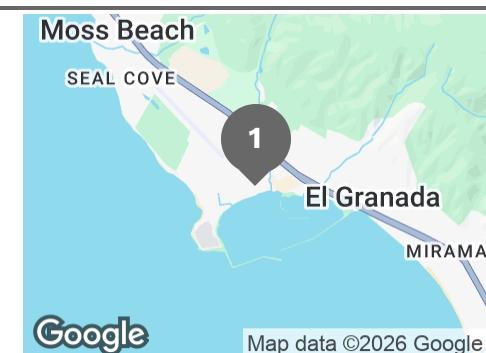
Price/SF: \$37.48

**PRINCETON INDUSTRIAL LOT WITH WATER AND POWER**

158 Columbia, Half Moon Bay, CA 94019

Price: \$975,000 Lot Size: 12,500 SF

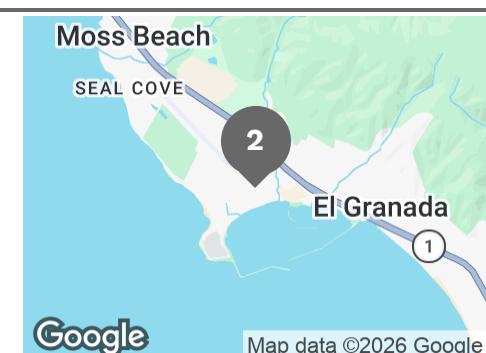
Price/SF: \$78.00

**LARGE PRINCETON INDUSTRIAL LOT**

218 Cornell Avenue, Half Moon Bay, CA 94019

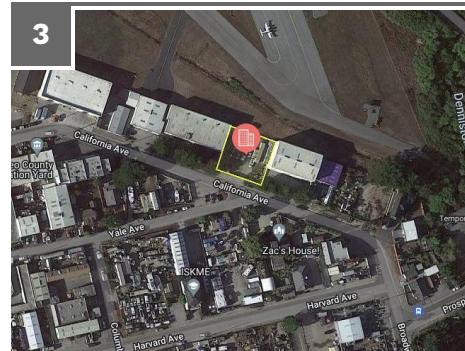
Price: \$1,200,000 Lot Size: 19,700 SF

Price/SF: \$60.91



RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

SALE COMPS



PRINCETON INDUSTRIAL LAND

166 California Avenue, Half Moon Bay, CA 94019

Price: \$895,000 Lot Size: 10,470 SF

Price/SF: \$85.48

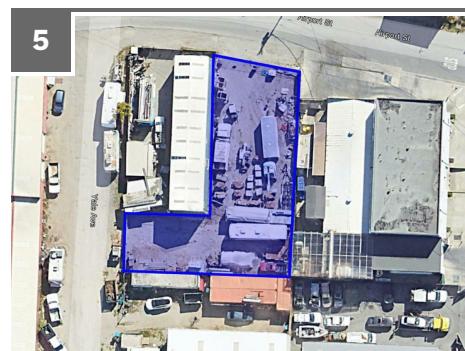
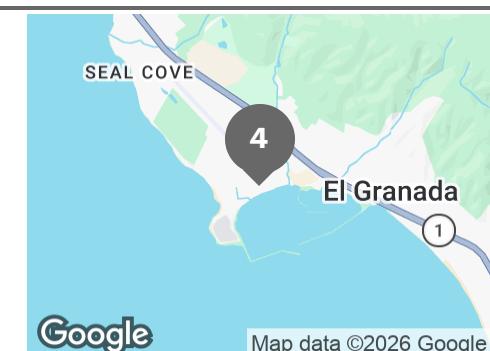


PRINCETON AVE INDUSTRIAL LAND

181-195 Princeton Avenue, Half Moon Bay, CA 94019

Price: \$1,450,000 Lot Size: 18,945 SF

Price/SF: \$76.54

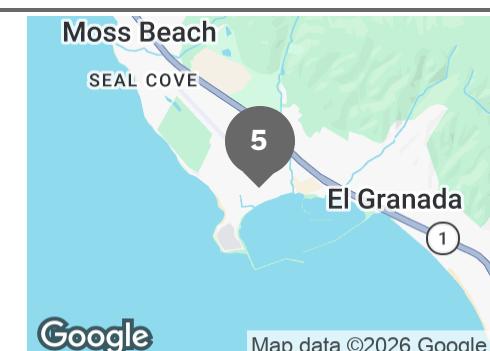


AIRPORT STREET INDUSTRIAL LAND

187 Airport Street, Half Moon Bay, CA 94019

Price: \$605,000 Lot Size: 8,165 SF

Price/SF: \$74.10



RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

SALE COMPS



6

HARVARD AVE INDUSTRIAL LAND

311 Harvard Avenue, Half Moon Bay, CA 94019

Price: \$500,000 Lot Size: 7,500 SF

Price/SF: \$66.67



Google

Map data ©2026 Google



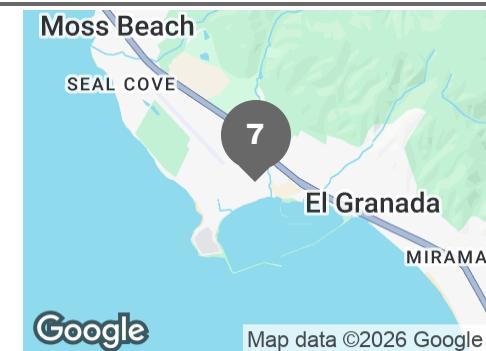
7

CALIFORNIA AVE INDUSTRIAL LAND

155 California Avenue, Half Moon Bay, CA 94019

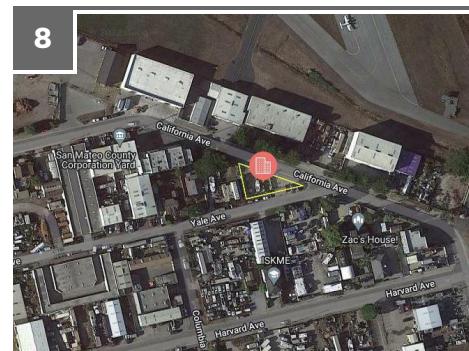
Price: \$420,000 Lot Size: 4,185 SF

Price/SF: \$100.36



Google

Map data ©2026 Google



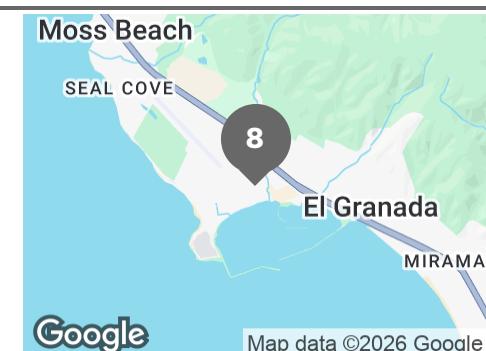
8

CALIFORNIA AVE INDUSTRIAL LAND

157 California Ave, Half Moon Bay, CA 94019

Price: \$420,000 Lot Size: 5,193 SF

Price/SF: \$80.88



Google

Map data ©2026 Google

RARE +/-1.46 ACRES OF INDUSTRIAL LAND | AIRPORT STREET MOSS BEACH, CA 94038

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF
★	Rare +/-1.46 Acres of Industrial Land Airport Street Moss Beach, CA	\$2,400,000	64,033 SF	\$37.48
1	Princeton Industrial Lot With Water and Power 158 Columbia Half Moon Bay, CA	\$975,000	12,500 SF	\$78.00
2	Large Princeton Industrial Lot 218 Cornell Avenue Half Moon Bay, CA	\$1,200,000	19,700 SF	\$60.91
3	Princeton Industrial Land 166 California Avenue Half Moon Bay, CA	\$895,000	10,470 SF	\$85.48
4	Princeton Ave Industrial Land 181-195 Princeton Avenue Half Moon Bay, CA	\$1,450,000	18,945 SF	\$76.54
5	Airport Street Industrial Land 187 Airport Street Half Moon Bay, CA	\$605,000	8,165 SF	\$74.10
6	Harvard Ave Industrial Land 311 Harvard Avenue Half Moon Bay, CA	\$500,000	7,500 SF	\$66.67
7	California Ave Industrial Land 155 California Avenue Half Moon Bay, CA	\$420,000	4,185 SF	\$100.36
8	California Ave Industrial Land 157 California Ave Half Moon Bay, CA	\$420,000	5,193 SF	\$80.88
AVERAGES		\$808,125	10,832 SF	\$77.87

