

485 O'NEILL AVENUE

BELMONT, CALIFORNIA

6,075 SF OFFICE / INDUSTRIAL BUILDING | 0.57 ACRE SITE



Presented by Jones Lang LaSalle Americas, Inc.,
California License #01223413.

INVESTMENT SUMMARY

THE OFFERING

Jones Lang Lasalle Americas, Inc. “JLL”, as exclusive advisor, is pleased to offer for sale the approximately 6,075 square foot single story office/industrial buildings plus approximately 3,800 square foot open air storage area on a 0.57 acre site in Silicon Valley. 485 O’Neill Ave is located just off Highway 101 in Belmont, a community located halfway between San Francisco and San Jose. Currently a Clark’s Pest Control service center, Ownership can deliver the building vacant or with a short term market rate leaseback.

PROPERTY INFORMATION

KEY INFO

Address	485 O’Neill Ave, Belmont, CA
Building (sf)	Office: 4,964 SF; Warehouse: 1,111 SF Additional bonus structures, mezzanine storage and covered awnings.
Site (ac)	0.57
Tax ID	046-030-260

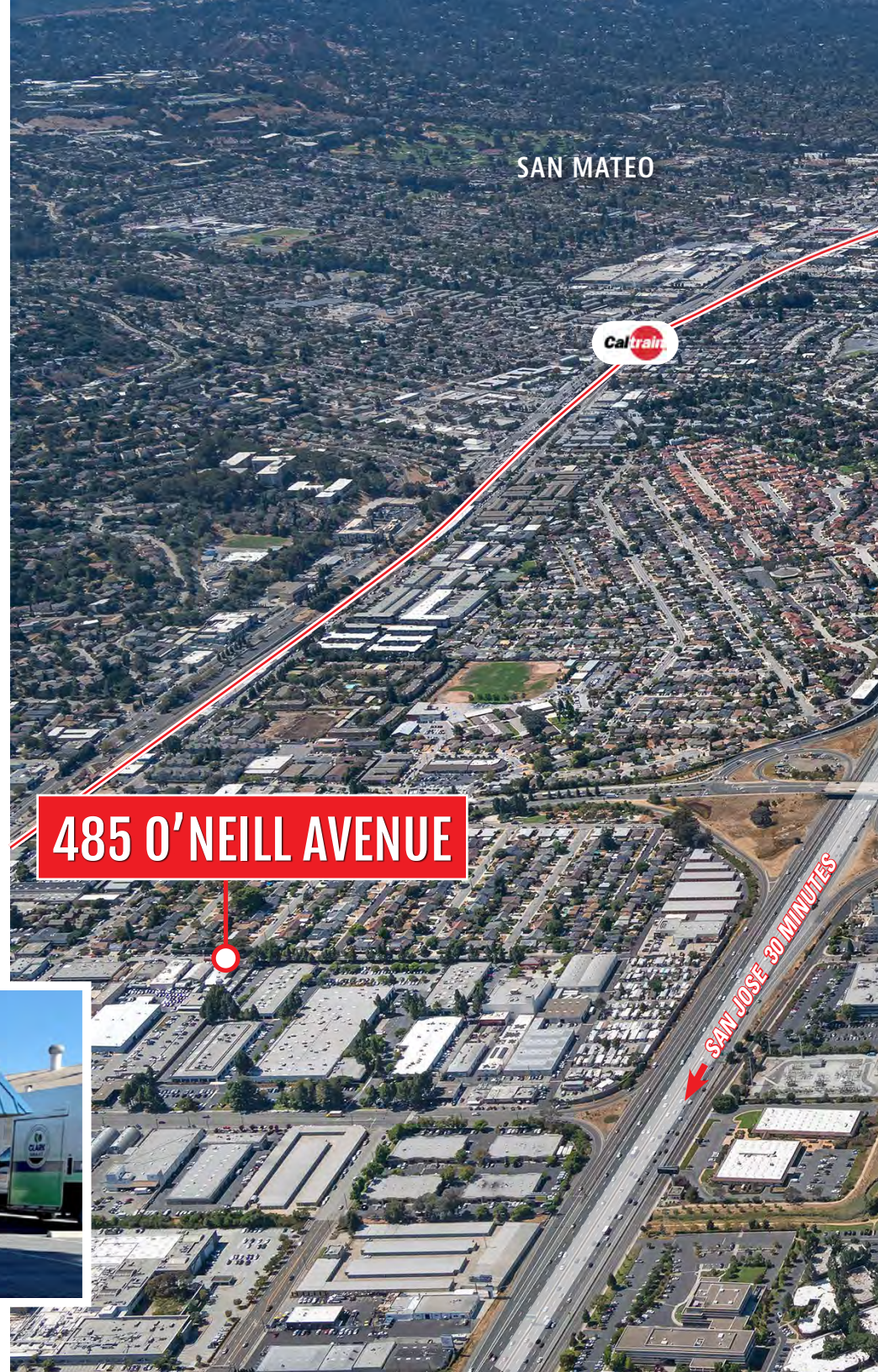
ZONING

Zone	Service Commercial (SC)
Height Limit (ft)	35

BUILDING

Constructed	1976
Structural Frame	Masonry
Foundation	Poured Concrete
Stories	1
Power	400AMP / 240V 3 Phase 4W (to be verified by electrician)
Restrooms	4
Drive-in Doors	2

The above is based on internal documents. Prospective buyers are advised to conduct their own analysis.





FOSTER CITY

INVESTMENT HIGHLIGHTS



RARE INDUSTRIAL INFILL OPPORTUNITY

Industrial vacancy in the Bay Area is at historic lows. The site is ideally suited for an owner operator or for an investor owner.



EXCELLENT ACCESSIBILITY

Located between Highway 101 and El Camino Real, the site has excellent road accessibility. The San Mateo Bridge connecting the Peninsula to the East Bay is also a few minutes drive from the site.



EFFICIENT SITE LAYOUT

Abundant storage and parking make the Site flexible for various future uses.



RESILIENT BAY AREA ECONOMY

The Bay Area economy, long established as a gateway market and premier economic hub, is fueled by industries from technology to medical and poised to remain strong.

SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is a major international gateway and one of the world's most important commercial, cultural, and financial centers. Today, San Francisco and the greater Bay Area are widely recognized as the modern epicenter of technological innovation in the fields of nanotechnology, biotechnology, alternative energy, hardware, software and social media. Marked by a dynamic and resilient economy, large presence of leading Fortune 500 companies, high concentration of venture capital investment, highly skilled workforce, temperate weather, unique cultural offerings and an unparalleled quality of life, the San Francisco Bay Area continues to lead the way as one of the world's most desirable places to live, work and play.

ROBUST ECONOMY

The San Francisco Bay Area has consistently proven itself as an economic leader domestically and abroad, continually boasting robust economic figures.

3RD
LARGEST

Metro Area in the USA in terms of Real GDP



7,700,000
Population

3RD
LARGEST

Metro Area in the USA in terms of absolute job growth



4,150,600
Employees

5TH
LARGEST

Metro Area in USA in terms of population

17TH
LARGEST

Economic market in the world with an annual GDP of over \$850 billion



2.3%
Unemployment Rate

SAN FRANCISCO MARKET OVERVIEW

San Francisco encompasses the iconic City surrounded by the Pacific Ocean and the San Francisco Bay. The City stretches from the Marina District and Presidio in the North down to the Dogpatch, Hunters Point, and Park Merced in the South. The three key drivers of growth in the City have been the following:

1. **Top Tier Tech Firm Expansion in the Financial District**
2. **The City's Plan for Connectivity and Improved Transportation**
3. **Life Science Boom in Mission Bay, anchored by UCSF**

\$161,211 Avg. Household Income

39.8 Median Age

884,353 Population

57.8% Bachelor's degree or higher (25 & older)

INTERNATIONAL GATEWAY

The San Francisco Bay Area is one of the world's leading centers for international commerce, with long standing cultural and commercial ties to Asia and the Pacific Rim. Its geographic location is at the crossroads of east and west in the global marketplace, providing access to Asian, European, Latin American, and Canadian markets.

SAN FRANCISCO BAY AREA PROJECTIONS

	2010	2015	2020	2025	2030	2035	2040
Population	7,174,920	7,591,490	7,920,230	8,284,200	8,689,440	9,142,745	9,652,950
Household Population	7,029,350	7,438,280	7,758,540	8,113,640	8,509,245	8,952,495	9,451,375
Households	2,608,025	2,760,480	2,881,965	3,009,055	3,142,015	3,281,130	3,426,700
Persons per Household	2.70	2.69	2.69	2.70	2.71	2.73	2.76
Employed Residents	3,376,380	4,026,995	4,147,000	4,270,595	4,397,865	4,528,925	4,663,900
Agriculture & Natural Resources	22,800	24,990	24,865	24,740	24,620	24,500	24,380
Construction	165,115	214,970	223,660	234,985	253,405	283,260	313,405
Manufacturing & Wholesale	428,550	423,600	421,295	420,630	417,655	413,115	408,280
Retail	325,645	356,555	364,515	372,655	380,975	389,480	398,175
Transportation & Utilities	97,135	100,875	102,025	101,545	103,370	106,770	110,460
Information	117,545	167,695	164,360	163,800	165,255	156,675	164,965
Financial & Leasing	194,285	246,565	253,580	248,760	243,165	238,500	234,545
Professional & Managerial Services	623,120	892,265	920,790	962,260	1,005,650	1,049,290	1,093,435
Health & Educational Services	512,405	590,035	647,675	702,615	758,840	821,080	887,590
Arts, Recreation & Other Services	485,720	522,895	530,455	544,530	561,365	576,465	591,820
Government	450,520	469,690	482,970	491,245	490,830	480,430	471,315
Total Jobs	3,422,845	4,010,135	4,136,190	4,267,760	4,405,125	4,548,565	4,698,375

TENANT OVERVIEW

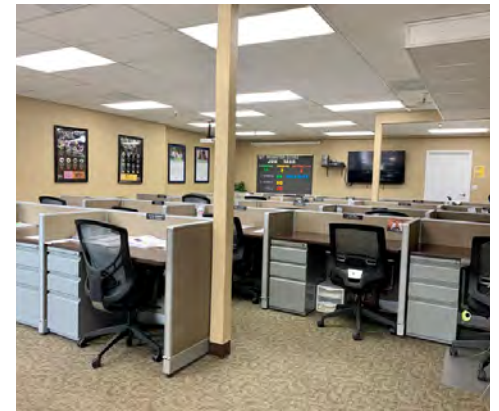
CLARK PEST CONTROL AT A GLANCE

Since 1950, Clark Pest Control has provided the finest pest control and turf-and-ornamental care experience through 26 locations that serve residents and businesses throughout California and Northwestern Nevada. Clark Pest is one of the largest pest control companies in the United States (8th largest) and the leading company in California. By providing premier customer service through highly trained, friendly technicians who are responsive and proactive, Clark has cemented a reputation as the most trusted pest control company in the field.

SERVICES:

- Residential Termite Inspection & Control
- Residential Pest Control Services
- Residential Turf & Ornamental Services
- Residential Year-Round Pest-Away Services
- Commercial Services

On April 30, 2019, Rollins, Inc., a premier global consumer and commercial service company, announced that it completed the purchase of Clark Pest Control. This acquisition brings Rollins' total customer count to 2.4M.



ROLLINS AT A GLANCE

Rollins, Inc. is a premier global consumer and commercial services company. Through its wholly owned subsidiaries, the company provides essential pest control services and protection against termite damage, rodents and insects to more than two million customers in the United States, Canada, Central America, South America, the Caribbean, the Middle East, Asia, the Mediterranean, Europe, Africa, Mexico and Australia from more than 700 locations.



200+
Franchises
Worldwide



800+
Locations
Worldwide

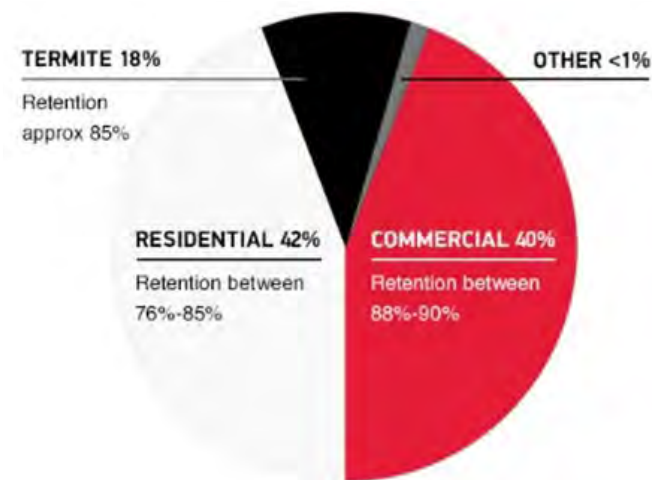


2.4M+
Residential &
Commercial Customers

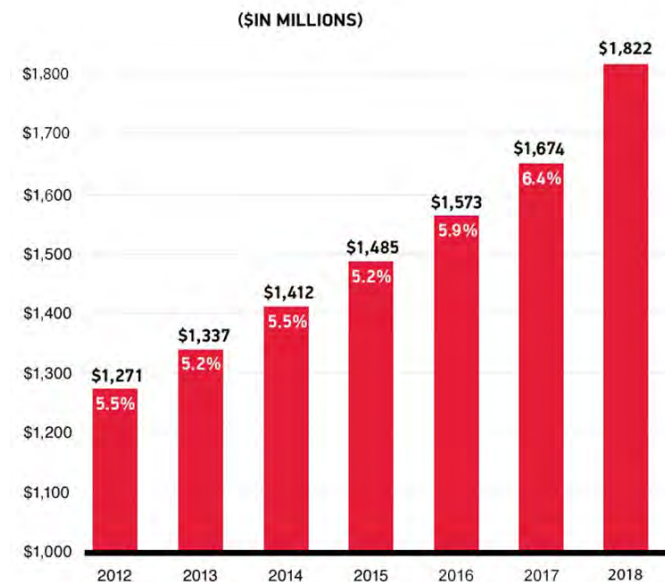
COMPANY SNAPSHOT

Founded	1948
Headquarters	Atlanta, GA
Ownership	Public (NYSE: ROL)
Industry	Pest Control Services
Number of Employees	+13,000
2019 Revenue	\$2.02B
2019 EBITDA	\$349.2M
2019 Gross Margin	50.5%

REVENUE AND RETENTION % BY BUSINESS LINE



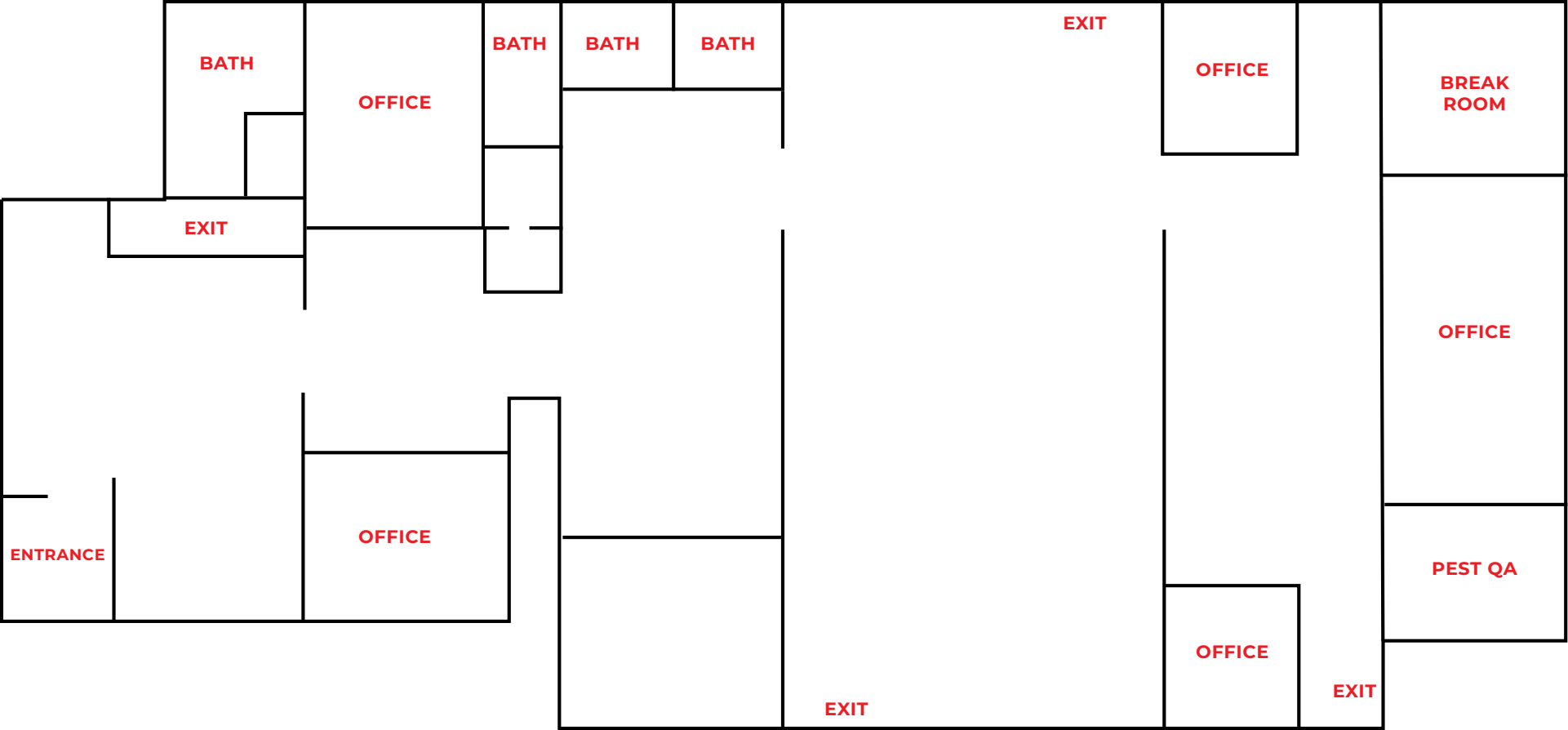
REVENUE GROWTH



SITE PLAN



FLOOR PLAN



485 O'NEILL AVENUE

BELMONT, CALIFORNIA



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