



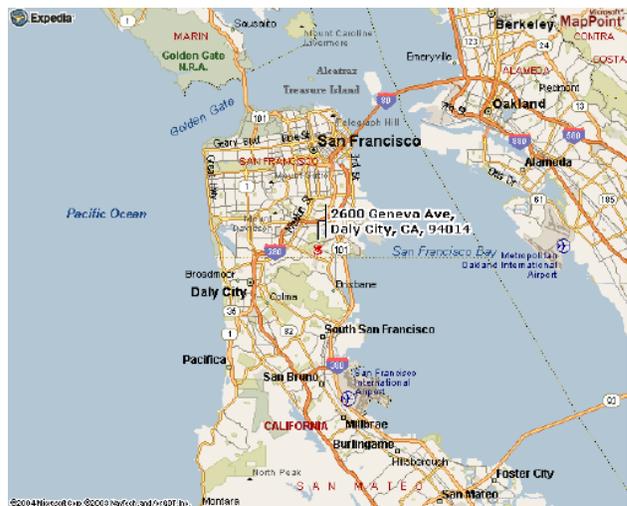
GRAND NATIONAL RODEO/HORSE & STOCK SHOW (COW PALACE)

RP #: 53
 Address: Cow Palace
 Geneva Avenue/Santos Street
 Daly City, CA 94134
 San Mateo/San Francisco
 Agency: 1-A District Agriculture Assoc.
 Parcel Size: 59 acres



The Cow Palace is currently used as an exhibit hall/convention center for a variety of community uses. There is one main concrete structure consisting of approximately 400,000 square feet which accommodates the above uses. The remainder of this site has multiple support buildings surrounding the main structure. The parking area surrounding the buildings is extensive and well lit.

The structures are at least 50 years old. Seismic concerns have been raised surrounding this property.



ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$17.50–\$20.00	Price Per Square Foot: \$25.00–\$30.00
Price Per Acre: \$760,000–\$870,000	Price Per Acre: \$1,000,000–\$1,300,000
Total Value: \$45,000,000–\$50,000,000	Total Value: \$60,000,000–\$77,000,000
	Comments: Given the tight market for housing and developable land, this property would generate tremendous interest.