

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Got it! Here's the revised property description to highlight the mixed-use nature of the property:

Presenting 1222 Broadway, an exceptional mixed-use investment opportunity in Burlingame, CA. This 5,204 SF building, featuring a harmonious blend of retail and residential units, offers a unique investment proposition. Originally constructed in 1928 and the commercial suites were renovated in 2025, the property combines historical charm with modern amenities. Zoned L00C1 and enjoying a 90% occupancy rate, this asset promises stability and potential for growth. Don't miss out on this prime mixed-use property at 1222 Broadway.

## PROPERTY HIGHLIGHTS

- 5,204 SF mixed-use property
- 6 units with retail and residential space
- Built in 1928, renovated in 2025
- Zoned L00C1 for retail use
- Prime location in Burlingame, CA

## JIM KELSEY CCIM

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## OFFERING SUMMARY

Sale Price:	\$4,200,000
Number of Units:	6
Lot Size:	5,354 SF
Building Size:	5,204 SF
NOI:	\$199,620.00
Cap Rate:	4.75%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,267	3,175	7,670
Total Population	2,908	7,941	19,164
Average HH Income	\$200,803	\$215,033	\$231,672



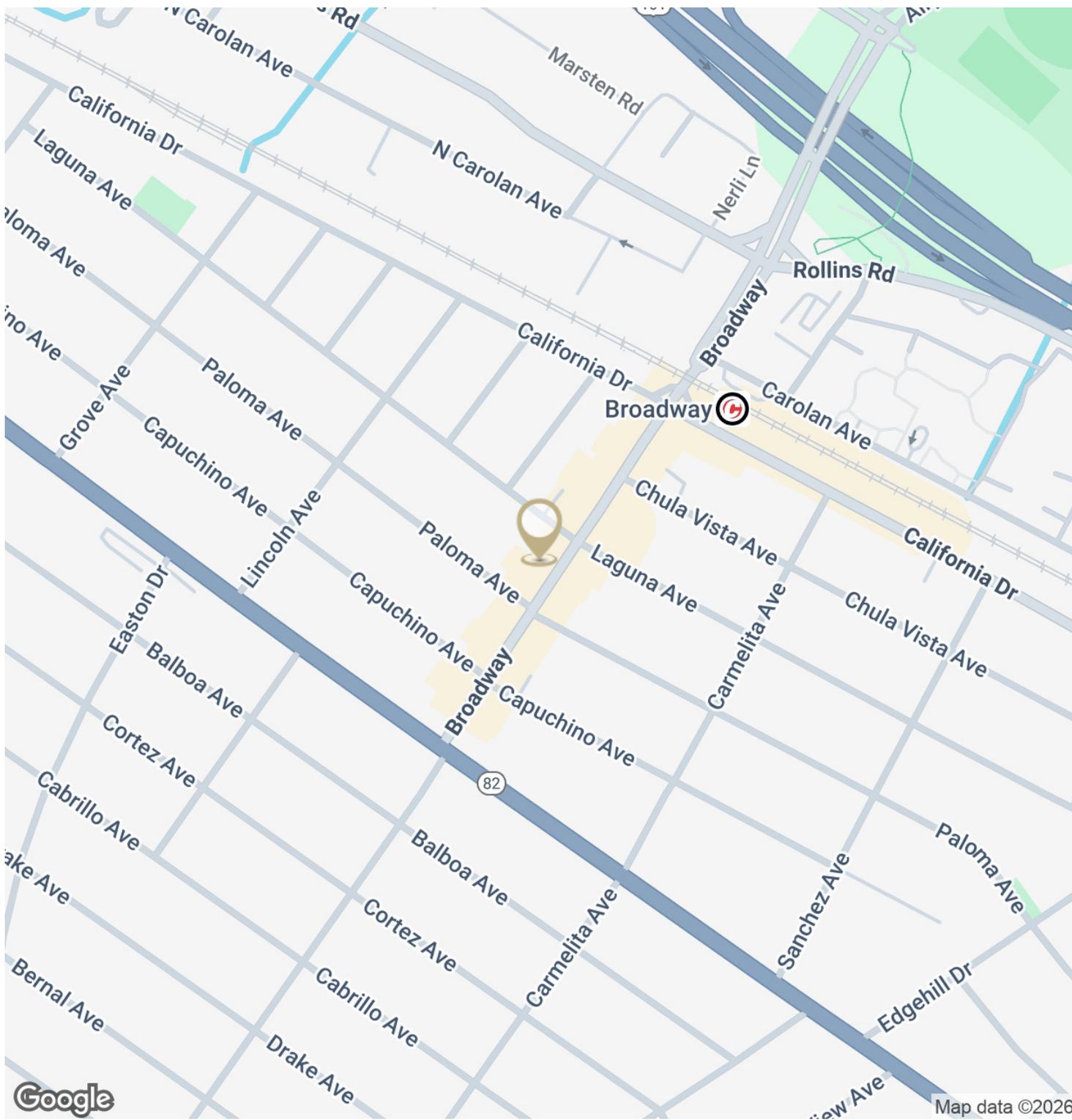
ADDITIONAL PHOTOS



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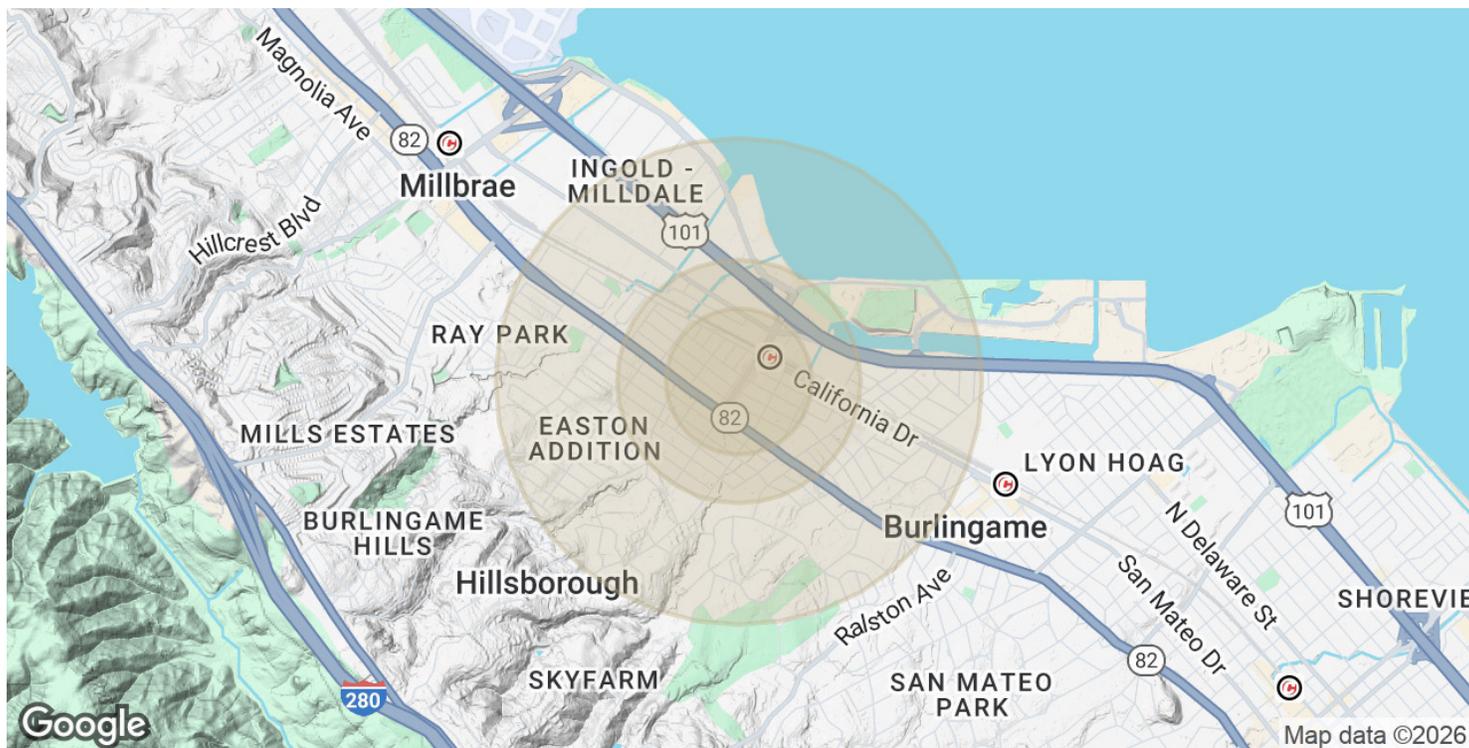
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,908	7,941	19,164
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,267	3,175	7,670
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$200,803	\$215,033	\$231,672
Average House Value	\$1,757,001	\$1,896,055	\$1,927,701

Demographics data derived from AlphaMap

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