

FOR SALE OR LEASE

±3,224 SF OFFICE CONDO

PRICE IMPROVEMENT!



1435 HUNTINGTON

1435 HUNTINGTON AVE, SUITE 100

SOUTH SAN FRANCISCO



PROPERTY HIGHLIGHTS

Tanforan Professional Center is a modern, three-story multi-tenant condominium property ideally located just a short walk from both the San Bruno BART and Caltrain stations, offering seamless connectivity throughout the Bay Area. Situated in a rapidly transforming neighborhood, the property is steps from The Shops at Tanforan, soon to be redeveloped into a dynamic mixed-use destination featuring a cutting-edge life sciences campus, new housing, and vibrant retail. Directly across from the property, a planned residential community will bring 338 new units—further energizing the area and enhancing the appeal of this prime location for businesses and investors alike.

Address:	1435 Huntington Ave, South San Francisco
Building Size:	80,000 SF
Space Available:	3,224 SF (Per County Records) *
APN:	102-310-130
Year Built:	1985
Zoning:	Community Commercial (CC)
Parking:	11 Dedicated Stalls
Other:	Sprinklered, New HVAC, Separately Metered, 2 Entrances to the Suite, and HOA approx. \$1,800/Mo (Includes Water & Trash).
Asking Rent:	\$2.55/SF Gross for Full Space; Flexible pricing for demised suites
Sale Price:	\$1,700,000 (Price Improvement!)

* In the event of a sale, Seller shall have the right to lease back 500-700 SF of the Premises.



FLOOR PLAN

Suite 100: ±3,224 SF (Per County Records)

238 SF Reception Area

1 Large Conference Room

1 Small Conference Room

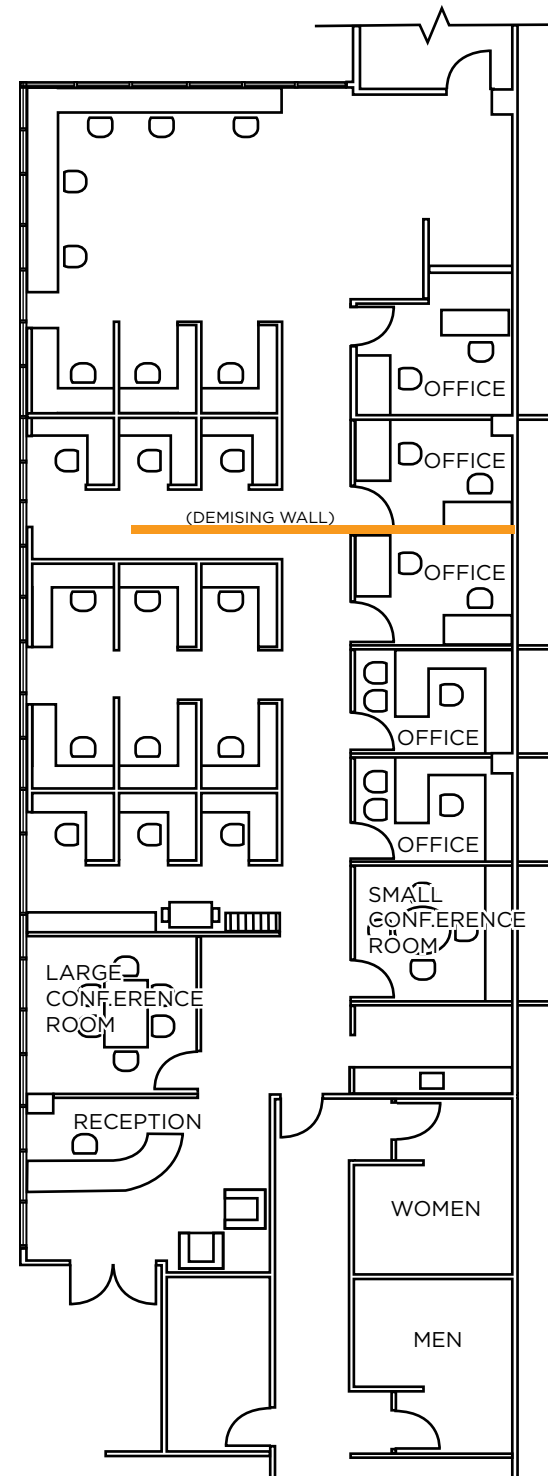
5 Private Offices

Open Office Area

2 Entrances

Demising Wall

Cubes are Approx. 6.5' x 6'







1. Staples
2. San Bruno Towne Center
 - Lowe's
 - Lucky Supermarkets
 - US Bank
 - Red Lobster
 - AT&T
 - BevMo
 - Best Buy
 - Marshall's
 - La Salsa
 - Postal Annex
 - US Bank
 - Burger King
 - Starbucks Coffee
3. The Shops at Tanforan
 - Century Theaters
 - Shopping Mall
4. Jack's Restaurant & Bar
5. BJ's Restaurant & Brewhouse
6. Chili's Grill & Bar
7. Big 5 Sporting Goods
8. Mollie Stone's Markets
9. Courtyard San Francisco Airport
10. Safeway
11. Little Lucca
12. Costco Wholesale
13. Dumpling Era
14. Toto's Pizzeria & Restaurant
15. Sofra Grill
16. See's Candies
17. Peet's Coffee
18. CVS
19. Dunkin'

AREA AMENITIES

CONTACT INFORMATION

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