

**Prime Owner-User Opportunity: 4,088± SF
Versatile Retail, Business Services & R&D Space for Sale!
Located 1 mile from SFO**



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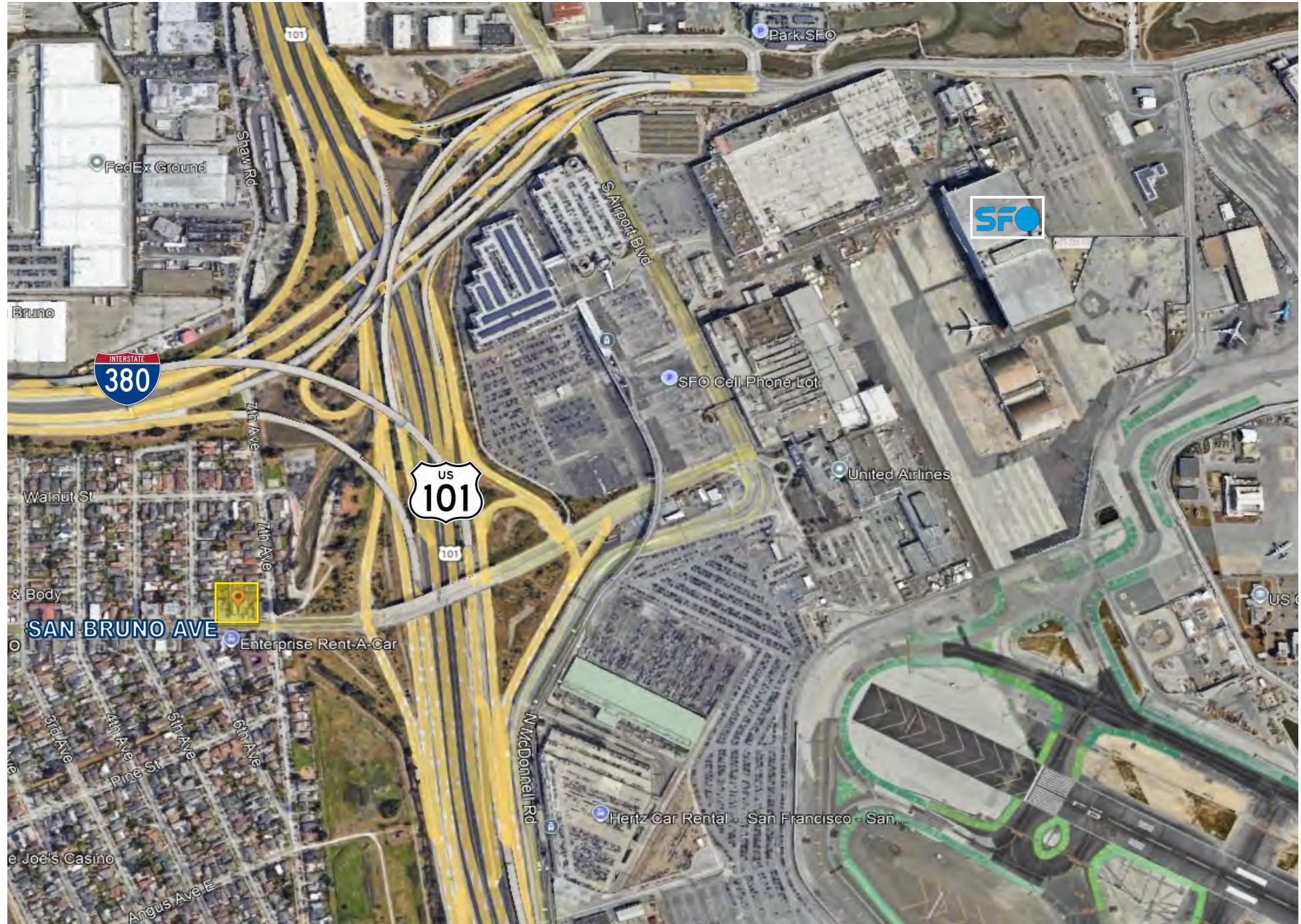


PROPERTY OVERVIEW

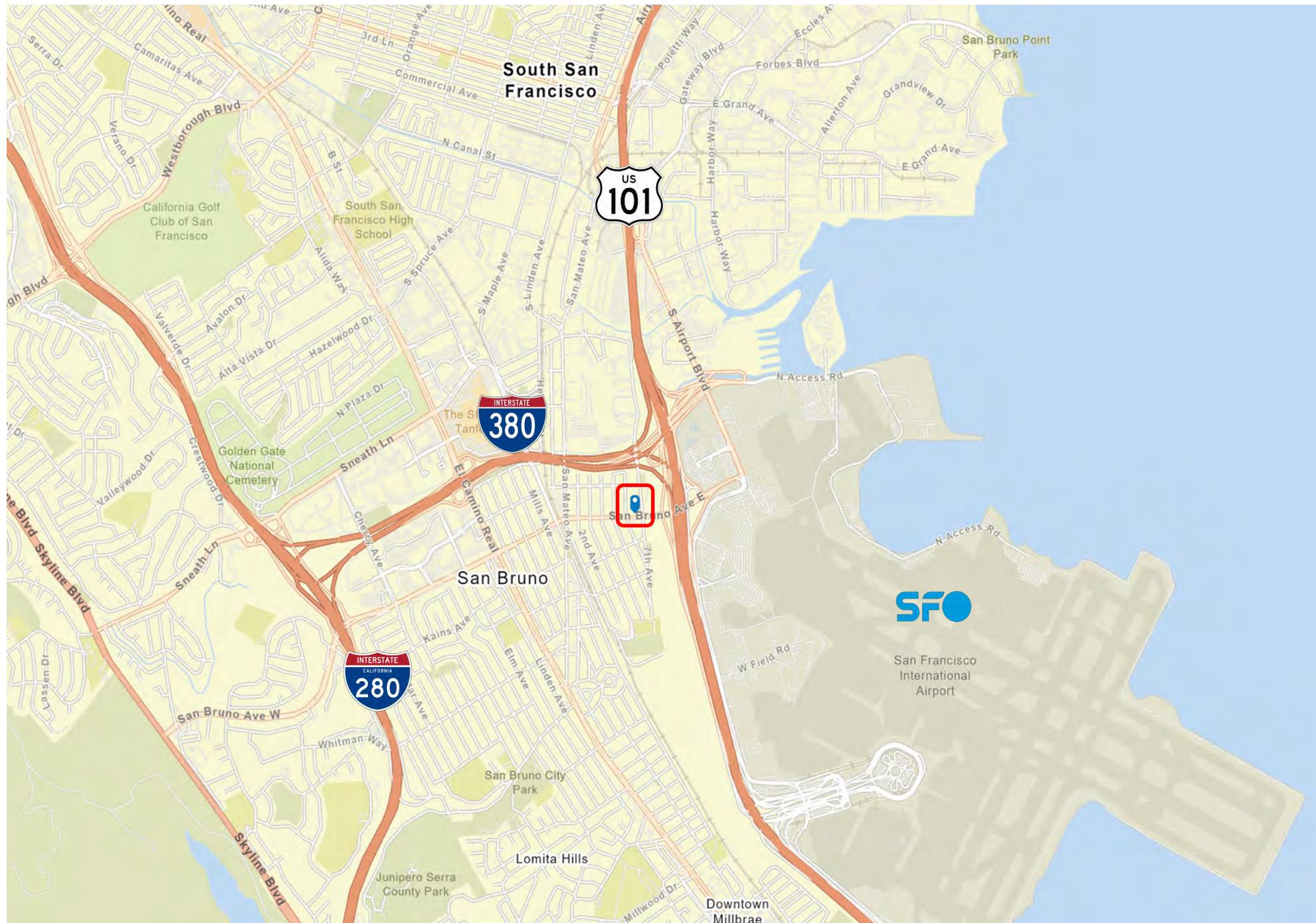


- Sale Price: \$1,700,000/\$415.85 PSF
- Building: 4,088± SF
- Lot Size: 0.11± AC
- Building is vacant
- Perfect opportunity for Owner User with SBA loan
- Easy access to HWYS 101, 380 & SFO
- Prime location situated on very busy section of San Bruno Ave
- 3 roll up doors
- Parking out front
- Monument sign located in high visibility location

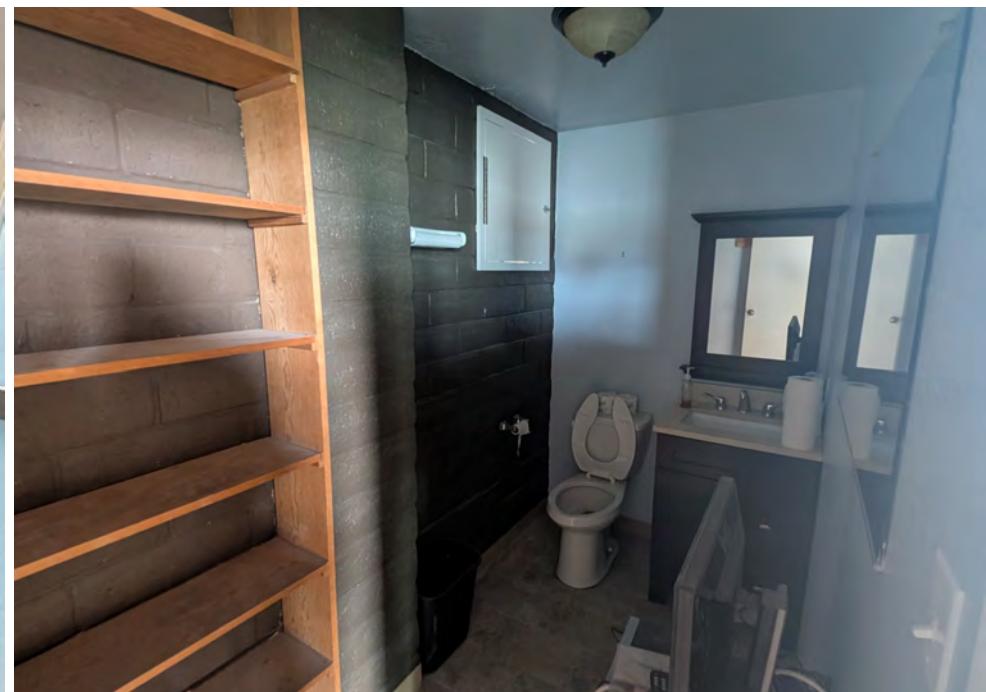
AERIAL



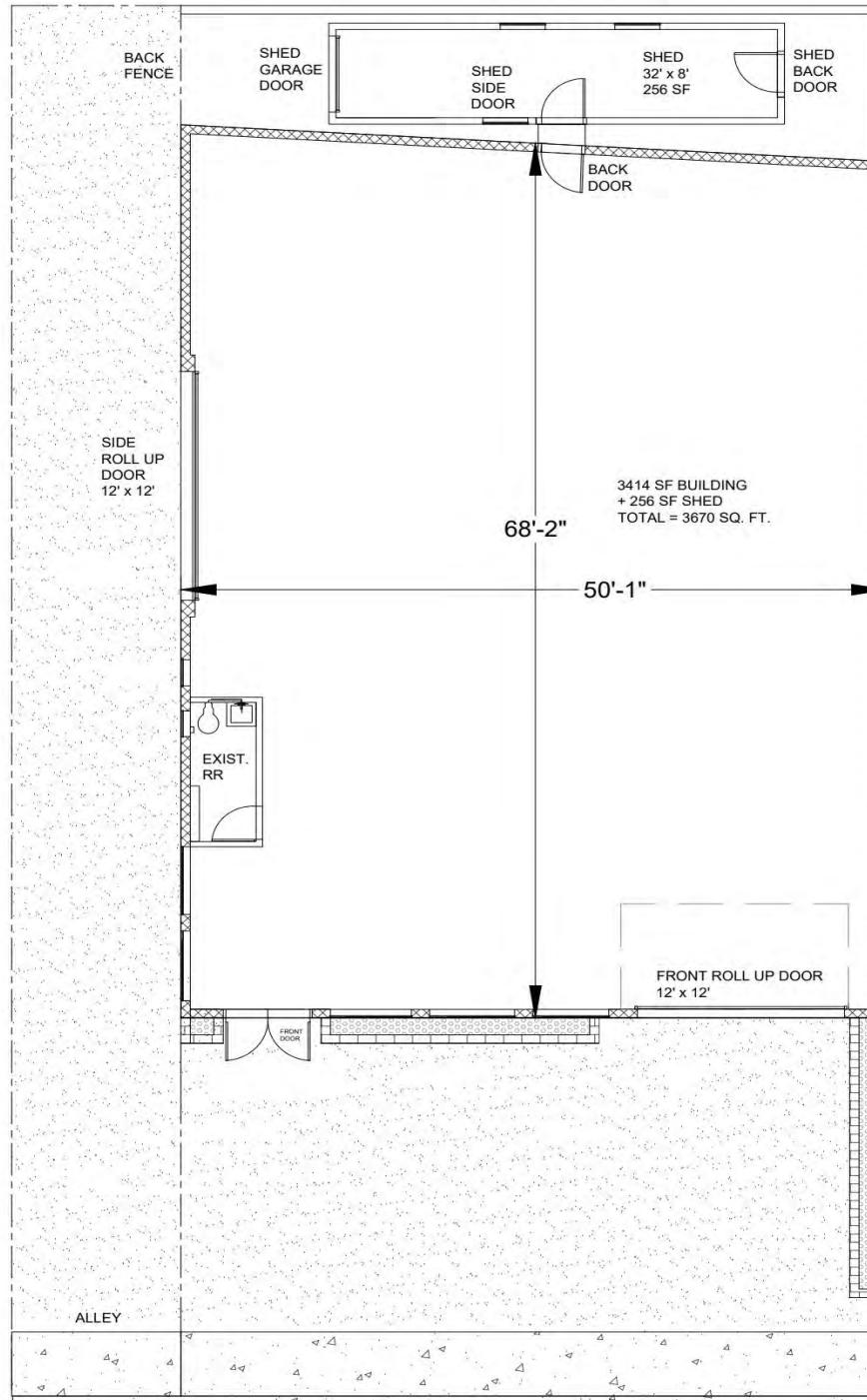
SITE MAP



PROPERTY PHOTOS



FLOOR PLAN



*C = Conditional Approved

*P = Permitted

Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts

Land Uses	CBD	TOD-S	TOD-1	TOD-2	CC	MX-R
Residential Uses						
Duplex Homes, Mobile Home Parks, Single-Family Homes	-	-	-	-	-	-
Boardinghouse	C [1]	C	C	C	-	C
Live/Work	C	P	P	P	-	P
Multifamily Homes	P [1]	P	P	P		P
Residential Care Facilities, Small	P [1]	P	P	P	-	P
Residential Care Facilities, Large	P [1]	P	P	P	-	P
Accessory Dwelling Units	P	P	P	P	-	P
Public and Quasi-Public Uses						
Cemeteries	-	-	-	-	-	-
Colleges and Universities; Schools; and Trade and Vocational Schools	C [2]	C	C	C	-	-
Community Facilities, Public	C	C	-	C	C	C
Community Facilities, Private	C	C	-	C	-	C
Community Garden	P	P	P	P	P	P
Day Care Center	C	P	P	P	-	P
Emergency Shelters	-	P [7]	P [7]	P [7]	-	-
Home Day Care, Small	P [1]	P	P	P	-	P
Home Day Care, Large	P [1]	P	P	P	-	P
Hospitals	-	C	C	C	-	-

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Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts

Land Uses	CBD	TOD-S	TOD-1	TOD-2	CC	MX-R
Parks and Recreational Facilities (Public)	P	P	P	P	P	P
Parks and Recreational Facilities (Private)	C	C	C	C	C	C
Places of Worship	C	C	C	C	-	C
Public Safety Facilities	-	-	-	-	P	-
Public Maintenance Facilities	-	-	-	-	-	-
Social Services and Charitable Institutions	C	C	C	C	-	-
Commercial Uses						
Adult Businesses (12.84.040)	-	-	-	C [5]	-	-
Amusement Game Centers (12.84.060)	C	C	C	C	-	C
Banks & Other Financial	P	P	P	P	-	P
Bars, Nightclubs and Lounges	P	C [5]	C [5]	C [5]	-	C [5]
Business Services	P [2]	P	P	P	-	P
Cannabis Retailer	-	-	C [4]	C [4]	-	C [4]
Cardroom (12.84.050)	C [5]	-	-	C [5, 6]	-	C [5, 6]
Check Cashing Establishments	-	-	-	C	-	-
Commercial Recreation and Entertainment	C	C	C	C	-	C
Drive-Through Facilities	-	-	-	C [5]	-	C [5]
Firearm Dealers	-	-	-	-	-	-
Gas and Service Stations	-	-	-	C	-	-
Health and Exercise Clubs	C	C	C	C	-	C
Hotels and Motels	C	P	P	P	-	P
Office	P [2]	P	P	P	P	P

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Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts

Land Uses	CBD	TOD-S	TOD-1	TOD-2	CC	MX-R
Outdoor Dining	P	P	P	P	-	P
Personal Services, Downtown Focus	P	P	P	P	-	P
Personal Services, Instructional Focus	C	C	P	P	-	P
Personal Services, General	-	C	P	P	-	P
Personal Storage	-	-	-	-	-	-
Pet Boarding Overnight	-	-	C	C	-	-
Pet Day Care Facility	C	C	P	P	-	-
Research and Development	P [2]	P	P	P	-	P
Retail Sales and Services	P [3]	P	P	P	-	C
Restaurants	P [3]	P	P	P	-	P
Vehicle Sales and Rental	-	-	-	C	-	-
Vehicle Repair and Maintenance	-	-	-	-	-	-
Industrial Uses						
Construction, Maintenance, and Repair Services; Heavy Equipment Sales and Rental; Lumberyards; Manufacturing and Processing (Light and General); Warehousing, Wholesaling, and Distribution	-	-	-	-	-	-
Transportation, Communication, and Utilities Uses						
Alternative Energy Structures	C	C	C	C	C	C
Ground Transportation Provider	-	-	-	-	-	-
Parking Lots, Commercial	-	-	-	-	-	-
Parking Structures, Commercial	C	C	C	C	-	C

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Land Uses	CBD	TOD-S	TOD-1	TOD-2	CC	MX-R
Transportation, Communication, and Utilities Uses						
Alternative Energy Structures	C	C	C	C	C	C
Ground Transportation Provider	-	-	-	-	-	-
Parking Lots, Commercial	-	-	-	-	-	-
Parking Structures, Commercial	C	C	C	C	-	C
Recycling Collection Facilities	-	C	C	C	-	C
Recycling Processing Facilities	-	-	-	-	-	-
Transportation Terminals	-	P	-	-	-	-
Utilities, Major	C	C	C	C	C	C
Utilities, Minor	P	P	P	P	P	P

POTENTIAL USES

- Retail Sales and Services
- Research and Development
- Business Services
- Day Care Center
- Office
- Medical Use



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