

Oyster Point Biotech Cluster

Colliers

For Sale or Lease

915 Airport Boulevard
South San Francisco | California

Caltrain TOD Opportunity
T3C Zoning | ±0.66 Acres

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The Offering

Colliers is pleased to present for sale or lease 915 Airport Blvd. (the "Property" or "915 Airport") in South San Francisco, CA. The Property presents an exciting opportunity to acquire $\pm 28,750$ square feet (± 0.66 acres) of land with close proximity to Oyster Point, the world's largest biotech and life sciences cluster with 250+ companies occupying 12 million square feet.

915 Airport is zoned T3C allowing up to 60 units per acre at a maximum FAR of 2.25 with a 50-foot height limit and a 65% maximum lot coverage ratio. The Property is a strong candidate for LIHTC affordable housing development with multiple state senate and assembly bills applicable to the Property.

The Property was previously approved for a 115-room upscale hotel totaling 79,159 square feet, including a ground floor restaurant/lounge area, a 78-car parking garage, and convenient passenger drive-up and drop-off loading area.



Property Overview

Property Address	915 Airport Boulevard South San Francisco, CA 94080
APN	012-080-760
Land Area	±28,750 SF (±0.66 Acres)
Zoning	Transect 3 Corridor (T3C)
GP Land Use	Low Density Mixed Use
Site Configuration	Trapezoidal
Site Condition	Vacant, undeveloped
Frontage	±162 feet on Airport Boulevard



Development Potential

Min. Density	20 units/acre
Max Density	60 units/acre No limit (per AB 1963)
Max Height	50 feet 83 feet (per AB 1763)
Min FAR	1.50
Max FAR	2.25
Max Lot Coverage Ratio	65%

[View Full T3 Neighborhood Zoning District \(T3C\)](#)

Affordable Housing LIHTC Opportunity

CTCAC/HCD Opportunity Area	Moderate Resource
DDA/QCT	QCT
Major Transit Stop	Within 0.5 miles to South San Francisco Caltrain Station

Property Overview

Previous Hotel Entitlements

[View Project Drawings](#)

Total Rooms	115 rooms
Total Square Footage	79,159 SF
Number of Floors	5 above grade, 2 below grade
Typical Floor Plate	12,373 SF
FAR	2.0

Schools

Schools

Marin Elementary School
Parkway Heights Middle School
South San Francisco High School

Services

Police	City of South San Francisco
Fire	City of South San Francisco
Water	Bay Area Water Supply & Conservation Agency
Sewer	City of South San Francisco
Storm Water	City of South San Francisco
Trash	South San Francisco Scavenger Company, Inc.
Gas	PG&E
Electricity	PG&E
Telecommunications	Astound, AT&T, Sonic, Xfinity

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② NORTH ELEVATION



② SOUTH ELEVATION



Property Highlights

Property Highlights

- 100+ unit development potential as LIHTC affordable housing project
- Newly constructed apartment communities achieving \$4-5 per square foot rents.
- Proximity to major employment centers in Downtown San Francisco and Downtown San Mateo
- 13-min express train ride from South San Francisco to Downtown San Francisco
- 20-min train ride from South San Francisco to Downtown San Mateo
- Proximity (5 mile) to San Francisco International Airport
- Close distance to Downtown San Francisco



Investment Highlights

Proximity to Major Biotech Companies

Oyster Point is home to a number of biotech and pharmaceutical companies, including Genentech, Amgen, and Theravance Biopharma. This concentration of top biotech companies offers a unique investment opportunity for those looking to capitalize on the growing demand for biotech research and development in the Bay Area.

Growing Business Environment

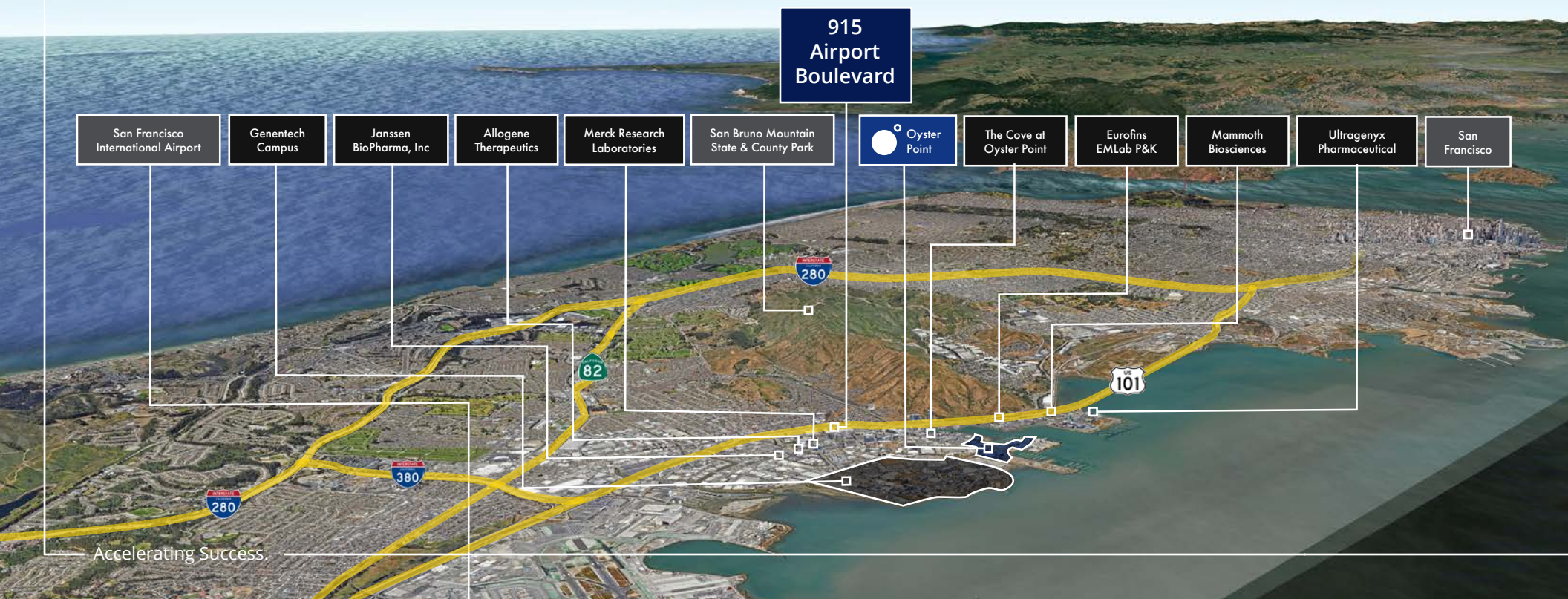
The biotech industry in South San Francisco has been growing rapidly in recent years, with many companies expanding and investing in the area. This growth has led to an increase in demand for office and lab space, creating a strong commercial real estate market in Oyster Point.

Access to Top Talent

With its proximity to major biotech companies and research institutions, Oyster Point attracts a highly skilled workforce, making it an attractive location for businesses looking to recruit top talent. This provides an opportunity for investors to capitalize on the growing demand for high-quality office and lab space in the area.

Waterfront Location

Oyster Point's waterfront location offers a unique investment opportunity, particularly for those interested in developing or investing in commercial and residential real estate. The area offers stunning views of the San Francisco Bay, as well as recreational opportunities like boating, fishing, and hiking, which can enhance the appeal of any investment in the area.



Oyster Point Market Snapshot



#1

cluster in the World and first in venture, NIH, and angel funding, and first in the number of patients.



5,000,000 MSF

South San Francisco has approved another five million square feet of life science related development that can be built now.



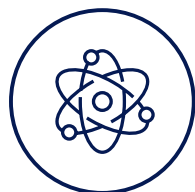
\$360,000,000

total funding. South San Francisco companies received 24 VC funding awards for early stage, later stage and expansion research.



46,000+

people are employed in various companies and academia in the area.



LARGEST

Biotech cluster in the world



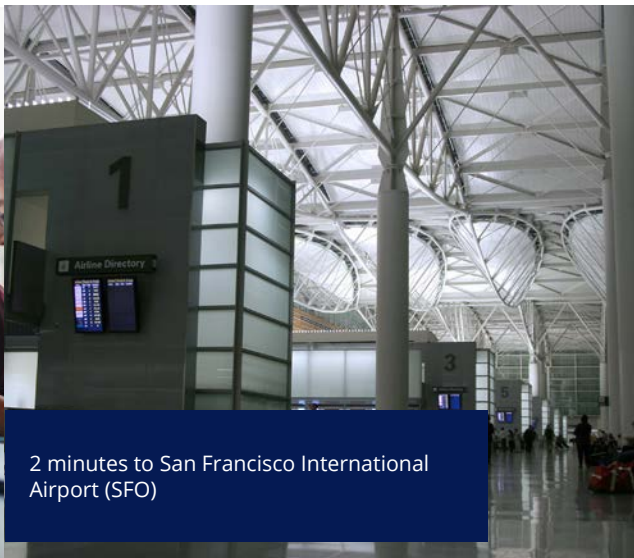
20,000

of the employees in the area work for bioscience in over 150 different companies.

Location Snapshot



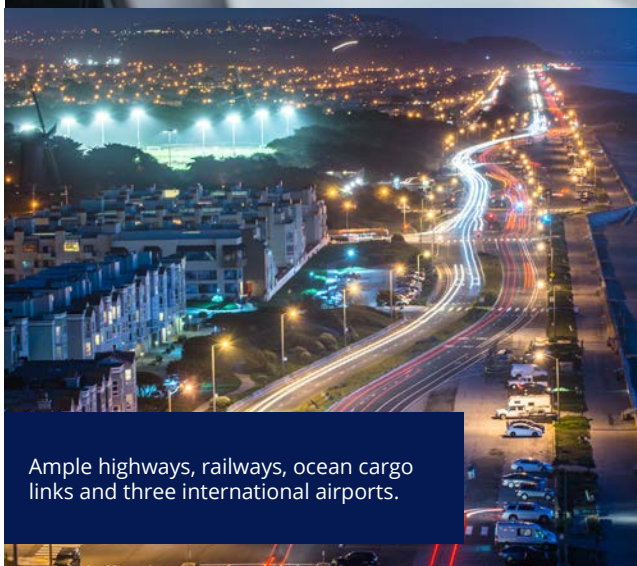
The city is close to the world's major research universities, UC San Francisco, Stanford & UC Berkeley.



2 minutes to San Francisco International Airport (SFO)



The City of South San Francisco has invested over \$250 million dollars to build public improvements.



Ample highways, railways, ocean cargo links and three international airports.



Just minutes away from one of the most iconic cities in the world, and close to Napa Valley, beaches and skiing.



Close to an abundance of amenities such as restaurants, boutique shops & entertainment centers.

South San Francisco Market Overview

South San Francisco Market Overview

Population	65,397 (2025, Source: The Mercury News)
Median HH Income	\$135,909 (Source: WorldPopulationReview.com)
Median Age	42.4 (Source: WorldPopulationReview.com)
Median Home Price (Diamond Heights / Peck's Lot)	\$1,325,000 (Source: Redfin)
Unemployment	3.8%
Businesses (5-mile Radius)	11,444
Employment (5-mile Radius)	148,135

South San Francisco 10 Largest Employers

Company	# Employees
Genetech	8,632
Kaiser Permanente	1,000 - 4,999
AbbVie	1,000
South San Francisco Unified School District	857
Costco Wholesale	834
Life Technologies Corporation	622
Amgen	600
Verily Life Sciences	555
City of South San Francisco	500+
Amazon.com Services, Inc	425



Demographics

South San Francisco

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Total Population	15,182	76,970	368,038
2024 Total Population	17,188	84,557	384,286
2029 Total Population (Projected)	17,852	86,097	390,457
2024 Total Daytime Population	21,968	102,286	320,958
HOUSEHOLDS			
2010 Households	4,624	26,178	114,182
2024 Households	5,346	28,487	120,313
2029 Households (Projected)	5,492	28,532	120,761
HOUSEHOLD INCOME			
2024 Median Household Income	\$98,244	\$121,438	\$118,676
2029 Median Household Income (Projected)	\$117,935	\$144,216	\$142,040
HOUSING UNITS			
2024 Housing Units	5,690	29,811	127,268
Owner Occupied	38.1%	49.4%	53.5%
Renter Occupied	55.9%	46.2%	41.0%
2029 Housing Units (Projected)	5,820	30,032	128,800
Owner Occupied	37.1%	48.9%	52.8%
Renter Occupied	57.3%	46.1%	41.0%
EDUCATION			
2024 Population 25+ and Over	12,421	62,789	288,818
HS and Associates Degrees	28.2%	28.5%	27.0%
Bachelor's Degree or Higher	35.9%	41.7%	41.3%
PLACE OF WORK			
2024 Businesses	1,214	4,538	11,444
2024 Employees	14,260	58,903	128,194

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915
Airport
Boulevard

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