

1315 Burlingame Avenue
Burlingame, CA

COMPASS



Exclusively Listed By:
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Broker Associate
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Retail Space Available For Lease (Sublease)

CONFIDENTIALITY & DISCLOSURE



Compass (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Owner of the Property (“Owner”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to lease from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to lease between the Owner and prospective tenant. You are invited to review this opportunity and make an offer to lease based upon your analysis. If your offer results in the Owner choosing to open negotiations with you, you will be asked to provide financial references. The eventual tenant will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Owner deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the occupancy of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Owner. The Material does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. The information contained in the Material has been obtained from the Owner and other sources and has not been verified by the Owner or its affiliates. The pro forma is delivered only as an accommodation and neither the Owner, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Tenant must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Owner reserves the right, for any reason, to withdraw the Property from the market. Owner has no obligation, expressed or implied, to accept any offer. Further, Owner has no obligation to lease the Property unless and until the Owner executes and delivers a signed agreement of lease on terms acceptable to the Owner, in its sole discretion. By submitting and offer, a tenant will be deemed to have acknowledged the foregoing and agreed to release Owner and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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ABOUT THE PROPERTY

Prime Downtown Burlingame Avenue Lease Opportunity!

Situated on a prime Burlingame Avenue location, amongst highly successful adjacent retail, this space is a unique opportunity!

The subject space has a brand new build out to accommodate a bakery entity, thus is outfitted with amenities akin to food use - plug and play!

Here are some highlights of the subject rentable space:

- Ground Floor Retail Space (\pm 2,351 SqFt)
- Second Floor Space (\pm 1,576 SqFt) - Possible Mezzanine Opportunity (Second Floor Space is rent free)
- Type 1 Hood - Brand New!
- Fire Sprinklers & Monitoring - Brand New!
- Food Prep Area, Electrical/Lighting/Walls & Floors - Brand New!
- 3-Phase, 4-Wire 200 amp (480v) Electrical Service w/ Brand New Electrical Panels
- New Storefront, Customer Counter and Lobby
- Downstairs features Burlingame Avenue access, private offices/storage areas, rear easement alley access.
- City of Burlingame Parking Lot easily accessible from the rear of the property
- Available for Immediate Occupancy!
- Notable Nearby Tenants Include: Apple, Arc'Teryx, ArHaus, Alo Yoga, Blue Mercury, Copenhagen Bakery, Salt & Straw, Lululemon, Peet's Coffee, Sephora, Starbucks and much more!
- Showings are by appointment only.

**Offered at \$7.68/ \pm 2,351 SqFt/Mo + NNN (Est. \pm \$0.35/ \pm 2,351 SqFt/mo)
T.I. Reimbursement Asking: \$1,298,000 (or Best Offer)**







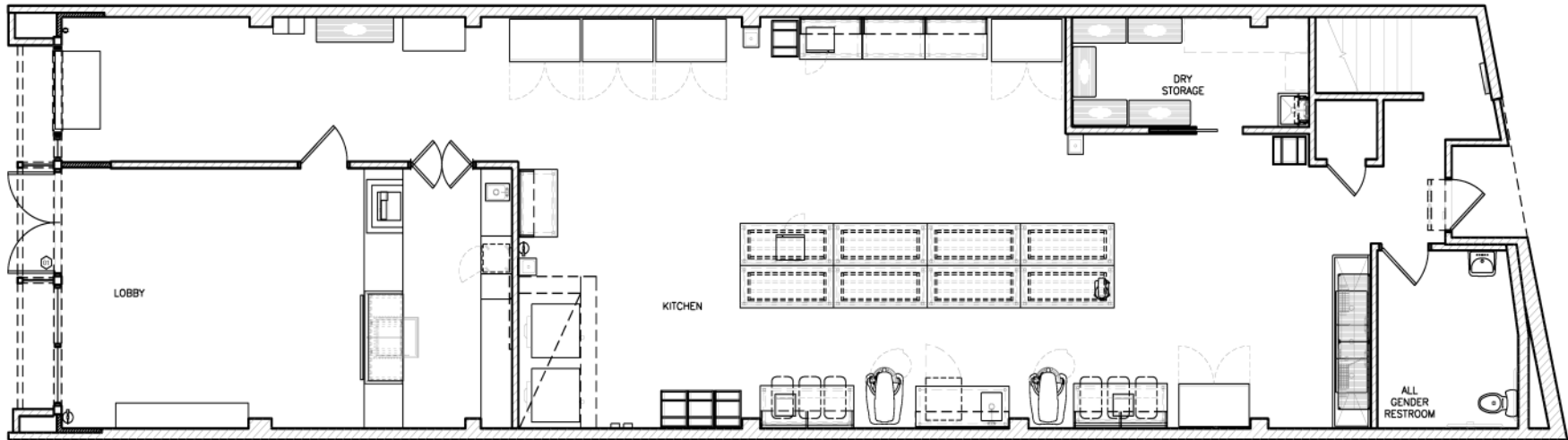




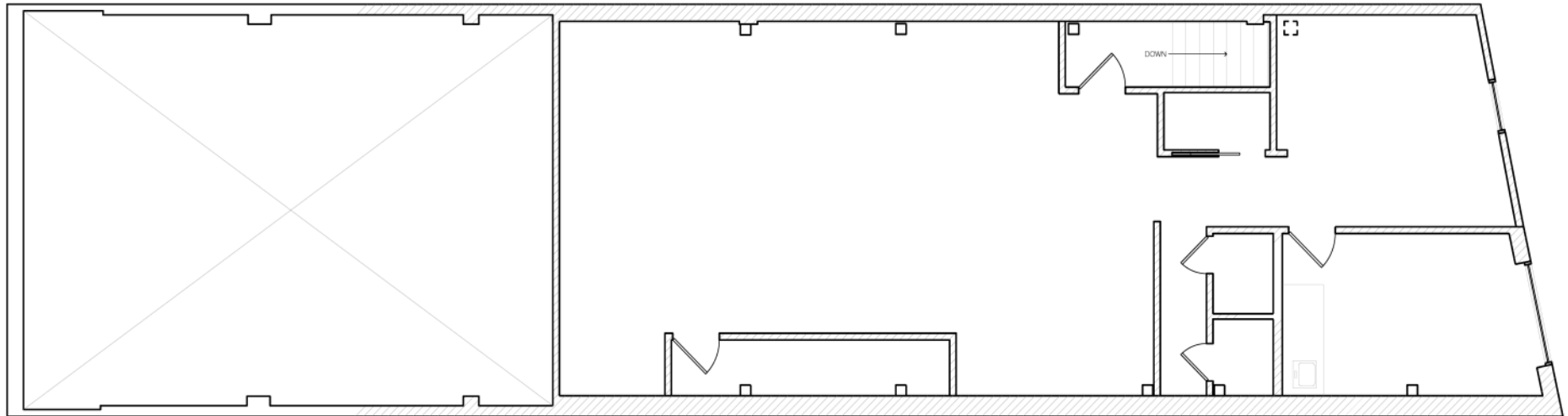




AS-BUILT FLOOR PLANS



Ground Floor Plan



Second Floor Plan

ZONING INFORMATION

The Burlingame Avenue Commercial (BAC) District is the commercial and retail heart of Downtown Burlingame. The purpose of this zoning district is to encourage and maintain the current mixture of retail, personal service and restaurant uses which keep the heart of the downtown area lively.

PERMITTED USES:

The following uses are permitted in the BAC district:

- a. Retail uses which achieve contiguous, pedestrian-oriented, retail frontage such as drug, liquor, variety stores, paint and hardware, apparel, accessory, stationary, florists, household furnishings, and furniture;
- b. Personal services, such as barber and beauty shops, photographic studios, shoe repair and laundry and dry cleaning services which do not include on-site processing;
- c. Business services, such as printing services, mailing services and post office box services;
- d. Hotels;
- e. Travel agencies;
- f. Government agencies;
- g. Above the first floor only:
 1. Offices, except health services and real estate.
- h. Above and below the first floor only:
 1. Personal trainer and assessment businesses.

CONDITIONAL USES:

The following are conditional uses requiring a conditional use permit in the BAC:

- a. Instructional classes incidental to retail or service use;
- b. Grocery Stores and markets;



**BURLINGAME DOWNTOWN
SPECIFIC PLAN**

- c. Schools, above or below the first floor only, which operate outside of peak retail hours only;
- d. Above the first floor only:
 1. Real estate offices;
 1. Health services;
 1. Financial institutions.
- e. Public utility and public service buildings and facilities;
- f. Drive-in services or take-out services associated with permitted uses;
- g. Food establishments on certain sites, subject to the food establishments in the BAC section 25.32.070;
- h. Any building or structure which is more than thirty five (35) feet in height, up to a maximum building height of fifty-five (55) feet.

ABOUT BURLINGAME

The City of Burlingame is a suburban city of approximately 28,000 people in San Mateo County, California, and is often referred to as the City of Trees. It is located on the San Francisco Peninsula and has a significant shoreline on San Francisco Bay. The city is named after Anson Burlingame who was an attorney and a diplomat. Burlingame was settled by wealthy San Franciscans looking for a better climate.

Burlingame is known for its high residential quality of life. Industrial growth was spurred in the 1960s and 1970s by proximity to the San Francisco International Airport. The City of Burlingame has many beautiful hotels along the San Francisco Bayfront and is a significant vacation spot for people wishing to visit the San Francisco Bay Area. Burlingame offers some of the finest dining in the Bay Area as well as first-class shopping.

The City of Burlingame is not only a great place to live, it is also a great place to own and operate your own business. From its shopping districts around Broadway and Burlingame Avenue and Burlingame Plaza on the north end, to the industrial areas along Rollins Road, office complexes on the east side and Burlingame's Auto Row, the opportunities for business owners abound. The City Council's commitment to business is exemplified by the creation of a Economic Development Specialist position to help support new and existing businesses.



CAFE CENTRAL **PB** **Central** **JANIE AND JACK** **VANS**
BOBA GUYS **lululemon** **Bonnie** **Copenhagen Bakery & Cafe** **LELARD**
Madewell **RELIANCE CLOTHING** **MAISON ALYZEE**
ATHLETA **TOPPER 1940**
ARHAUS **Il Fornaio** **KEBAB**
ANTHEM SAN FRANCISCO

Twelvemonth **SUNRIGHT TEASTUDIO** **tpmp** **FLIGHTS RESTAURANT & BAR**
VELVET 48 **SALTYARD Restaurant & Bar** **STARBUCKS** **SAUL LOEB** **STARBUCKS** **BH&C**

NUANCE **Trapeze** **Deja Vu Organic Juice Bar**
Kerns **Calico** **PRIVE** **CHRISTIE'S**
TUNA KAHUNA **MYKONOS** **PADDY FLYNN'S** **MEDITERRANEAN** **Farm & Vine**
amercian bistro

UNITED STATES POSTAL SERVICE **MASALA Desti Cafe** **Alan's Cafe** **WP** **phk cafe**
Barracuda

Ocean **Heriz MUSIC & ART**

CHEVROLET **Cadillac** **BUICK** **GMC**

DEL OLIVA OLIVE OIL & VINEGAR **PIZZERIA DELFINA** **TEMPUR-PEDIC** **Mancini's SLEEPWORLD** **vineyard vines**

SEPHORA **wahlburgers** **kate spade** **Lilikoi** **lizzy** **REBARTS INTERIORS** **sushirrito** **Peets Coffee** **Yves Delorme** **Kingsalaba Restaurant**

A RUNNER'S MIND **COCONUT BAY** **TOMOKAZU**

Mazda **Jeep** **RAM** **FIAT** **SUBARU**

TOYOTA

MOLLIE STONE'S MARKETS

citi

Apple **Top Drawer** **SALT & STRAW** **PAPER SOURCE** **bluemercury**

NISSAN **NAPA** **PACIFIC AUTO SERVICES** **Valero**

82 **24,330 VPD**

BANK OF THE WEST **MIKE'S** **PIZZA HEART** **Palmetto** **FIVE GUYS** **SAFeway**

happyjerron **blooming vase** **Les Deux Copines** **MULBERRYS** **techloop** **BR** **WELLS FARGO** **PANDA EXPRESS** **ASIAN BOX** **Walgreens** **Rasoi** **Saporo** **Yea!Mac**
RESTAURANT **ITALIANO** **Mactabletechnology Experts**

BevMo! **SAM MALOUP** **Bay City** **MEDICAL SUPPLIES**

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	20,146	100,808	223,407
Households	8,388	38,419	83,872
Families	4,274	23,619	54,393
Average Household Size	2.38	2.59	2.64
Owner Occupied Housing Units	3,535	20,802	47,813
Renter Occupied Housing Units	4,854	17,617	36,059
Median Age	39.4	41.6	42.1
Median Household Income	\$127,829	\$160,297	\$165,636
Average Household Income	\$179,572	\$219,880	\$218,926

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	19,781	97,984	217,185
Households	8,328	37,871	82,600
Families	4,253	23,260	53,507
Average Household Size	2.36	2.55	2.60
Owner Occupied Housing Units	3,507	20,527	47,156
Renter Occupied Housing Units	152	17,344	35,444
Median Age	39.5	42.2	42.7
Median Household Income	\$152,488	\$181,159	\$188,827
Average Household Income	\$209,135	\$248,602	\$249,039

