



## For Sale - Prominently Located High Profile El Camino Real Storefront Retail

430 El Camino Real, San Bruno, CA  
Owner-User Opportunity

**AVISON  
YOUNG**



Presented by:

**Lloyd H. Bakan**

Principal

650.425.6418

[lloyd.bakan@avisonyoung.com](mailto:lloyd.bakan@avisonyoung.com)

CA License # 00914232

**Jon S. Geary**

Vice President

650.425.6415

[jon.geary@avisonyoung.com](mailto:jon.geary@avisonyoung.com)

CA Lic# 01957003

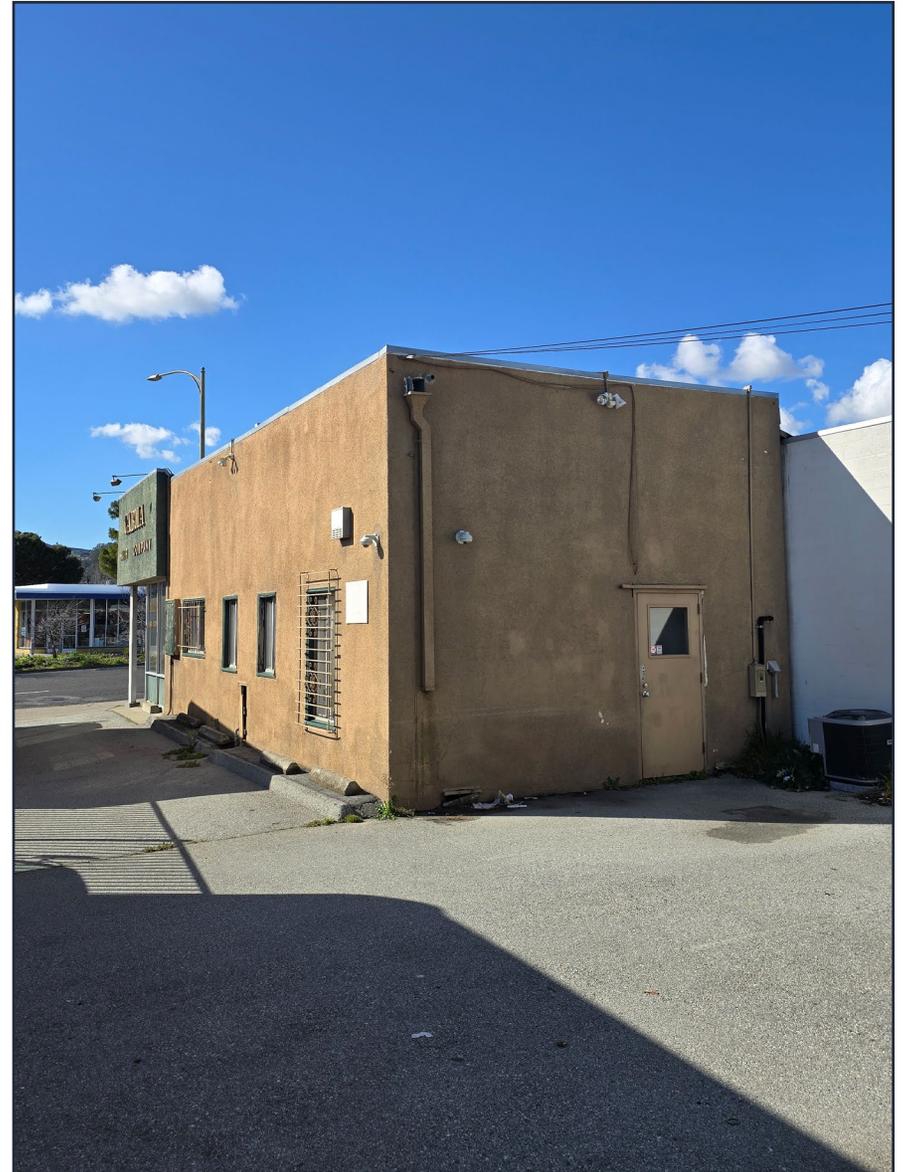
**AVISON  
YOUNG**

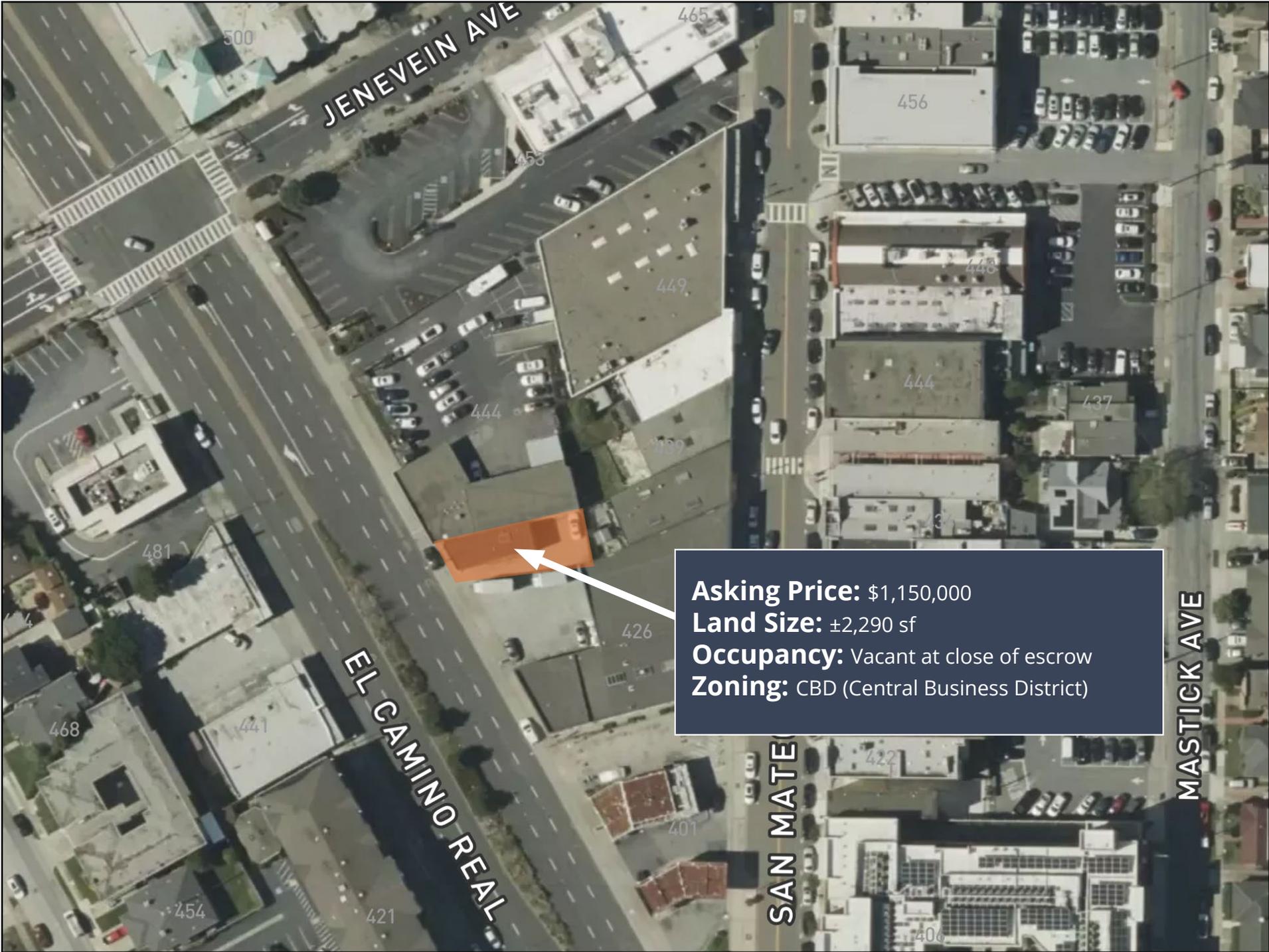
# Property Details

Asking Price:	\$1,150,000
Occupancy:	Vacant at close of escrow
Building Type:	Store front retail
Building Size:	±1,052 square feet
Land Size:	±2,290 square feet
Parking:	7 parking spaces
Parcel Number:	020-362-190
Zoning:	Central Business District (CBD)
Ceiling Hight:	Varies
Electric Meter:	One
Water Meter:	One
Gas:	One
Fire Sprinklers:	None
Opportunity Zone:	No

Located within the Transit Corridor Plan Area.

[Link to Corridor Plan Details](#)





**Asking Price:** \$1,150,000  
**Land Size:** ±2,290 sf  
**Occupancy:** Vacant at close of escrow  
**Zoning:** CBD (Central Business District)

# Zoning: Central Business District (CBD)

## Permissible Uses:

- Office
- Personal services
- Retail Sales and Services
- Banks
- Restaurant
- Multifamily
- Residential Care Facility
- Home Day Care

## With CUP:

- Live/Work
- Social Services
- Hotel
- Health Club
- Pet Day Care

## Development Standards

- 70' max height
- 5 stories
- 2.0 FAR

Click for a full list of permitted uses:

[SBMC § 12.280.020](#)





# Investment Highlights



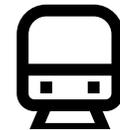
7 minutes, 3.2 miles to SFO



Currently vacant and unincumbered



Private driveway with off-street parking



5 minutes, .8 miles to Caltrain station



6 minutes, 1.5 miles to BART Station

Located within the Transit Corridor Plan Area.  
[See attached Corridor Plan](#)

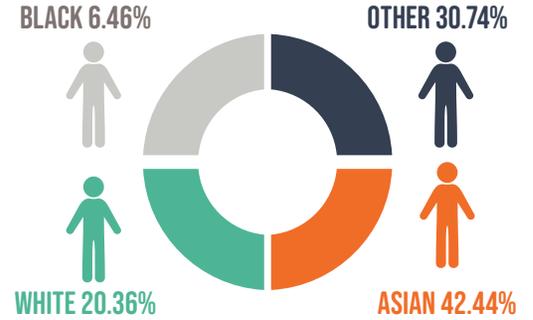


# Demographics



**MEDIAN AGE**  
**40**  
**MEDIAN HOME VALUE**  
**\$1,086,202**

## POPULATION BY RACE



**HOUSEHOLDS** **242,711**



**AVERAGE HH INCOME**  
**\$153,414**

Average Household Size: **2.7**

Owner Occupied Housing Units: **40,001**

Renter Occupied Housing Units: **30,630**

Median Household Income: **\$126,651**

	1 Mile	3 Mile	5 Mile	
<b>Population</b>	2029 Projection	21,920	100,927	203,640
	2024 Estimate	23,138	106,130	213,957
	2020 Census	25,117	113,272	227,452
	Growth 2020-2025	-2.0%	-1.6%	-1.5%
	Growth 2010-2020	-1.1%	-1.0%	-1.0%

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at **430 El Camino Real, San Bruno, CA** (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

### EXCLUSIVE ADVISORS

**AVISON  
YOUNG**

**Lloyd H. Bakan**

Principal

650.425.6418

[lloyd.bakan@avisonyoung.com](mailto:lloyd.bakan@avisonyoung.com)

CA License # 00914232

**Jon S. Geary**

Vice President

650.425.6415

[jon.geary@avisonyoung.com](mailto:jon.geary@avisonyoung.com)

CA Lic# 01957003