

FOR SALE

MEDICAL BUILDING

130-140 EL CAMINO REAL
MILLBRAE, CA 94030

CONFIDENTIAL OFFERING MEMORANDUM

SIZE: 5,400 SF

SPACE: VACANT

PRICE: \$6,000,000 (\$1,111/SF)



COLDWELL BANKER

EXECUTIVE SUMMARY

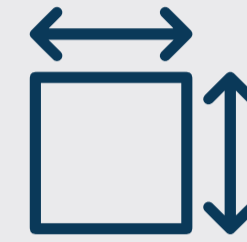
Coldwell Banker is pleased to present the rare opportunity to acquire a prime development site located in Millbrae. 140 El Camino Real is a well-located and underutilized asset. It has the potential to be developed into a mixed-use project that includes retail, office, and residential space. 140 El Camino Real consists of a 10,160 +/- square foot lot, 0.23 acres, and a 5,400 +/- square foot building, and is located within the Millbrae station Area Specific Plan. This is an excellent development opportunity due to its favorable zoning, proximity to public transportation, convenient access to highways.



130-140 EL CAMINO REAL, MILLBRAE, CA 94030



PRICE: \$6,000,000 (\$1,111/SF)



TOTAL AREA: 5,400 SF



LOT SIZE: 0.23 AC



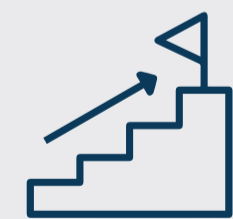
BUILDING TYPE: MEDICAL



YEAR BUILT: 1979



TENANCY: MULTIPLE



SCALE TYPE: INVESTMENT



PARKING RATIO: 15 SPACES (2.78 SPACES PER 1,000 SF LEASED)



NO. STORIES: 1

SERRA STATION
PROJECT-444
UNIT APARTMENTS

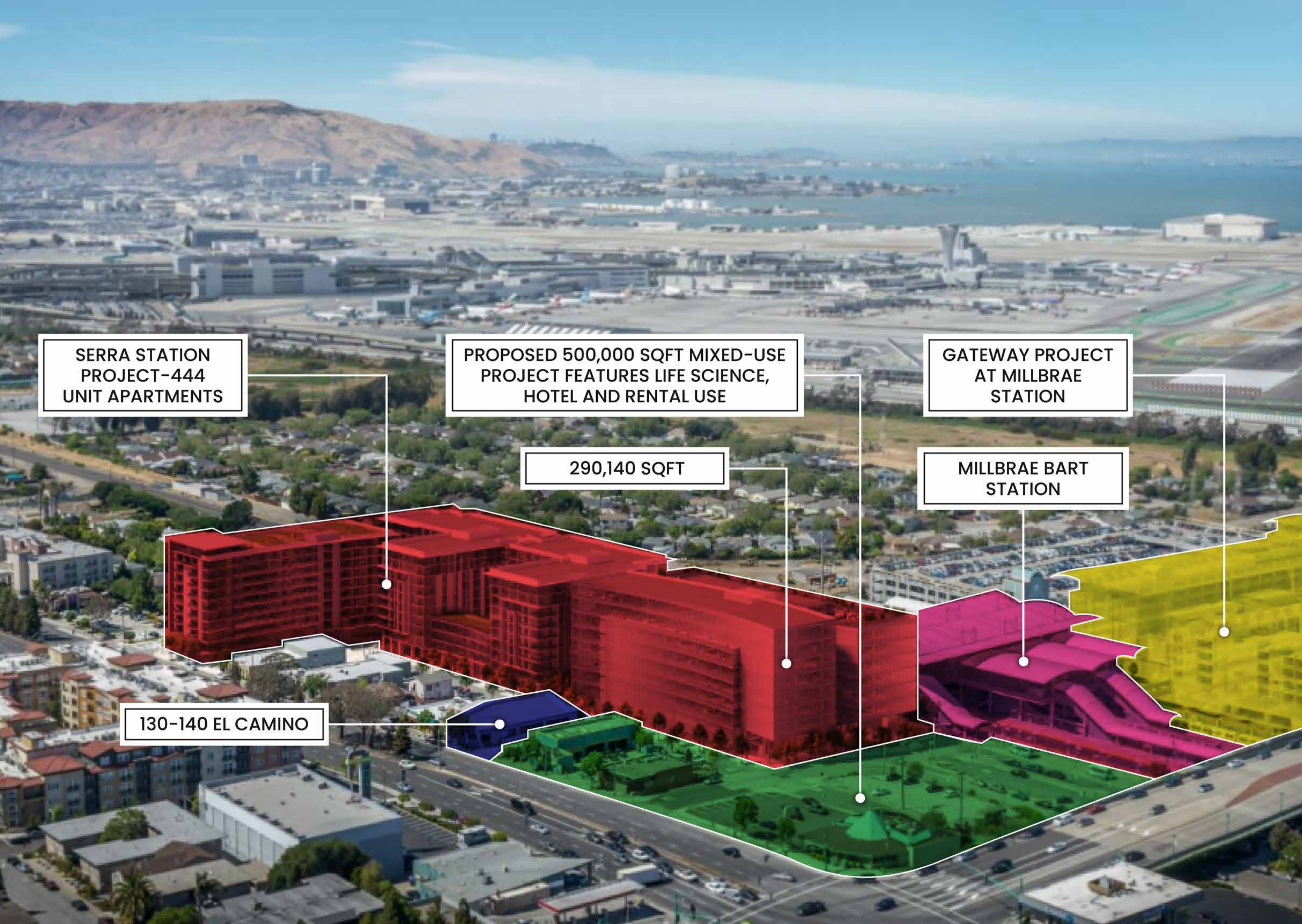
PROPOSED 500,000 SQFT MIXED-USE
PROJECT FEATURES LIFE SCIENCE,
HOTEL AND RENTAL USE

GATEWAY PROJECT
AT MILLBRAE
STATION

290,140 SQFT

MILLBRAE BART
STATION

130-140 EL CAMINO



NEW AND UPCOMING MULTI-RESIDENTIAL PROPERTIES



MILLBRAE SERRA STATION (150 SERRA AVE, MILLBRAE)

DESIGN REVIEW PERMIT for a 3.6-acre mixed-use TOD project in three buildings on the west side of the Millbrae Intermodal Station, east of El Camino Real, including: 1) Building R1 - a ten-story building with 119 apartments, 4,255 square feet of ground floor retail, and 3,648 square feet of retail or live-work space; 2) Building R2 - a ten-story residential building with 325 apartments and 4,340 square feet of retail or live-work space; 3) Building O1 - a nine-story building with 280,140 square feet of office space, a 5,000 square foot galleria and lobby, and 22,360 square feet of retail space. (Public Hearing)



GATEWAY AT MILLBRAE STATION (300 MILLBRAE AVE, MILLBRAE)

As part of the BART's initiative to encourage Transit Oriented Development (TOD), Gateway at Millbrae Station is a neighborhood- defining community delivering quality spaces for people to live, work, shop, and dine. Located at the Millbrae BART Station, this project will enhance the surrounding community and assist in developing sustainable transit ridership.



480 EL CAMINO REAL, MILLBRAE

The applicant is requesting DESIGN REVIEW, CONDITIONAL USE PERMIT, HEIGHT EXCEPTION, and LOT MERGER/SUBDIVISION approval to allow for the demolition of an existing paved surface parking lot. The proposal includes the construction of a four-story building that will feature nine residential units and two commercial spaces, all on a 5,807 square foot site. This property is situated in a Commercial (C) Zoning District, making it an ideal location for mixed-use development. The Planning Commission is the governing body responsible for making the final decision on subdivisions, ensuring that all aspects of the proposal meet the necessary requirements and standards. (Public Hearing)



ANSON (1008 CAROLAN AVENUE, BURLINGAME)

Anson is a new apartment development by SummerHill Apartment Communities currently under construction at 1008 Carolan Avenue, Burlingame. The development is scheduled for completion in 2020. Anson has a total of 268 units.



1100 EL CAMINO, REAL MILLBRAE

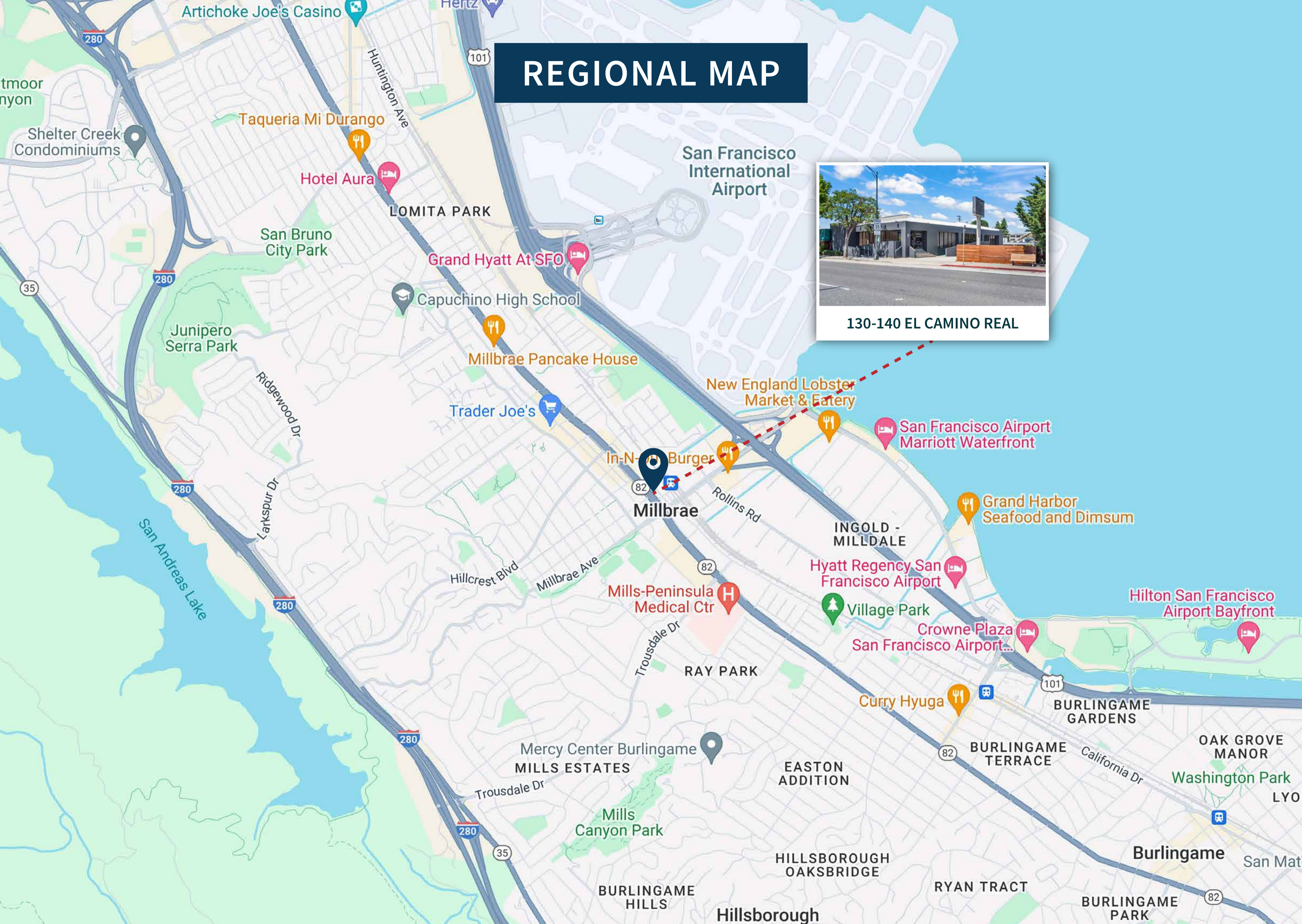
The applicant proposes to demolish all existing structures and construct a new five-story, 384-unit, multi-family apartment community on approximately 5.55 acres, with five percent (5%) or 19 units at the Very Low-Income affordability level. They are also considering a future seven-story hotel on the remaining 1.2 acres. Due to the inclusion of 5% very-low income housing units, the applicant requests a modification to increase the height limit from 40 feet to 65 feet for the proposed density, and a waiver for the development standard of 1,000 SF lot area per unit.



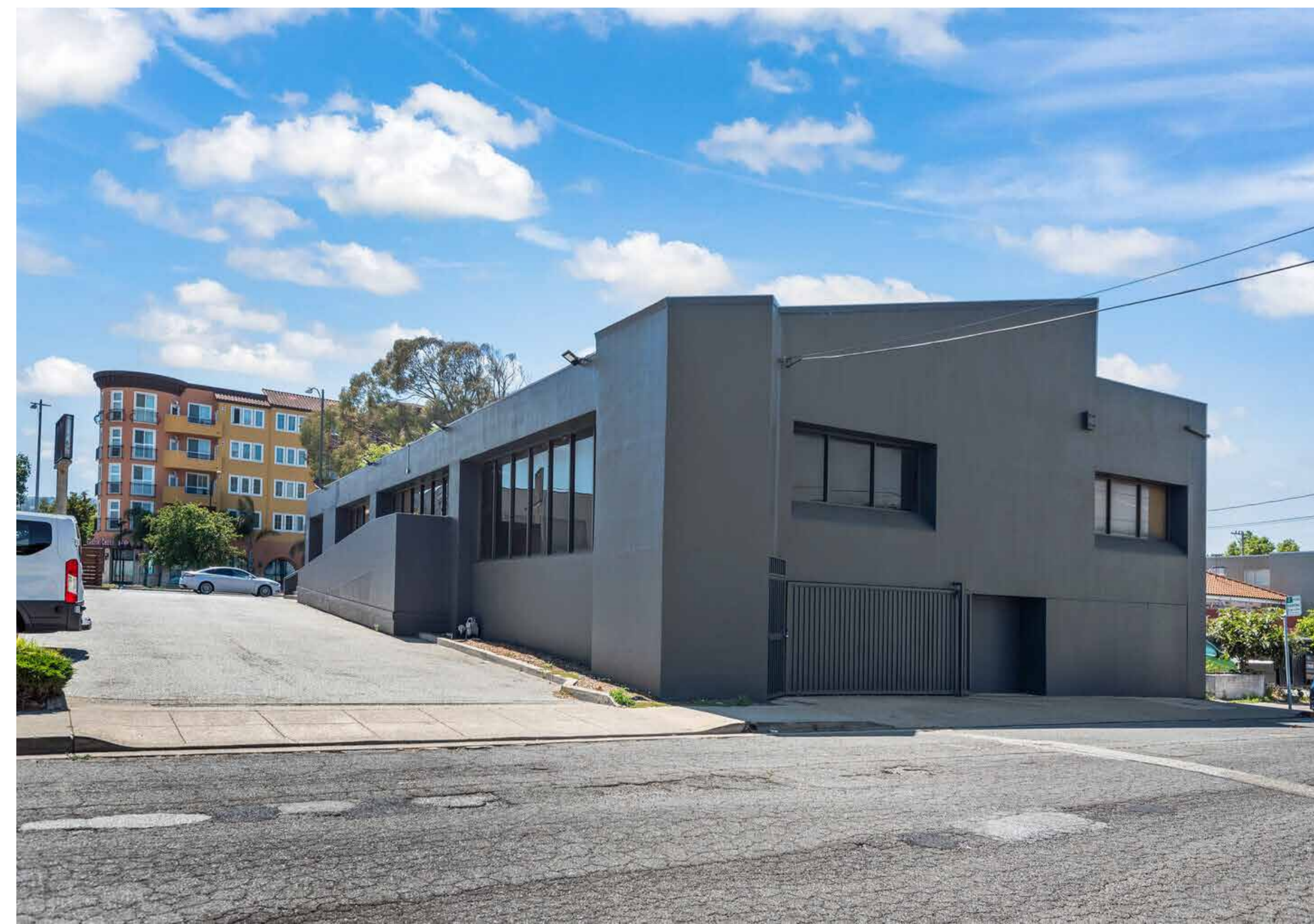
APERTURE (230 SAN MATEO AVE, SAN BRUNO)

Aperture, a sensational new pet-friendly apartment community in San Bruno on the San Francisco Peninsula, offers a variety of contemporary urban single, one, two, and three-bedroom rental homes. Discover curated finishes and fixtures that reflect a fine-tuned vision for both style and comfort. Amenities include a state-of-the-art fitness studio, a stylish clubroom, inviting courtyard decks, outdoor BBQ areas, bike storage, and EV charging stations. Experience the unbelievable proximity to shopping and dining in downtown San Bruno, as well as convenient access to transit options like CalTrain and BART, thriving employment centers, and the vibrant city of San Francisco.

REGIONAL MAP



130-140 EL CAMINO REAL





OFFICE BUILDING

130-140 EL CAMINO REAL, MILLBRAE, CA 94030

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