

# 1222- 1226 BROADWAY

1222 Broadway, Burlingame, CA 94010

FOR SALE



JIM KELSEY CCIM

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CalDRE #01354722



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Century 21 in compliance with all applicable fair housing and equal opportunity laws.



# PROPERTY INFORMATION

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## SECTION 1



PROPERTY DESCRIPTION

Presenting 1222 Broadway, an exceptional mixed-use investment opportunity in Burlingame, CA. This 5,204 SF building, featuring a harmonious blend of retail and residential units, offers a unique investment proposition. Originally constructed in 1928 and the commercial suites were renovated in 2025, the property combines historical charm with modern amenities. Zoned L00C1 and enjoying a 90% occupancy rate, this asset promises stability and potential for growth. Don't miss out on this prime mixed-use property at 1222 Broadway.

PROPERTY HIGHLIGHTS

- 5,204 SF mixed-use property
- 6 units with retail and residential space
- Built in 1928, renovated in 2025
- Zoned L00C1 for retail use
- Prime location in Burlingame, CA
- Stable 90% occupancy rate

OFFERING SUMMARY

Sale Price:	\$4,990,000
Number of Units:	6
Lot Size:	5,354 SF
Building Size:	5,204 SF
NOI:	\$199,620.00
Cap Rate:	4.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,267	3,175	7,670
Total Population	2,908	7,941	19,164
Average HH Income	\$200,803	\$215,033	\$231,672





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## LOCATION DESCRIPTION

Embrace the central allure of downtown Burlingame, CA, enveloping the property at 1222 Broadway. This highly coveted location is at the heart of the city's vibrant retail and street retail scene. Surrounded by the stylish charm of Burlingame Avenue and the bustling energy of Burlingame Plaza, this prime spot promises exceptional visibility and foot traffic. The area's central positioning offers convenient access to a diverse array of boutique shops, trendy eateries, and local attractions, ensuring a steady stream of visitors and prospective customers. With its central location and thriving ambiance, downtown Burlingame is the perfect place for retail and street retail investors to establish a standout presence.

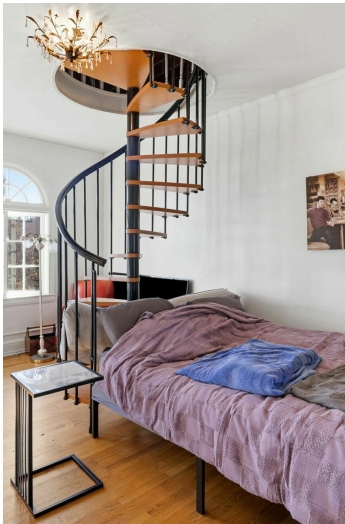
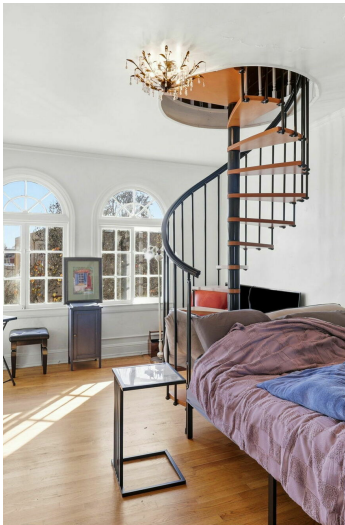


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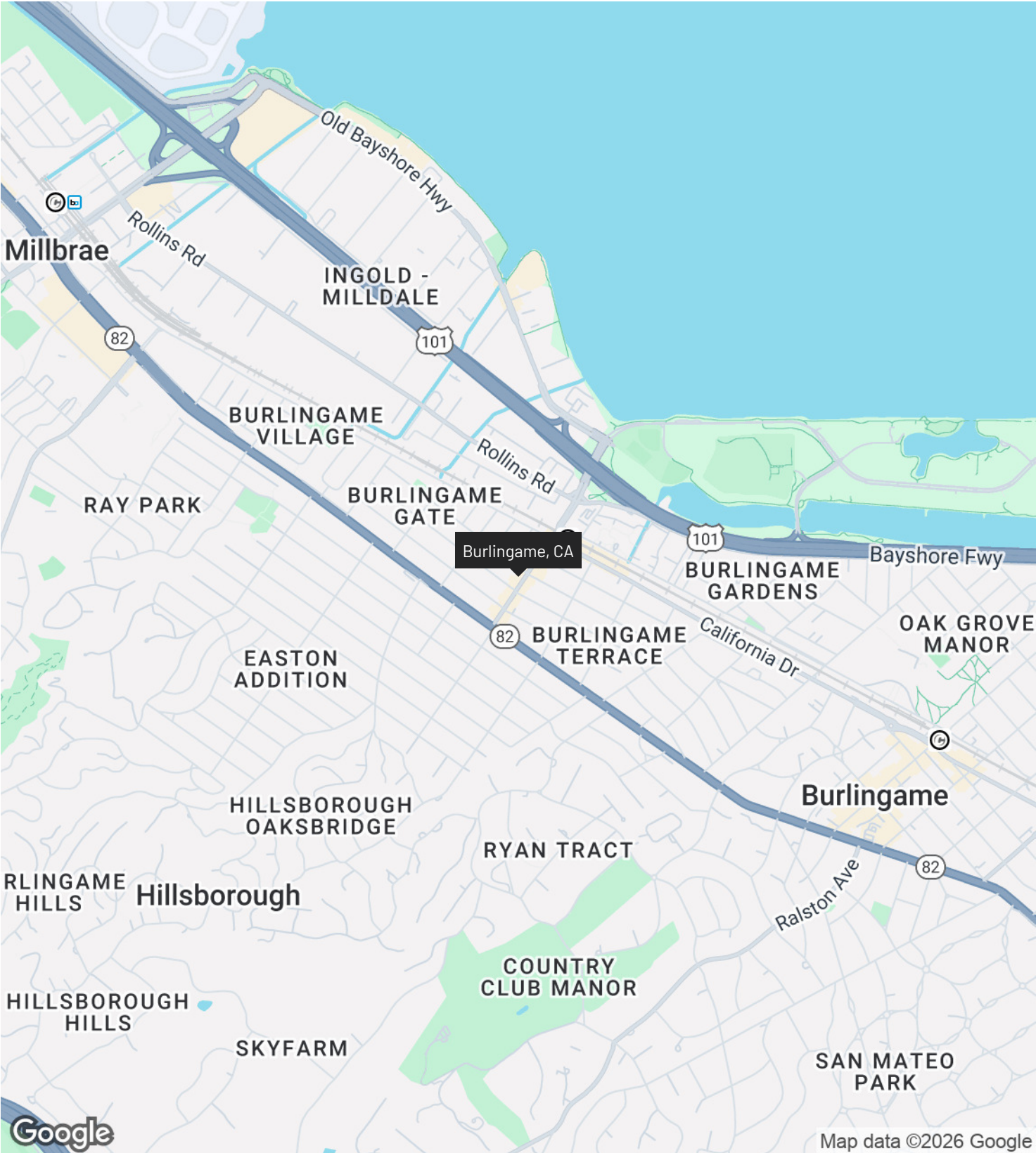


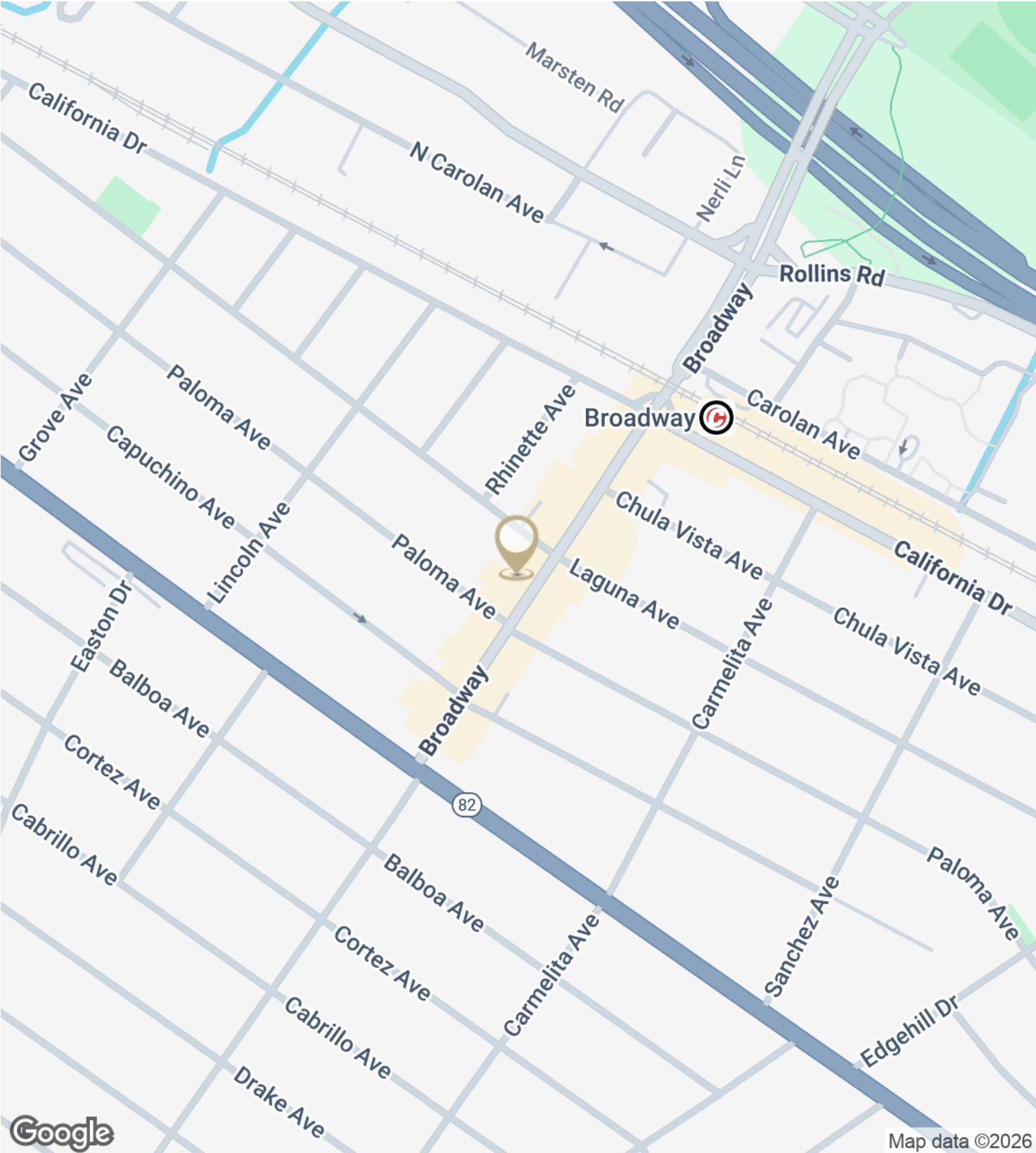
# LOCATION INFORMATION

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## SECTION 2













# FINANCIAL ANALYSIS

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## SECTION 3



INVESTMENT OVERVIEW

1222-1226 BROADWAY, BURLINGAME

Price	\$4,990,000
Price per SF	\$959
Price per Unit	\$831,667
CAP Rate	4%

OPERATING DATA

1222-1226 BROADWAY, BURLINGAME

Net Operating Income	\$199,620
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FINANCING DATA

1222-1226 BROADWAY, BURLINGAME

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
1226 #1	vacant	700 SF	13.45%	-	\$2,500	\$3.57	-
1226 #2	residential	700 SF	13.45%	\$48.00	\$2,000	\$2.86	\$33,600
1226 #3	residential	700 SF	13.45%	\$50.40	\$2,100	\$3.00	\$35,280
1226 #4	residential	700 SF	13.45%	\$45.60	\$2,100	\$3.00	\$31,920
1224	Nail Salon	1,200 SF	23.06%	\$72.30	\$7,230	\$6.03	\$86,760
1222	Posh Bagel	1,200 SF	23.06%	\$64.50	\$6,450	\$5.38	\$77,400
TOTALS		5,200 SF	99.92%	\$280.80	\$22,380	\$23.84	\$264,960
AVERAGES		867 SF	16.65%	\$56.16	\$3,730	\$3.97	\$52,992

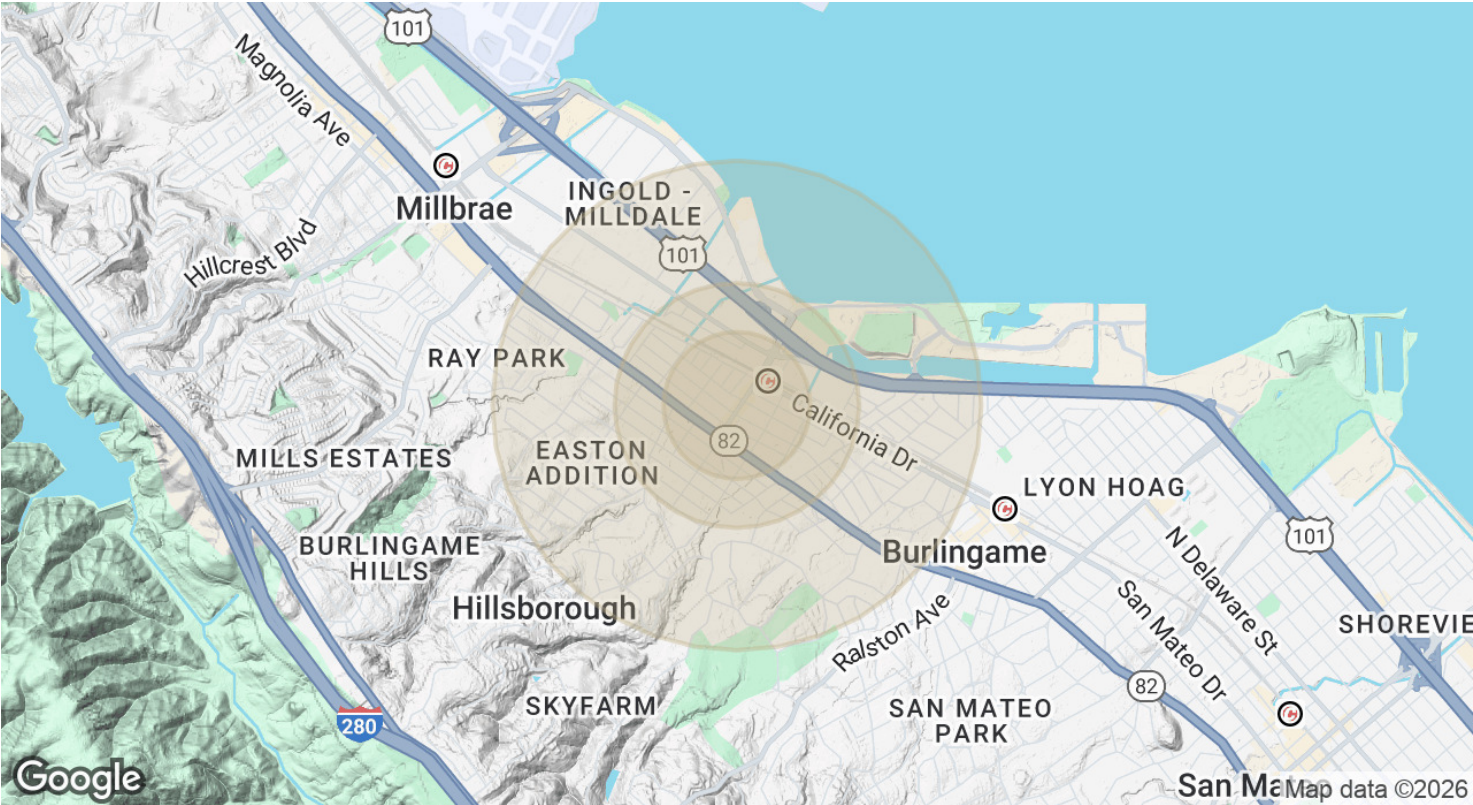


# DEMOGRAPHICS

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## SECTION 4





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,908	7,941	19,164
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,267	3,175	7,670
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$200,803	\$215,033	\$231,672
Average House Value	\$1,757,001	\$1,896,055	\$1,927,701

Demographics data derived from AlphaMap



# ADVISOR BIOS

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## SECTION 5



**JIM KELSEY CCIM**

**DIRECTOR OF COMMERCIAL OPERATIONS**

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Direct: **805.709.4828**

CalDRE #01354722

## PROFESSIONAL BACKGROUND

I specialize in commercial sales and leasing. In my 24 years as a California Real Estate broker, I have a very diversified book of experience. I received my CCIM Designation in 2006 and have done commercial sales and leasing all over the state. As Director of Commercial Operations for Century 21 Masters, I oversee the Commercial sales Division for California. I am also responsible negotiating the company's office leases for all 50 California locations, from San Diego to San Francisco. At Century 21 Masters, we have the unique advantage of being the largest brokerage in California and with over 2000 agents, we can expose our client's properties to the greatest number of buyers when entrusted to selling their real estate portfolios.

## EDUCATION

CCIM Institute

## MEMBERSHIPS

CCIM Designee

ICSC

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