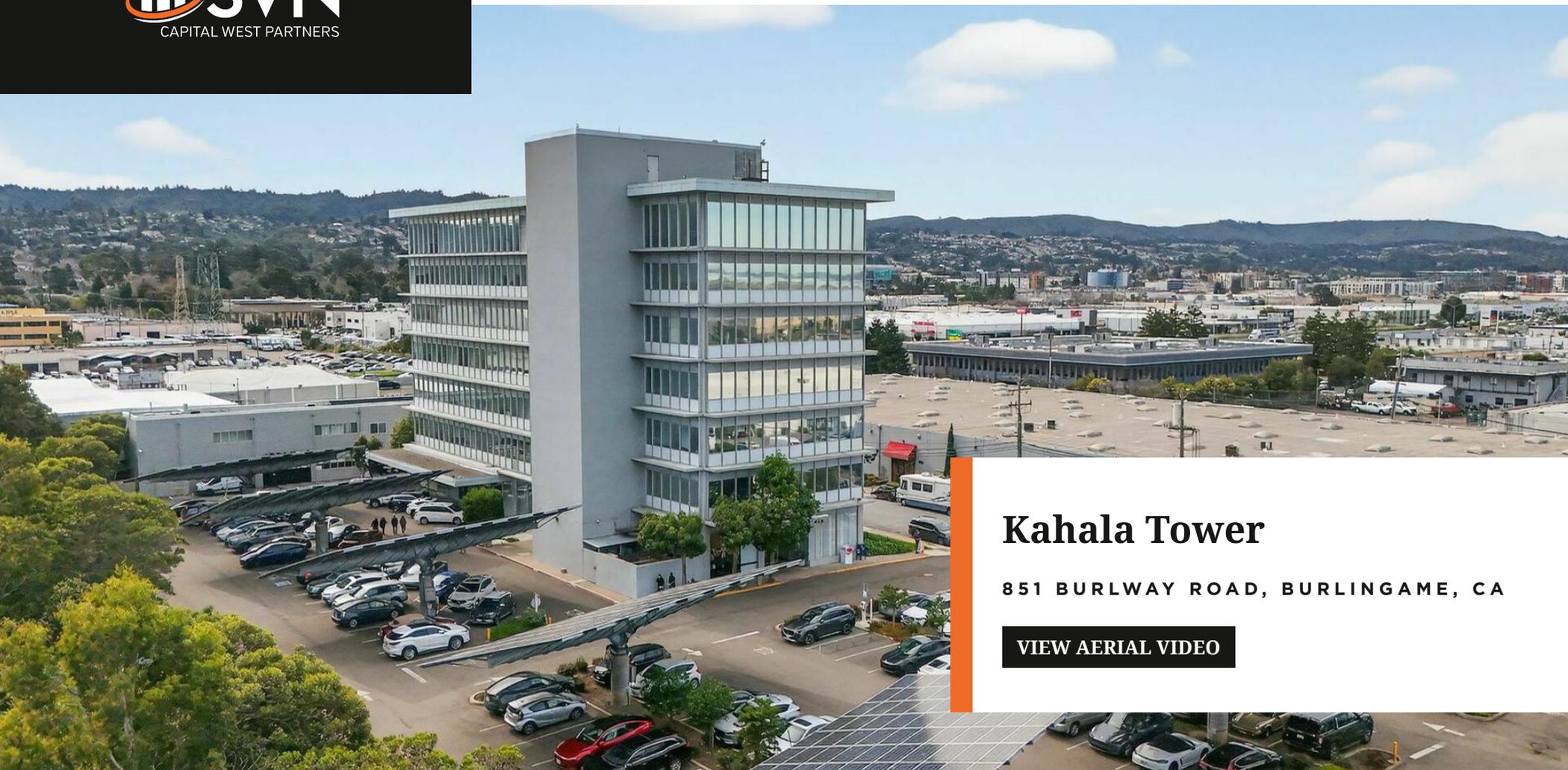




# Offering Memorandum



## Kahala Tower

851 BURLWAY ROAD, BURLINGAME, CA

[VIEW AERIAL VIDEO](#)

**PRESENTED BY:**

**ROBIN SANTIAGO, SIOR, CCIM**

Managing Director

O: 408.601.0049

robin.santiago@svn.com

CalDRE #01754421

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# EXECUTIVE SUMMARY

## KAHALA TOWER

851 BURLWAY ROAD  
BURLINGAME, CA 94010

### OFFERING SUMMARY

<b>SALE PRICE:</b>	Unpriced
<b>BUILDING SIZE:</b>	±64,740 SF
<b>LOT SIZE:</b>	1.876 Acres
<b>OCCUPANCY:</b>	76%
<b>NUMBER OF SUITES:</b>	65

## THE OPPORTUNITY

SVN | Capital West Partners is pleased to present the opportunity to acquire Kahala Tower, a ±64,740 square foot multi-tenant office building located at 851 Burlway Road in Burlingame, California. Situated on a ±1.87-acre site along the highly visible Highway 101 corridor on the San Francisco Peninsula, the property offers exceptional exposure and regional connectivity within one of the Bay Area's most dynamic office and life science submarkets. The building is currently approximately 76% occupied and features a diverse mix of smaller office suites, providing stable in-place income with leasing upside as suites roll over. The property is located within the Bayfront Commercial zoning district, which permits office, research & development, and other commercial uses and allows development densities of up to a 3.0 Floor Area Ratio (FAR), presenting significant long-term redevelopment potential. This offering provides investors with the opportunity to acquire a well-located Peninsula asset with immediate income, value-add potential, and future development optionality in a highly supply-constrained market near Highway 101, Caltrain, and San Francisco International Airport.



# PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Prominent ±64,740 SF multi-tenant office building located on a ±1.87-acre site in Burlingame within the desirable San Francisco Peninsula office market
- Strategic location along the Highway 101 corridor, providing exceptional regional access to San Francisco, Silicon Valley, and the broader Bay Area
- Approximately 76% occupied with a diverse mix of small office tenants, providing stable in-place income with future leasing upside as suites roll over with majority of leases expiring in 2026
- Flexible suite sizes appealing to a wide range of professional, medical, and service-oriented tenants
- Bayfront Commercial zoning designation allowing office, research & development, and other commercial uses, supporting a broad range of future uses
- Significant redevelopment potential with development standards allowing up to a 3.0 Floor Area Ratio, enabling future higher-density development
- Positioned within a rapidly evolving innovation corridor, surrounded by numerous proposed office and life science developments totaling millions of square feet
- Excellent transportation connectivity, located less than one-third mile from US Highway 101, within close proximity to Caltrain, and approximately two miles from San Francisco International Airport
- Rare opportunity to acquire a Peninsula office asset offering immediate income, repositioning potential, and long-term redevelopment optionality

## LOCATION DESCRIPTION

851 Burlway Road is ideally located along the Burlingame Bayshore, one of the Peninsula's most desirable and amenity-rich office submarkets. Positioned adjacent to the Hyatt Regency, San Francisco International Airport, and surrounded by waterfront walking paths, hotels, and restaurants, the property offers a unique workplace environment with scenic bay views and immediate access to hospitality and dining amenities. The location provides excellent regional connectivity with convenient access to U.S. Highway 101 and Interstate 280, as well as close proximity to San Francisco International Airport and nearby Caltrain stations, allowing for efficient travel throughout the Bay Area and beyond. Surrounded by a mix of high-quality office buildings, hospitality destinations, and emerging office and life science developments along the Burlingame waterfront, the property offers investors and office users a highly desirable Peninsula location strategically positioned between San Francisco and Silicon Valley.



# PROPERTY DETAILS

SALE PRICE

UNPRICED

## LOCATION INFORMATION

BUILDING NAME	Kahala Tower
STREET ADDRESS	851 Burlway Road
CITY, STATE, ZIP	Burlingame, CA 94010
COUNTY	San Mateo
MARKET	Peninsula
SUB-MARKET	Burlingame
CROSS-STREETS	Burlway Road and Old Bayshore Highway

## BUILDING INFORMATION

BUILDING SIZE	±64,740 SF
OCCUPANCY %	76.0%
TENANCY	Multiple
NUMBER OF TENANTS	65
NUMBER OF FLOORS	7
ELEVATOR SERVED	Two (2) Passenger Cabins
PARKING	154 Spaces
YEAR BUILT	1964

## PROPERTY INFORMATION

PROPERTY TYPE	Office
GENERAL PLAN/ZONING	Bayfront Commercial
LOT SIZE	1.876 Acres
APN #	026-112-130

## DEVELOPMENT STANDARDS

MINIMUM SETBACKS	10 Feet (all sides)
MAXIMUM SITE COVERAGE	60%
MAXIMUM HEIGHT	65 Feet
MAXIMUM FAR	3.0 (Tier 3) (subject to community benefits)

# PROPERTY PHOTO



**7 KAHALA TOWER | 851 BURLWAY ROAD, BURLINGAME, CA 94010**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SOLAR EQUIPMENT



**Solar Energy System (Owned): 300 kW**  
**90 kW rooftop installation and 210 kW parking canopy installation**

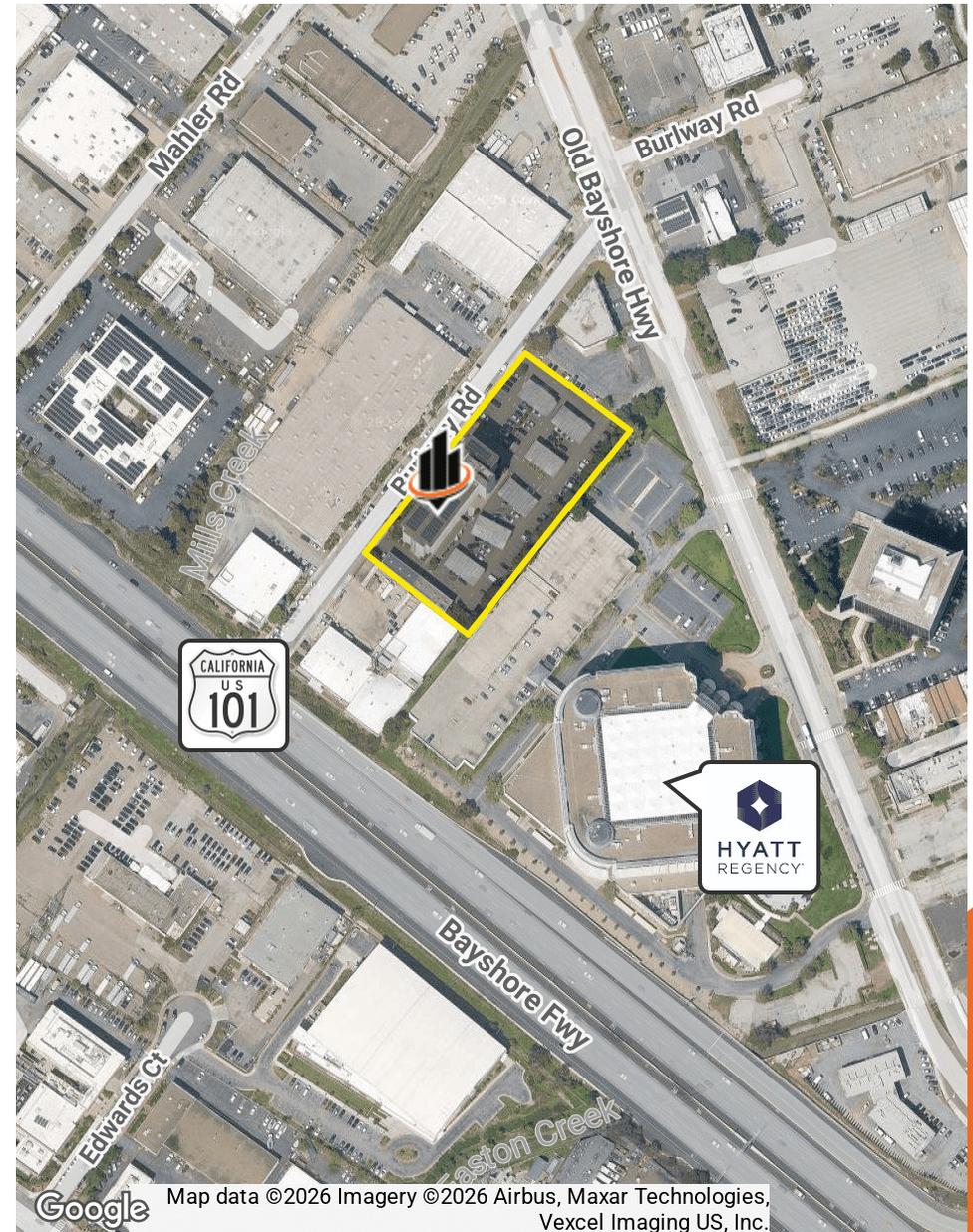
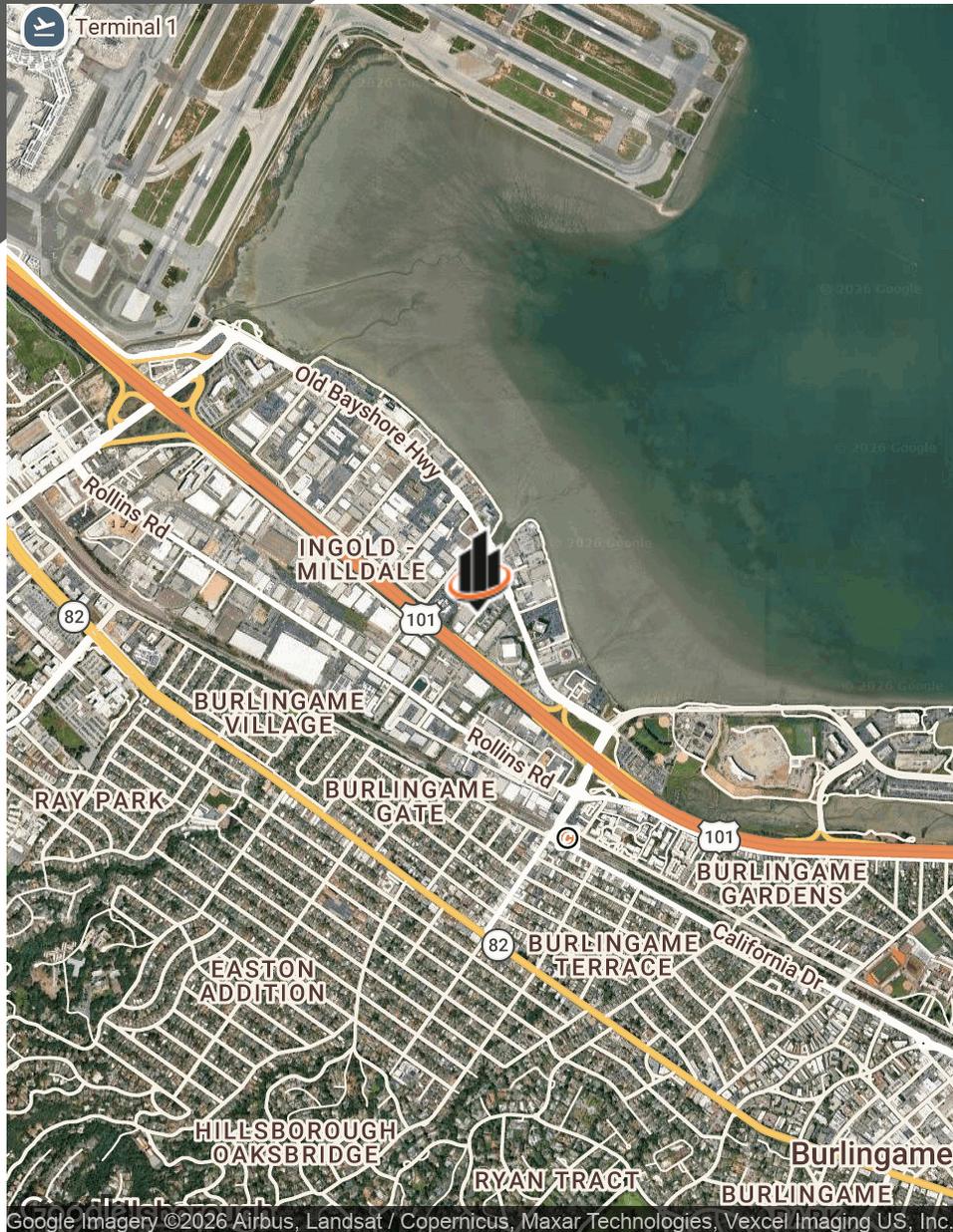
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# LOCATION MAP



# NEARBY DEVELOPMENT



## 1669/1699 BAYSHORE HIGHWAY

<b>PROPERTY TYPE:</b>	R&D/Life Science
<b>BUILDING SIZE:</b>	322,000 SF
<b>STATUS:</b>	Completed in 2025
<b>DEVELOPER:</b>	King Street Properties



## 1499 BAYSHORE HIGHWAY

<b>PROPERTY TYPE:</b>	R&D/Life Science
<b>BUILDING SIZE:</b>	304,354 SF
<b>STATUS:</b>	Project Approved
<b>DEVELOPER:</b>	King Street Properties



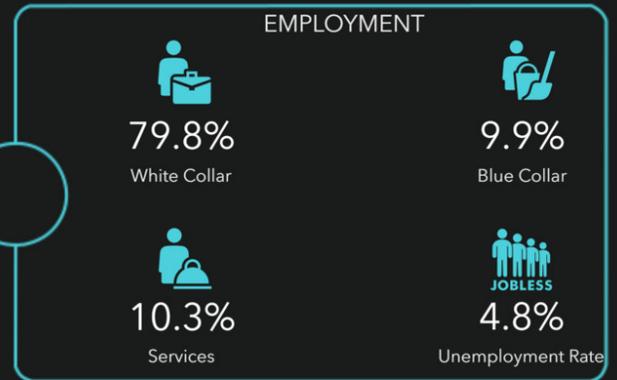
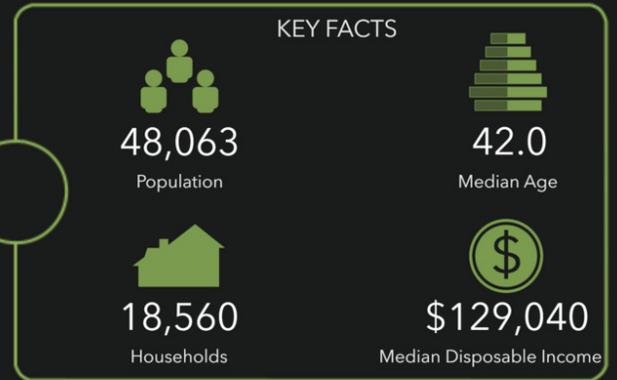
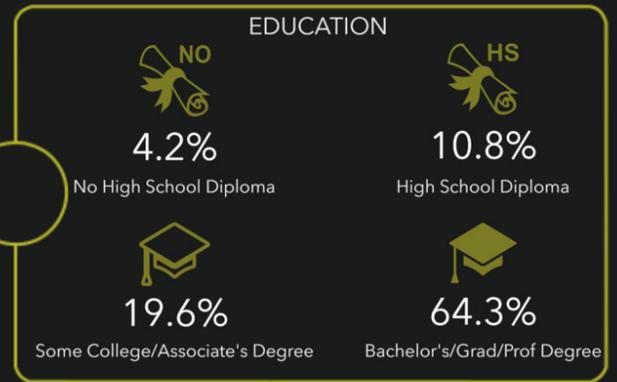
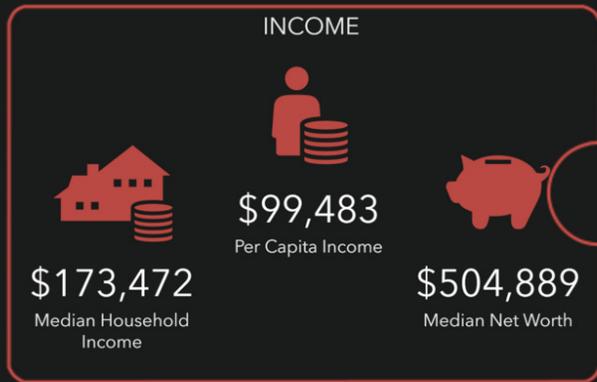
## 1200/1340 BAYSHORE HIGHWAY

<b>PROPERTY TYPE:</b>	R&D/Life Science
<b>BUILDING SIZE:</b>	1.46 Million SF
<b>STATUS:</b>	Project Approved
<b>DEVELOPER:</b>	Divco West

## Employment Overview

851 Burlway Rd, Burlingame, California, 94010 2

Ring of 2 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

51 E. CAMPBELL AVENUE,  
SUITE 400-A  
CAMPBELL, CA 95008



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