



# ±42,840 SF OFFICE BUILDING

FOR SALE | TWO-STORY MULTI-TENANT OFFICE BUILDING | 831-839 MITTEN RD | BURLINGAME, CA



**Kidder  
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**FOR SALE**

# Multi-Tenant Office Building

831-839 MITTEN RD, BURLINGAME, CA



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## **BUILDING HIGHLIGHTS**

**TWO-STORY** office building totaling ±42,840 SF

**LOT SIZE** ±2.19 acres/±95,569 SF

**STABLE** tenant mix with a combination of large and small suites

**±95.5%** leased generating \$1,130,056 per year NNN (many of the tenants are below market, month-to-month or have LED's in the next 24 months)

**3.48/1,000** parking ratio (±151 spaces)

**24** electric vehicle charging stations

Wood frame construction

Built in 1966

- New exterior late 2014
- New paint exterior
- 831 Mitten Road first floor renovated in 2018

**MINUTES** to San Francisco International Airport (SFO), downtown Burlingame and San Francisco

**FREE** shuttle to Caltrain and BART

**PRICE** \$18,500,000

**831 MITTEN RD ±20,148 SF**

**14 SUITES**

**839 MITTEN RD ±21,586 SF**

**2 SUITES**

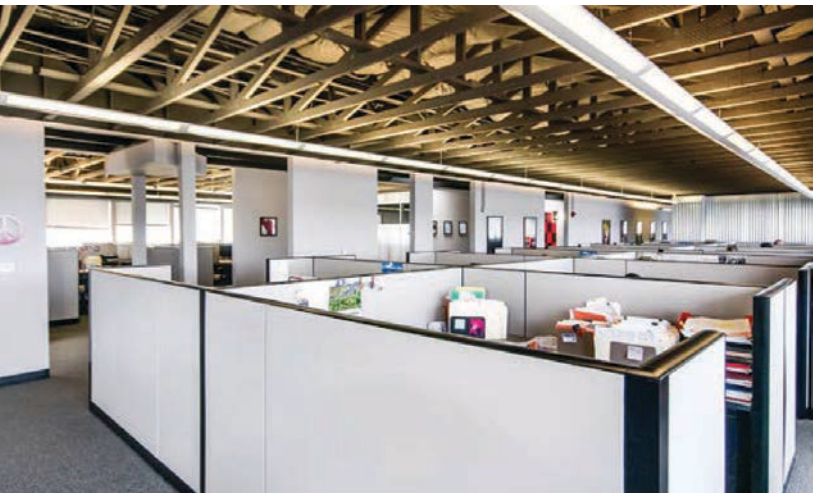
**PLUS** ±1,106 SF warehouse



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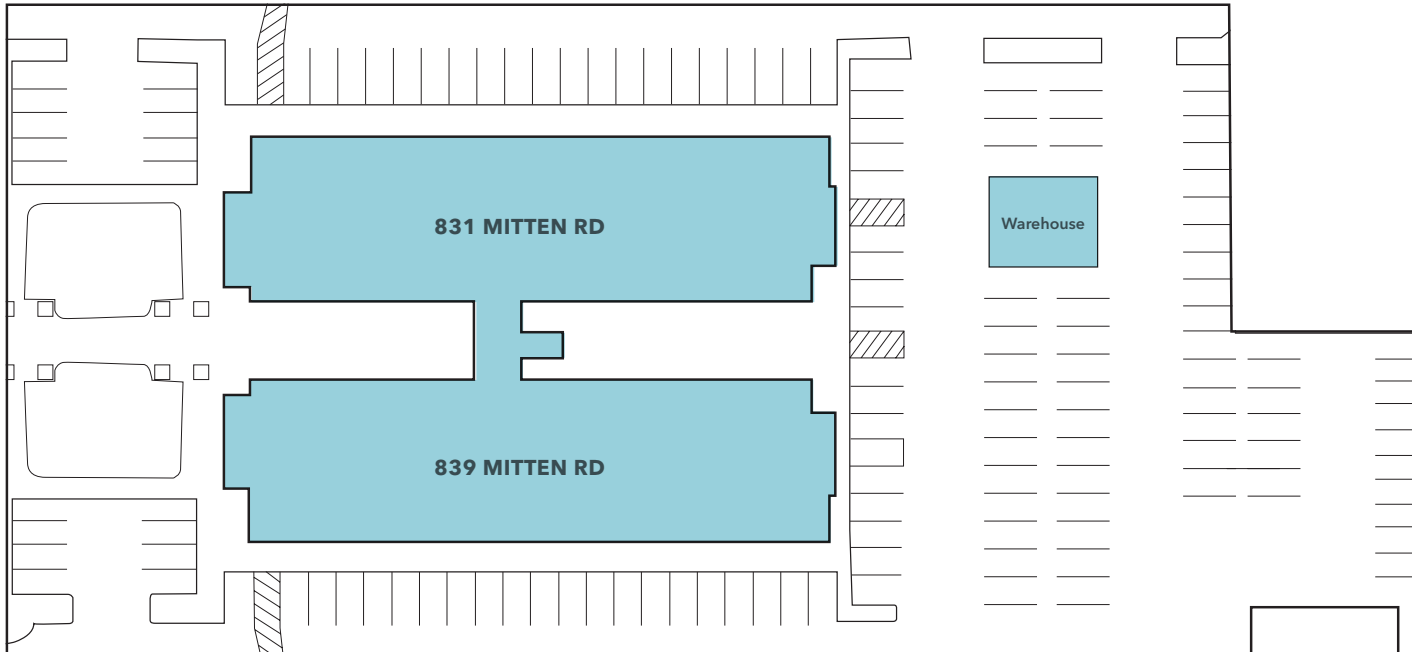
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## Site Plan



FLOOR PLAN  
NOT TO SCALE

**±42,840 SF**

**OFFICE BUILDING SIZE**

**±2.19 AC**

**±95,569 SF**

**LOT SIZE**

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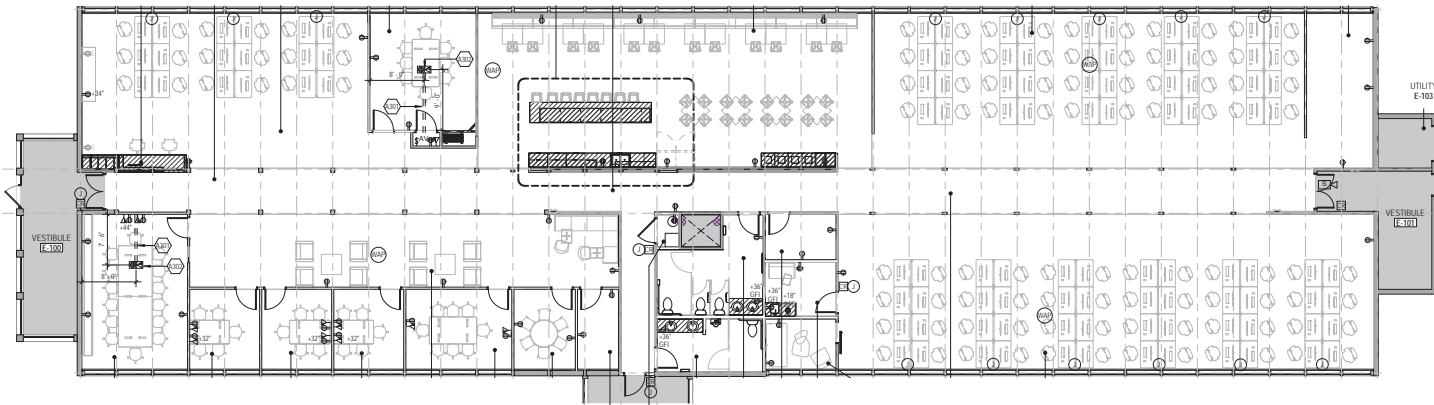
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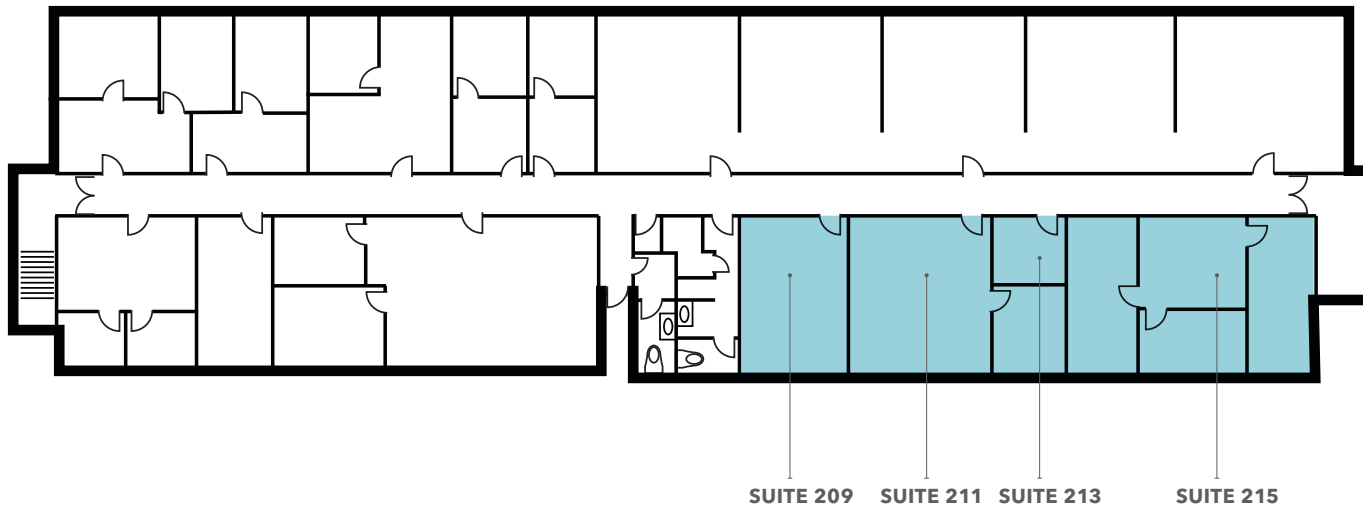
831-839 MITTEN RD, BURLINGAME, CA

## 831 Mitten Rd

FIRST FLOOR



SECOND FLOOR



14  
SUITES

±20,148  
SQUARE FEET

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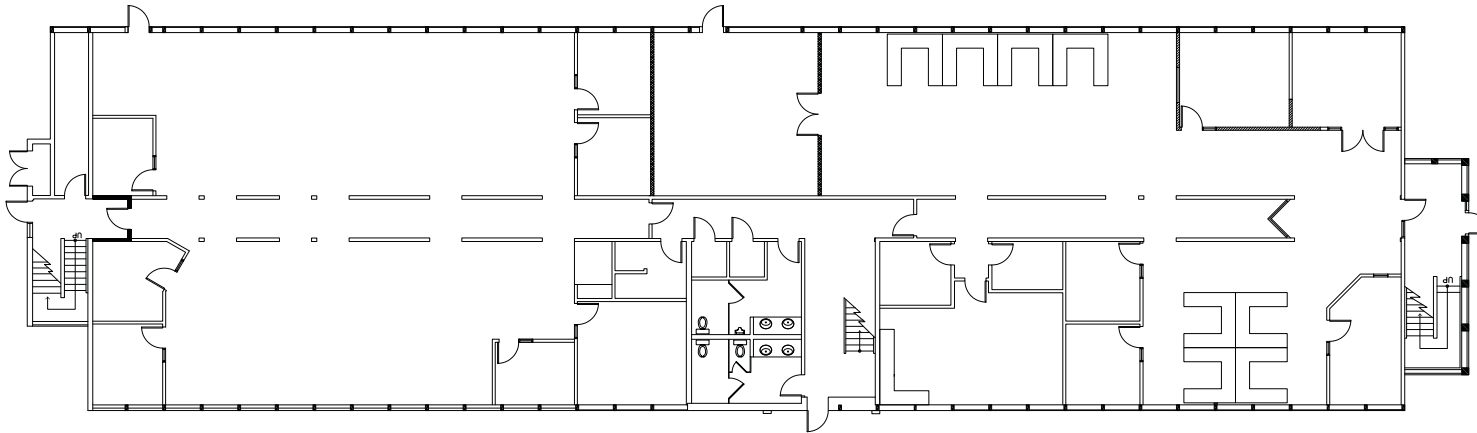
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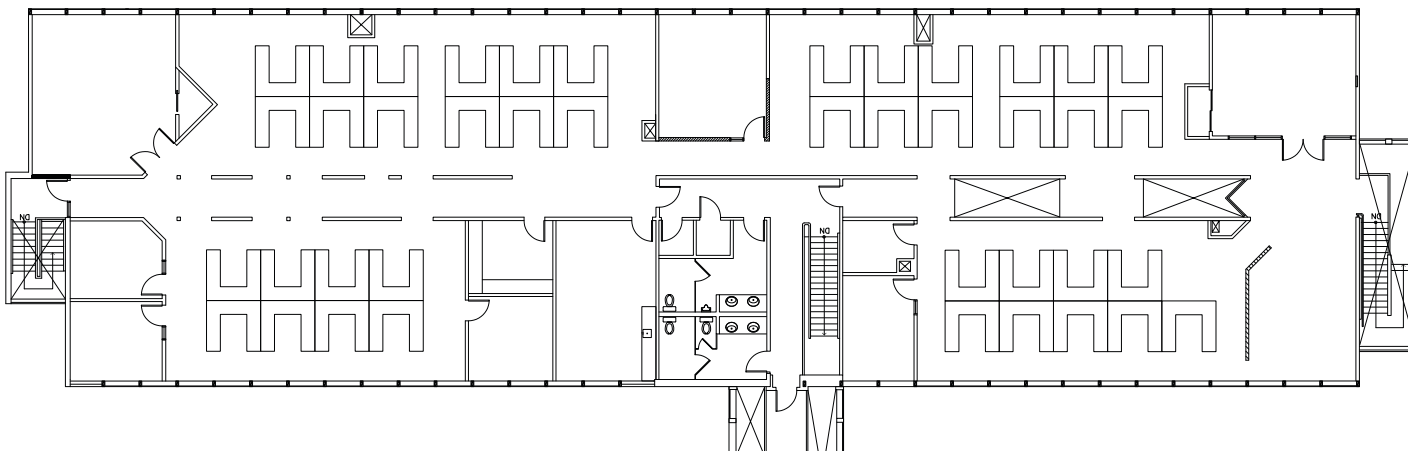
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## 839 Mitten Rd

FIRST FLOOR



SECOND FLOOR



**2**

SUITES

**±21,586**

SQUARE FEET

**±1,106**

WAREHOUSE SQUARE FEET

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## RENT ROLL

UNIT #	TENANT'S NAME	SQUARE FEET	CURRENT MONTHLY RENT	RENT / SF / MO	CAM REIUMBURSE AMOUNT	CAM / SF / MO	LEASE TYPE	OCCUPANCY DATE	LEASE EXPIRATION OR MTM	NEXT RENT INCREASE	COMMENTS
Storage Unit	KSI Corp	1,106	\$2,500.00	\$2.26	\$0.00	\$0.00	MG	Oct 2019	Sept 2020		This is the warehouse in the back parking lot
839 - 100	Color	10,793	\$31,299.70	\$2.90	\$0.00	\$0.00	MG	June 2019	Dec 2022	CPI	Annual 3% increases, pays util. & janitorial
839 - 200	KSI Corp	10,793	\$32,000.00	\$2.96	\$0.00	\$0.00	FS	May 2012	Aug 2021		Fixed Rent
831 - 100	Color	10,673	\$31,805.54	\$2.98	\$0.00	\$0.00	MG	Oct 2017	Dec 2022		Annual 3% increases, pays util. & janitorial
831 - 200	USDA	621	\$1,449.00	\$2.33	\$0.00	\$0.00	FS	Jan 2016	Jan 2026		
831 - 201	DK Accurpressure	576	\$738.57	\$1.28	\$0.00	\$0.00	FS	July 2012	June 2020		
831 - 202	KSI Corp	295	\$750.00	\$2.54	\$0.00	\$0.00	FS	Oct 2019	Sept 2020		Fixed rent
831 - 203	KSI Corp	295	\$750.00	\$2.54	\$0.00	\$0.00	FS	Oct 2019	Sept 2020		Fixed rent
831 - 204	ETI International	570	\$892.59	\$1.57	\$0.00	\$0.00	FS	Aug 2013	July 2020		
831 - 205	Jensen	1,130	\$2,200.00	\$1.95	\$0.00	\$0.00	FS	July 2019	June 2024		Annual 3% increases
831 - 206	Best Auto	292	\$526.68	\$1.80	\$0.00	\$0.00	FS	May 2013	Jan 2020		
831 - 208	Best Auto	292	\$471.00	\$1.61	\$0.00	\$0.00	FS	Feb 2013	Jan 2020		
831 - 209	Unisource	431	\$732.48	\$1.70	\$0.00	\$0.00	FS	April 2018	March 2020		
831 - 210	Clerky Inc	3,001	\$7,942.00	\$2.65	\$0.00	\$0.00	MG	Sept 2015	Aug 2020		Tenant pays utilities
831 - 211	KSI Corp	724	\$1,810.00	\$2.50	\$0.00	\$0.00	FS	Oct 2019	Sept 2020		Tenant could vacate for owner user
831 - 213	KSI Corp	148	\$500.00	\$3.38	\$0.00	\$0.00	FS	Oct 2019	Sept 2020		Tenant could vacate for owner user
831 - 215	KSI Corp	1,100	\$2,750.00	\$2.50	\$0.00	\$0.00	FS	Oct 2019	Sept 2020		Tenant could vacate for owner user
<b>SUBTOTAL MONTHLY GROSS RENTAL INCOME</b>			\$119,118								
<b>TOTAL MONTHLY GROSS RENTAL INCOME</b>			\$119,118								
<b>TOTAL ANNUAL GROSS INCOME</b>			\$1,429,410.72								
<b>TOTAL ANNUAL EXPENSES</b>			\$299,353.78								
<b>TOTAL ANNUAL NET INCOME</b>			<b>\$1,130,056.94</b>								

## EXPENSES

HVAC	\$3,496.00
Landscaping	\$4,634.00
Fire Alarm Monitoring	\$3,240.00
Repair & Maintenance	\$26,507.00
Janitorial	\$30,762.55
Parking Lot	\$ -
General CAM	\$ -
<b>Subtotal Capped Expenses</b>	<b>\$68,639.55</b>
<b>Management Fee</b>	<b>\$15,000.00</b>
<b>Total Capped Expenses</b>	<b>\$83,639.55</b>
<b>Uncapped Operating Expenses</b>	
Water	\$6,171.74
Trash	\$5,418.36
PG&E	\$60,000.00
Supplies	\$ -
<b>Total Annual Operating Expenses</b>	<b>\$71,590.10</b>
<b>Tax &amp; Insurance (Uncapped Expenses)</b>	
Insurance	\$31,853.31
Real Estate Taxes	\$144,980.00
<b>Total Insurance &amp; Tax</b>	<b>\$32,709.18</b>
Recaptured expenses for Color	\$2,709.18
<b>Total Annual Expenses 2014</b>	<b>\$299,353.78</b>

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## Burlingame Amenities

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