



NNN LEASED INVESTMENT
1031 California Drive, Burlingame

±5,000
Square Foot
Building

±5,665
Square Foot
Lot

Asking
Sale Price
\$3.5M



**Newmark
Knight Frank**

DAN MATTEUCCI
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Directly Across the Street from Broadway Caltrain Station



Glass A Improvements



Incredible Bow and Truss Ceiling



Exposed HVAC



Stained/Sealed Concrete Floors



Skylights



Outdoor Private Patio



Glass Conference Room and Shop Area



Bonus Mezzanine Area



Long Standing NNN Tenant with Thriving Business



Flexible G2 Zoning Allowing Wide Array of Future Uses:

- Retail
- Office
- Business Services
- Personal Services
- Financial Institutions
- Food Establishments
- Auto Repair
- Tire Shop
- Auto Body
- Auto Sales
- Trade School
- Carpenter Shop



SAN FRANCISCO INTERNATIONAL AIRPORT

SAN FRANCISCO BAY



Proximity to SFO



Mid-Peninsula Location



SAN MATEO BRIDGE

SAN FRANCISCO BAY





INCREDIBLE LOCATION



Directly across from Broadway Burlingame Caltrain Station
1 mile from the Downtown Burlingame Caltrain Station



Walkable to Broadway shops and restaurants
Walkable to Downtown Burlingame shops and restaurants



Burlingame Median Home Price: \$2,272,300
Hillsborough Median Home Price: \$4,443,300



101

Caltrain BROADWAY CALTRAIN STATION

WALK
3 Minutes

DOWNTOWN BURLINGAME
1 Mile



Young Can Wok Chinese Bistro

Sahaara Mediterranean Cuisine

Starbucks

Walgreens

Burlingame Market

Preston's Candy and Ice Cream

Subway

Maverick Jack's

Broadway Prime

Broadway Grill

Broadway

Ristorante Rocca

Mokutanya

Bonne Sante Broadway

Sesame

Big Joe's Cafe

Lara Mediterranean Cuisine

Le Croissant Cafe

Que SeRaw SeRaw

Shabu House

Royal Donut Cafe

il Piccolo Caffe

Carmelita Ave

PUBLIC PARKING

California Dr

Sanchez Ave

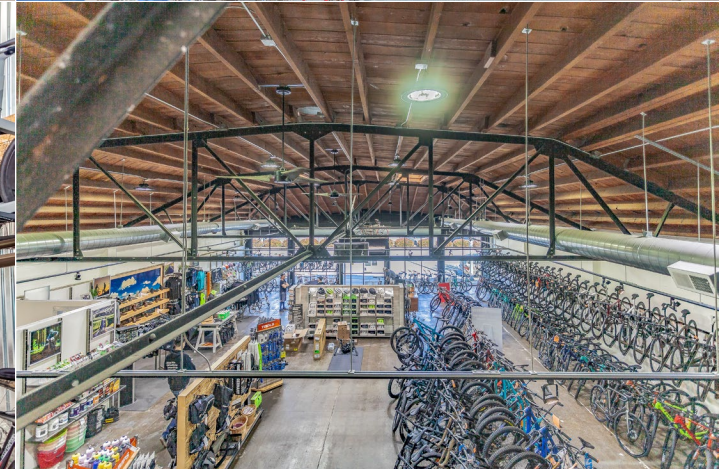
El Camino Real

LOCATION
Directly across from Broadway Burlingame Caltrain Station
Walkable to Broadway shops and restaurants
Easy access to/from Highway 101 via Broadway exit



DOWNTOWN BURLINGAME
1 Mile

WALKABLE
Walkable to Downtown Burlingame shops and restaurants



ABOUT SUMMIT BICYCLES

Summit Bicycles is one of the longest standing businesses in Burlingame and the Bay Area; founded in 1922. This business has been thriving at this location since 2006 and continues to perform as one of the top Independent Bicycle Retailers in the Nation. This business serves fourth and fifth generation clients through its multiple (5) Bay Area locations.

Please contact agent for Cap Rate, NOI, and remaining lease term.



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