

FOR SALE
\$2,500,000



7440 El Camino Real
Colma, CA

Ground Floor: 3,700 SF

Basement: 2,050 SF

2nd Floor 2 Bedroom Apartment
1,470 SF

Contact:

Bruce Bean or Billy DeMartini

The Trafton Group

COMMERCIAL REAL ESTATE SERVICES

(650) 888-6792 - Bruce

(415) 254-6831 - Billy

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7440 El Camino Real

Colma, CA 94401

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- **The approximate size of the spaces:**

- **7440 El Camino Real**

3,700 SF - Ground Floor

2,050 SF - Basement

1,470 SF - 2nd Floor Apt

- **The total space, including the basement, is approximately 7,220 square feet**

- **This building is a mixed-use restaurant and residential building located in downtown Colma, California.**

- **The building improvements including:**
Bar area

Dinning space

Kitchen with type one hood

Basement storage area

2nd Floor - Two-bedroom

apartment

On-site parking

Storage garage

- **The space offers flexibility. The property will accommodate restaurant uses or food preparation companies.**

Several types of tenant profiles including retail and food services. The property is located in the prime Colma / Daly City El Camino Real corridor adjacent the Daly City BART Station.

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Floor Plans



TOTAL: 5196 sq. ft.
BELOW GROUND: 38 sq. ft., FLOOR 2: 3687 sq. ft., FLOOR 3: 1471 sq. ft.
EXCLUDED AREAS: ROOM: 343 sq. ft., BASEMENT: 2042 sq. ft., UNDEFINED: 22 sq. ft.,
BALCONY: 386 sq. ft.

FLOOR PLAN CREATED BY CIBCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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