

1124 DOUGLAS AVE

Burlingame, CA, 94010

FOR SALE



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An aerial photograph of a residential neighborhood, showing several multi-story apartment buildings with flat roofs and a few smaller houses with gabled roofs. The buildings are surrounded by green trees and some open areas. The image is overlaid with a dark gray semi-transparent layer.

PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Century 21 Masters is pleased to present 1124 Douglas Avenue – a rare, fully updated 3-unit multifamily property in one of the San Francisco Peninsula’s most recognized and supply-constrained markets. Ideally positioned just blocks from the heart of Downtown Burlingame, this distinguished 1904-vintage property combines timeless architectural character with thoroughly modern finishes, offering a new owner the flexibility to owner-occupy one unit while generating rental income from the others – or to hold the entire property as a turnkey investment opportunity with both immediate income and long-term appreciation potential.

The offering consists of a beautifully updated 3-bedroom, 2.5-bath single-family residence fronting Douglas Avenue – thoughtfully refreshed while preserving the architectural integrity of its 1904 origins – plus a fully updated duplex in the rear. All 3 units feature fresh interior and exterior paint, stainless steel appliances, gas stoves, quartz countertops, updated fixtures, and new laminate wood floors. The duplex additionally benefits from new windows and updated electrical systems throughout, reflecting a meaningful level of recent capital investment.

Three single-car garages plus generous surface parking in the rear provide a notable amenity in this walkable and transit-rich location. The tree-lined Douglas Avenue setting places residents within close proximity to Burlingame’s celebrated restaurant row, boutique retail corridor, highly regarded public schools, and the Burlingame Caltrain Station – with San Francisco International Airport approximately four to five miles away via Highway 101.

All information herein has been obtained from sources deemed reliable; however, Century 21 Masters and its agents make no representation or warranty, express or implied, as to its accuracy or completeness. Buyers are advised to conduct their own independent investigation and verification of all matters deemed material – including but not limited to physical condition, square footage, zoning, permitted uses, rental income, expenses, and applicable laws – and should refer to the full

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	3
Lot Size:	5,931 SF
Building Size:	4,646 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,599	3,561	9,650
Total Population	3,079	7,888	22,707
Average HH Income	\$163,296	\$203,827	\$215,599



PROPERTY DESCRIPTION

Century 21 Masters is pleased to present 1124 Douglas Avenue, an updated three-unit multifamily property located in Downtown Burlingame on the San Francisco Peninsula. The 1904-vintage asset combines preserved architectural character with extensive modern improvements throughout, offering a new owner the flexibility to owner-occupy one unit while generating rental income from the others – or to hold the entire property as a turnkey investment opportunity.

The offering consists of a 3-bedroom, 2.5-bath front residence fronting Douglas Avenue, together with an updated duplex situated at the rear of the parcel. All three units feature fresh interior and exterior paint, stainless steel appliances, gas ranges, quartz countertops, updated fixtures, and laminate wood flooring. The duplex has also been improved with new windows and an updated electrical system. The property includes three single-car garages along with additional surface parking at the rear.

The property's setting on Douglas Avenue places residents within close proximity to Burlingame Avenue's restaurant and retail corridor, area public schools, and the Burlingame Caltrain Station. The site is zoned for residential multi-family use, and buyers are encouraged to independently verify all permitted uses, including any single-family, multi-family, or ADU development scenarios, with the City of Burlingame. The property also offers convenient access to U.S. 101, El Camino Real, and San Francisco International Airport.

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LOCATION DESCRIPTION

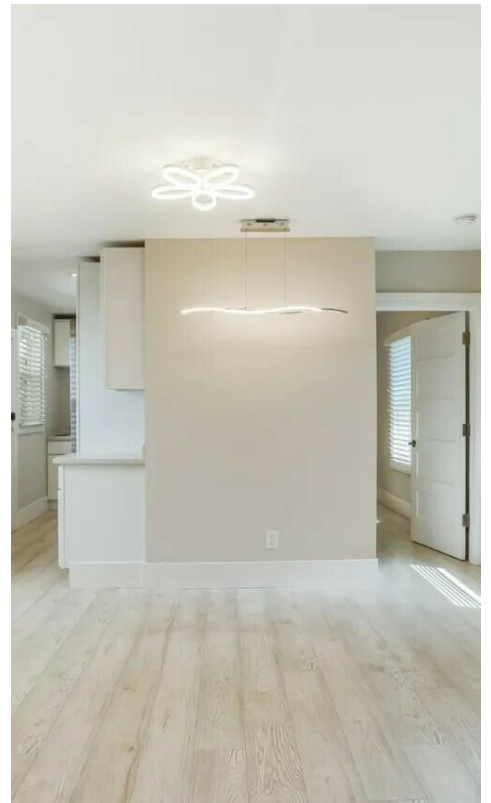
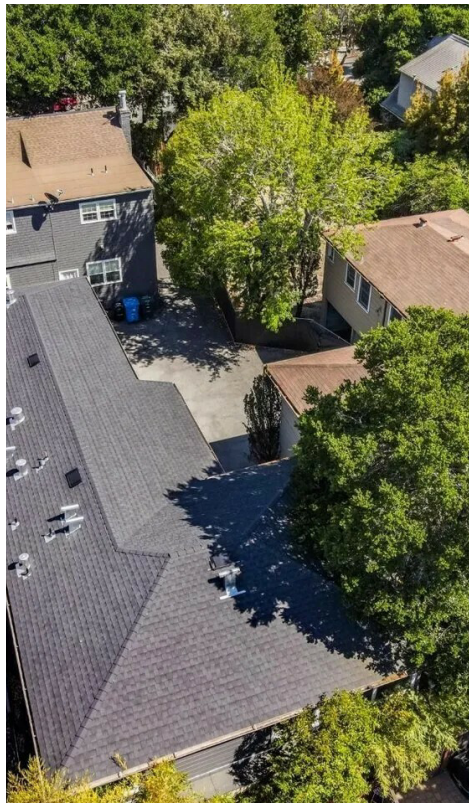
Tucked along a quiet, tree-lined street in the heart of Downtown Burlingame, 1124 Douglas Avenue enjoys one of the most charming and sought-after addresses on the San Francisco Peninsula. Residents are just a short stroll from Burlingame Avenue's beloved shops, cafés, and award-winning restaurants, with Washington Park and the Bay Trail close by for weekend escapes. The Burlingame Caltrain Station is steps away for easy access to San Francisco and Silicon Valley, while SFO, Highway 101, and El Camino Real keep the entire Bay Area within effortless reach. Anchored by top-rated schools, a thriving community of high-income professionals, and proximity to the Peninsula's leading employers, Burlingame offers the rare combination of small-town warmth and big-city opportunity – making 1124 Douglas Avenue a truly special place to call home.



PROPERTY HIGHLIGHTS

- ±4,646 SF multifamily building
- Three (3) residential units
- Originally constructed in 1904
- R-4 High-Density Residential zoning
- Located in Downtown Burlingame

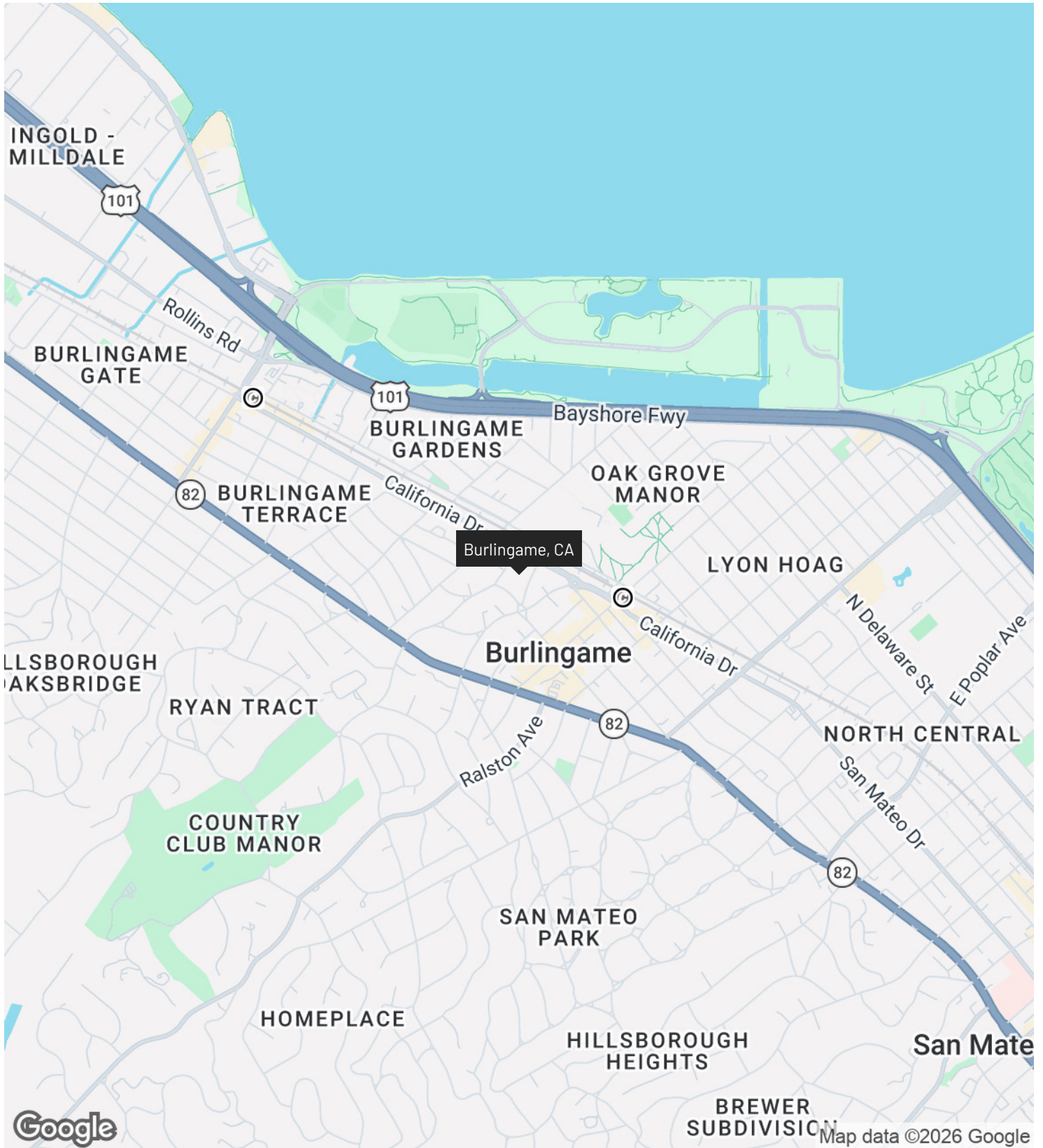


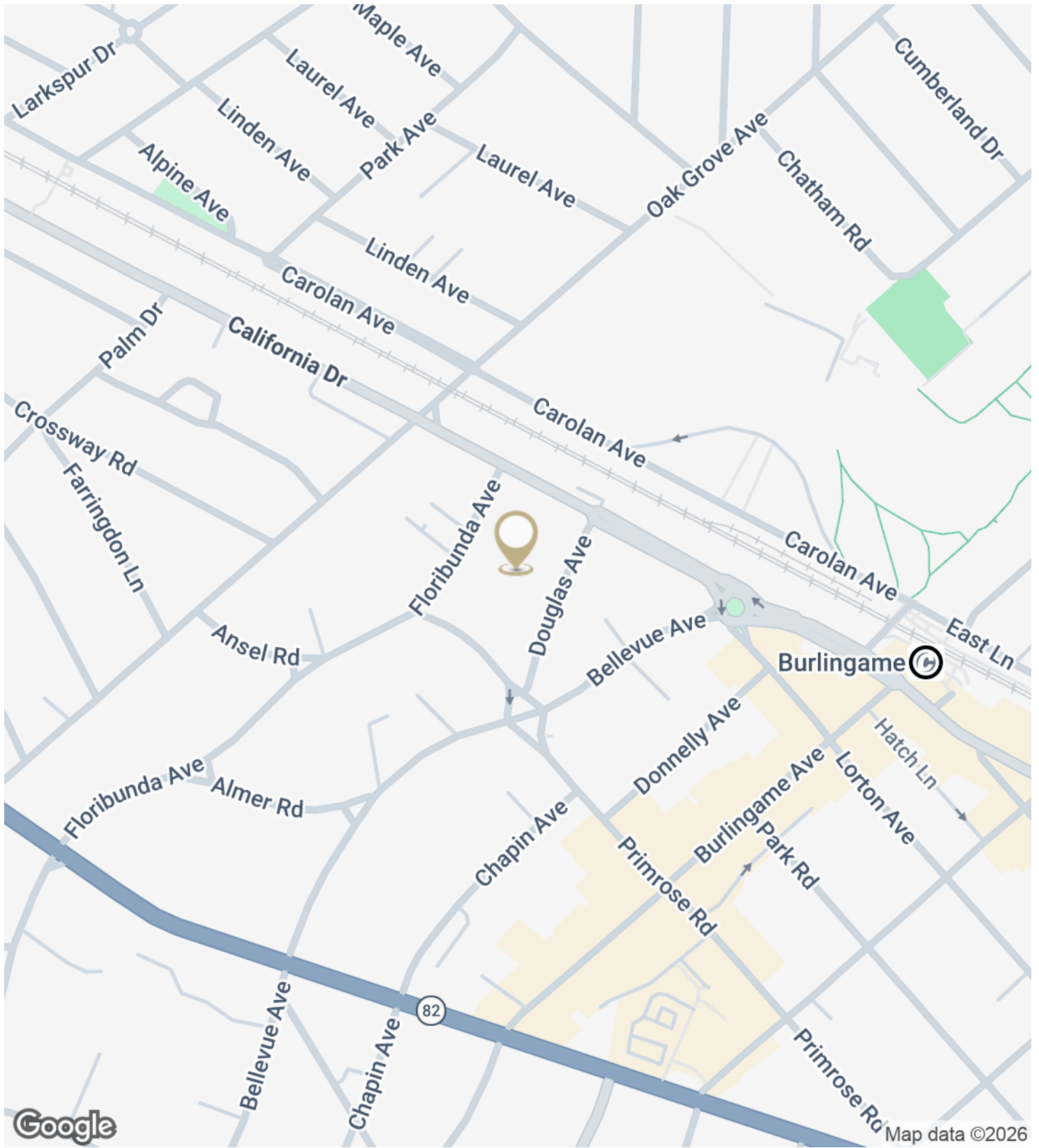




LOCATION INFORMATION

SECTION 2







Google

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FINANCIAL ANALYSIS

SECTION 3



INCOME SUMMARY

GROSS INCOME	\$109,800
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EXPENSES SUMMARY

Water	\$1,500
Waste (Back Units Only)	\$1,392
Gardner	\$960
Front House Insurance	\$5,666
OPERATING EXPENSES	\$9,518

NET OPERATING INCOME	\$100,282
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RENT ROLL

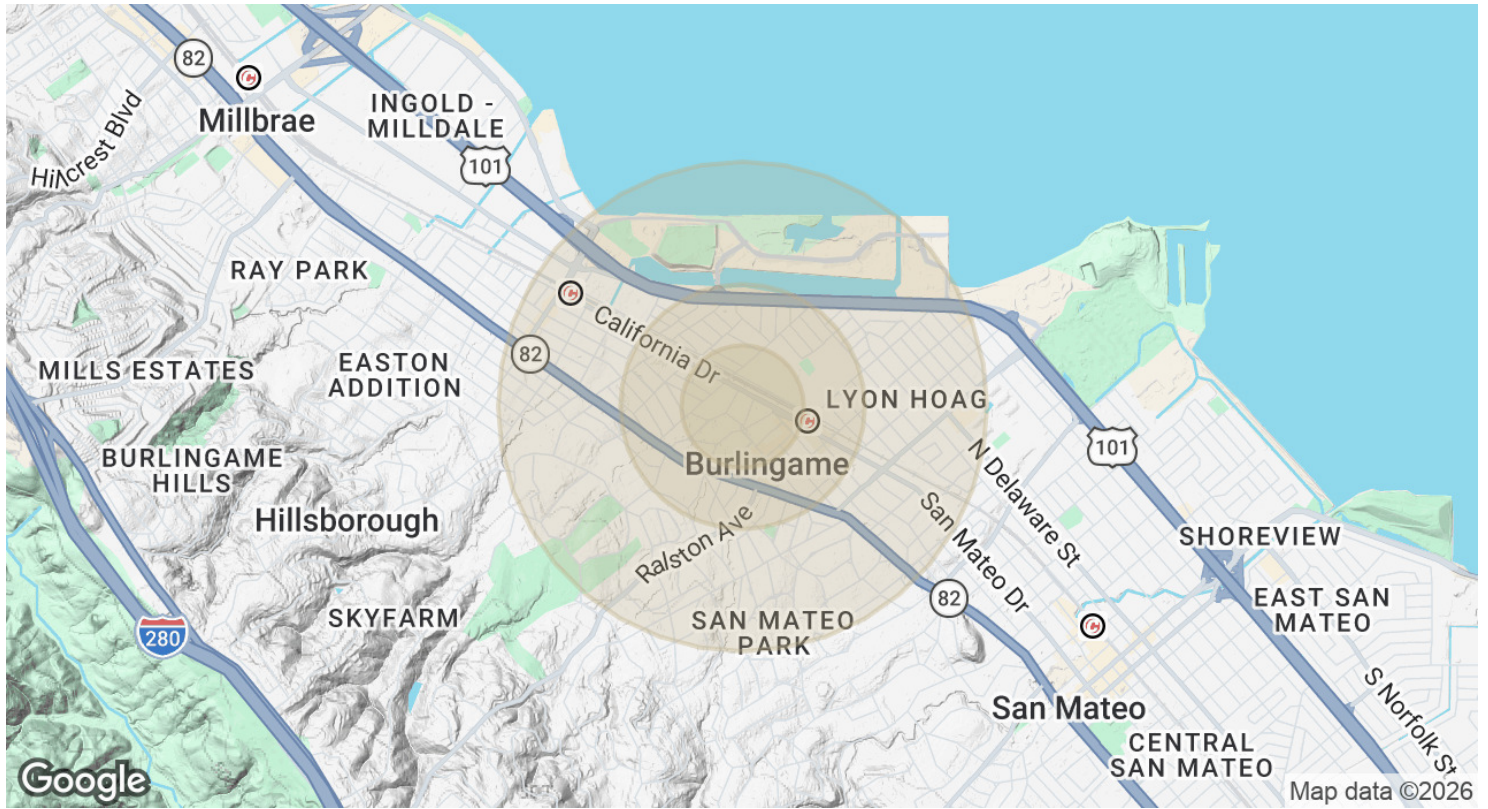


SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1122	2	1	-	\$3,350
1122a	1	1	-	\$2,950
1122b	1	1	\$2,250	\$2,250
1124	3	2.5	\$6,900	\$6,900
TOTALS			\$9,150	\$15,450

DEMOGRAPHICS

SECTION 4





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,079	7,888	22,707
Average Age	40.9	40.1	39.5
Average Age (Male)	40.1	38.7	40.1
Average Age (Female)	41.1	40.5	39.5

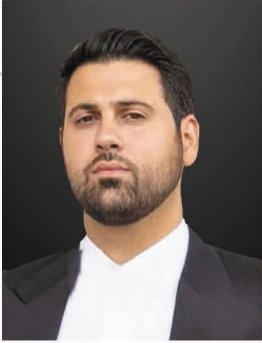
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,599	3,561	9,650
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$163,296	\$203,827	\$215,599
Average House Value	\$1,751,040	\$1,956,026	\$2,191,901

2023 American Community Survey (ACS)



ADVISOR BIOS

SECTION 5



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