

311-315 Primrose Road
Burlingame, CA

Downtown Burlingame
Multi-Tenant Commercial
Building For Sale



COMPASS

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PROPERTY OVERVIEW

Downtown Burlingame English Tudor Style Building!

This unique opportunity is a rare find in real estate. The property is situated just steps from vibrant Burlingame Avenue in Downtown Burlingame and is surrounded by vibrant shops and other commercial venues. Its central location is always a huge attraction, combined with the exterior aesthetics make this a compelling opportunity.

The building is fully leased to two tenants. The ground floor (and basement) is leased to the ever-popular Halo Blow Dry Bar and the second floor is a Law Office.

The property has been well maintained and enhanced over the years and has little Tenant turnover due to its obvious attractive attributes.

Here are some Key Data Points:

- ± 2,536 SqFt Building (Per As-Built Plans)
- ± 1,613 SqFt Parcel (Per Tax Records)
- Two Tenants on two floors
- Tudor Style Architecture
- Downtown Burlingame, just steps from Burlingame Ave
- Downtown Burlingame - BAC (Burlingame Ave Commercial) Zoning
- [Link to City of Burlingame's BAC Zoning Code](#)

Comprehensive Disclosure Package Available Upon Request.
Please Contact Listing Agent for Offers and Related Info!

Offered at \$2,895,000



THE OFFERING

Property Address:	311-315 Primrose Road Burlingame, CA 94010
List Price:	\$2,895,000
Price/SqFt:	\$1,141.56/SqFt
Current CAP Rate:	4.35%
Number of Tenants:	2
Building Size:	± 2,536 SqFt
Parcel Size:	± 1,613 SqFt
APN #:	029-122-170
Zoning:	BAC - Burlingame Ave Commercial

INTEREST OFFERED

Fee simple interest in a ± 2,536-rentable-square-foot multi-tenant commercial building, located at 311-315 Primrose Road, Burlingame, CA 94010.

PROPERTY TOURS

No direct tours offered, please do not disturb the tenants. Offers are subject to inspection.

DUE DILIGENCE AND CLOSING

The timeline for the Buyer's due diligence and closing, in addition to the deposit amount and structure, will be a consideration in the buyer selection process. All appropriate information will be made available at that time. It is the Buyer's responsibility to independently confirm all of the information contained herein. Any projections, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. All costs and expenses incurred by the Buyer will be the sole responsibility of the Buyer.



FINANCIAL DETAIL - 311-315 Primrose Road

Unit Number	Lease Start	Lease End	Lease Type	Unit Size (SqFt)	Current Monthly Rent	Current Annual Rent	Rent Increases	Proforma Annual Rent ⁽¹⁾
311 Primrose Road	10/8/2011	M-t-M	Gross	1,115 SqFt	\$ 7,000.00	\$ 84,000.00	N/A - M-t-M	\$ 94,200.00
315 Primrose Road	9/1/2025	8/31/2030	Gross	1,421 SqFt	\$ 7,210.00	\$ 86,520.00	3% Annually	\$ 86,520.00
311-315 Primrose Road - TOTALS:				2,536 SqFt	\$ 14,210.00	\$ 170,520.00		\$ 173,490.00

Expense Item	Current Expenses	Est. Proforma Expenses ⁽¹⁾
Income		
Gross Rent	\$ 170,520.00	\$ 173,490.00
Total Gross Income	\$ 170,520.00	\$ 173,490.00
Expenses		
Property Taxes	\$ 14,540.00	\$ 29,673.75 ⁽²⁾
Insurance (General Liability & Umbrella)	\$ 4,951.00	\$ 7,500.00
Pest Control	\$ 0.00	\$ 1,500.00
Property Management Fees ⁽³⁾	\$ 0.00	\$ 3,614.20
Repairs & Maintenance (2025)	\$ 25,002.00	\$ 7,500.00
Garage (Recology)	\$ 0.00 - Paid by Tenants	\$ 0.00 - Paid by Tenants
Gas & Electric (PG&E)	\$ 0.00 - Paid by Tenants	\$ 0.00 - Paid by Tenants
Water/Sewer (City of Burlingame)	\$ 0.00 - Paid by Tenants	\$ 0.00 - Paid by Tenants
Total Expenses	\$ 44,493.00	\$ 49,788.15
Net Operating Income	\$ 126,027.00	\$ 130,931.85

NOTES

- (1) Proforma rents are based on an estimate only and any interested party should not rely on this information but, conduct their own independent analysis of what rents may be obtained. Additionally, "Proforma" rent assumes each unit is updated and costs of updating should also be analyzed by interested parties. Proforma assumes the new owner will self-manage the property.
- (2) Estimated Property Tax is based on the current offering price.
- (3) Property Management Fees are estimated to be 2% of the Gross Rents.

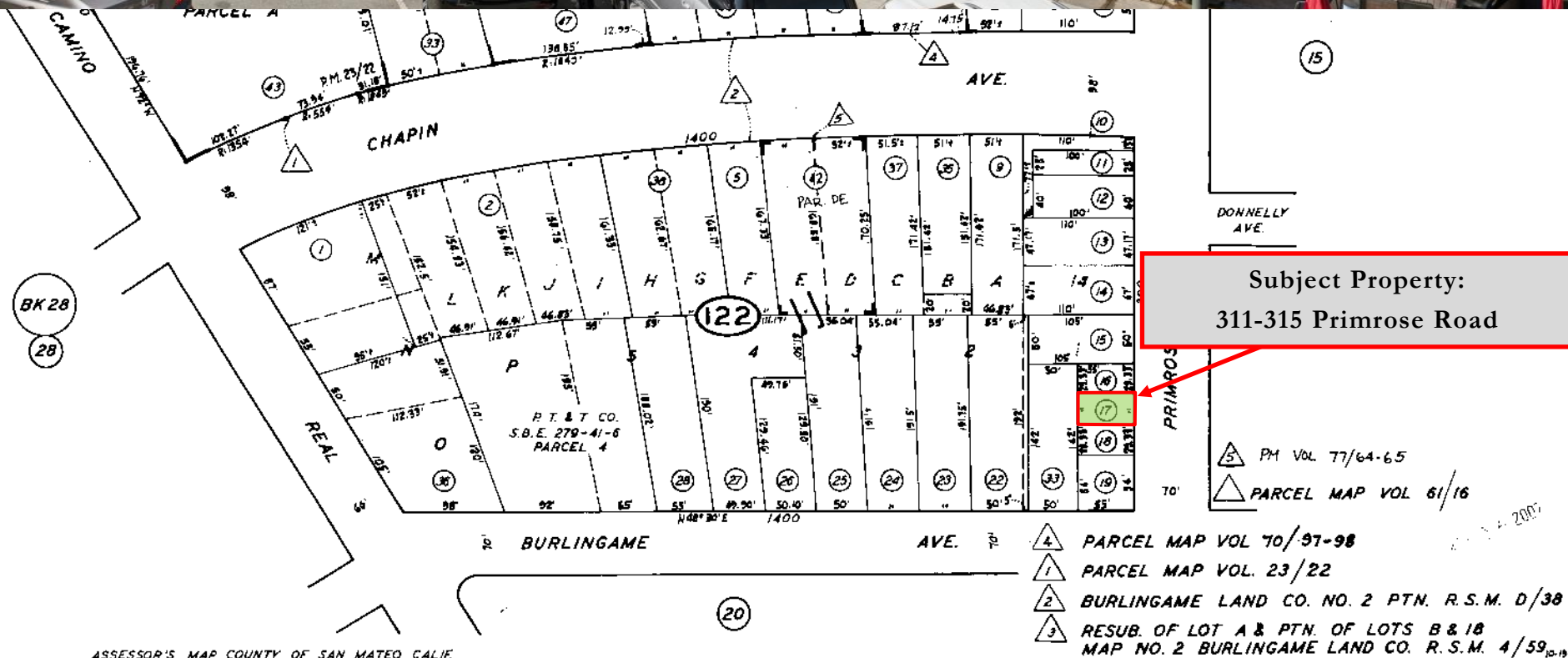
ABOUT BURLINGAME

The City of Burlingame is a suburban city of approximately 28,000 people in San Mateo County, California, and is often referred to as the City of Trees. It is located on the San Francisco Peninsula and has a significant shoreline on San Francisco Bay. The city is named after Anson Burlingame who was an attorney and a diplomat. Burlingame was settled by wealthy San Franciscans looking for a better climate.

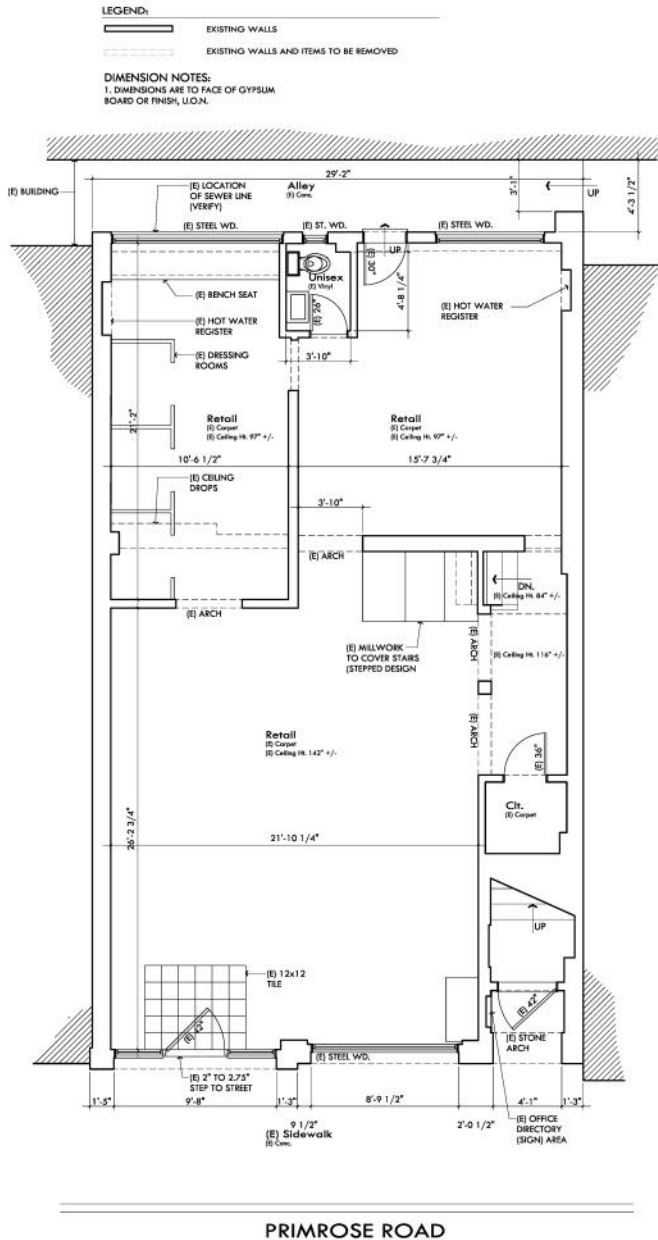
Burlingame is known for its high residential quality of life. Industrial growth was spurred in the 1960s and 1970s by proximity to the San Francisco International Airport. The City of Burlingame has many beautiful hotels along the San Francisco Bayfront and is a significant vacation spot for people wishing to visit the San Francisco Bay Area. Burlingame offers some of the finest dining in the Bay Area as well as first-class shopping.

The City of Burlingame is not only a great place to live, it is also a great place to own and operate your own business. From its shopping districts around Broadway and Burlingame Avenue and Burlingame Plaza on the north end, to the industrial areas along Rollins Road, office complexes on the east side and Burlingame's Auto Row, the opportunities for business owners abound. The City Council's commitment to business is exemplified by the creation of a Economic Development Specialist position to help support new and existing businesses.





As-Built Floor Plans



As-Built First Floor Plan

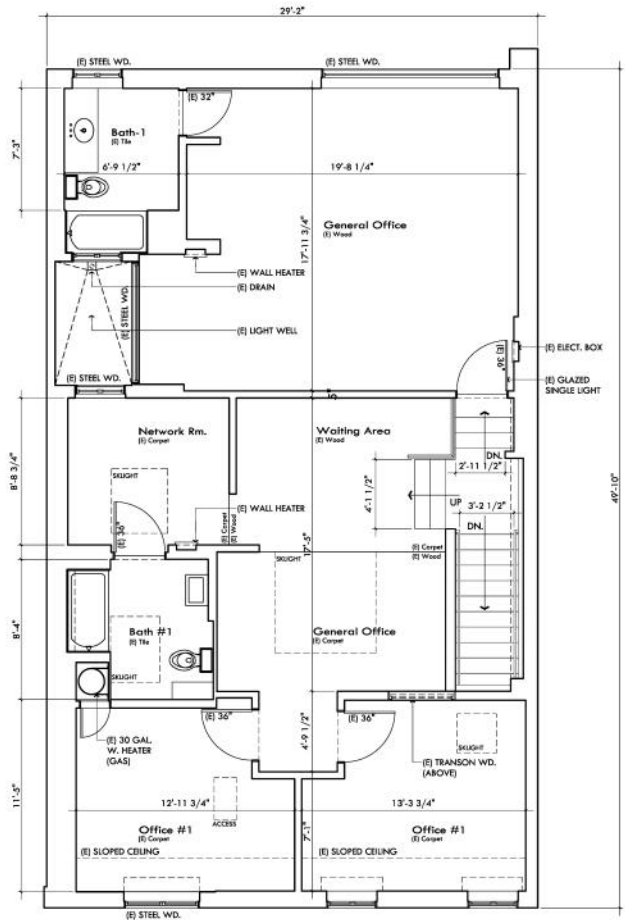
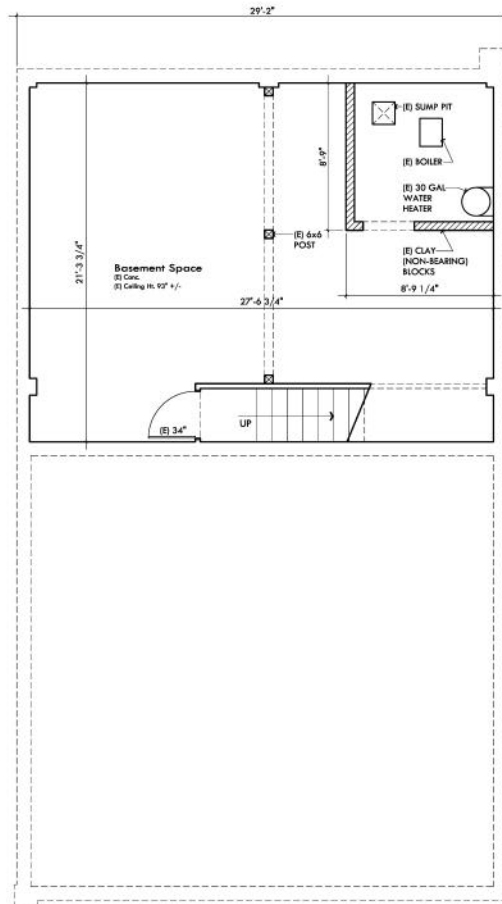
Scale: 1/4" = 1'-0"

1
AB1

As-Built Basement Floor Plan

Scale: 1/4" = 1'-0"

2
AB1



As-Built Second Floor Plan

Scale: 1/4" = 1'-0"

3
AB1





hilz Coffee







ZONING INFORMATION

The Burlingame Avenue Commercial (BAC) District is the commercial and retail heart of Downtown Burlingame. The purpose of this zoning district is to encourage and maintain the current mixture of retail, personal service and restaurant uses which keep the heart of the downtown area lively.

PERMITTED USES:

The following uses are permitted in the BAC district:

- a. Retail uses which achieve contiguous, pedestrian-oriented, retail frontage such as drug, liquor, variety stores, paint and hardware, apparel, accessory, stationary, florists, household furnishings, and furniture;
- b. Personal services, such as barber and beauty shops, photographic studios, shoe repair and laundry and dry cleaning services which do not include on-site processing;
- c. Business services, such as printing services, mailing services and post office box services;
- d. Hotels;
- e. Travel agencies;
- f. Government agencies;
- g. Above the first floor only:
 1. Offices, except health services and real estate.
- h. Above and below the first floor only:
 1. Personal trainer and assessment businesses.

CONDITIONAL USES:

The following are conditional uses requiring a conditional use permit in the BAC:

- a. Instructional classes incidental to retail or service use;
- b. Grocery Stores and markets;



BURLINGAME DOWNTOWN
SPECIFIC PLAN

- c. Schools, above or below the first floor only, which operate outside of peak retail hours only;
- d. Above the first floor only:
 1. Real estate offices;
 1. Health services;
 1. Financial institutions.
- e. Public utility and public service buildings and facilities;
- f. Drive-in services or take-out services associated with permitted uses;
- g. Food establishments on certain sites, subject to the food establishments in the BAC section 25.32.070;
- h. Any building or structure which is more than thirty five (35) feet in height, up to a maximum building height of fifty-five (55) feet.

CAFE CENTRAL PB Central JANIE AND JACK VANS

BOBA GUYS lululemon

MADEWELL RELIANCE CLOTHING MAISON ALYZEE

ATHLETA TOPPER — 1940 —

ARHAUS ANTHEM SAN FRANCISCO Il Fornaio KEBAB

Twelvemonth SUNRIGHT TEASTUDIO tpmp FLIGHTS RESTAURANT & BAR

VELVET 48

SALTYARD Restaurant & Bar

NUANCE Trapeze Here for the journey Deja Vu Organic Juice Bar

Kerns Calico PRIVE

PADDY FLYNN'S MEDITERRANEAN

CHRISTIE'S Farm & Vine american bistro

UNITED STATES POSTAL SERVICE MASALA Desti Cafe

BarraCuda WP Philz Cafe

Ocean Heriz MUSIC & ART

CHEVROLET BUICK Cadillac GMC

DEL OLIVA OLIVE OIL & VINEGAR PIZZERIA DELFINA

TEMPUR-PEDIC Mancini's SLEEPWORLD vineyard vines

Subject Property:
311-315 Primrose Road

SEPHORA wahlburgers kate spade

Lilikoi LIZZY REBARTS INTERIORS

sushirrito Peets Coffee Yves Delorme

A RUNNER'S MIND COCONUT BAY TOMOKAZU

Mazda JEEP RAM FIAT SUBARU

TOYOTA

Apple Top Drawer SALT & STRAW PAPER SOURCE bluemercury

NISSAN NAPA Valero

MOLLIE STONE'S MARKETS

citi

BANK OF THE WEST

MIKE'S LOVE & SANDWICHES PIZZA HEART

Palmetto FIVE GUYS SAFEWAY

happyjerron blooming vase floral & event design Les Deux Copines MULBERRYS GARMENT CARE

techloop BR Baskin Topping WELLS FARGO PANDA EXPRESS CHINESE KITCHEN ASIAN BOY

Walgreens Rasoi RESTAURANT Sapore ITALIANO Yea! Mac Mac tablet technology experts

BevMo! SAM MALOUP AUTHENTIC LUXURY Bay City MEDICAL SUPPLIES

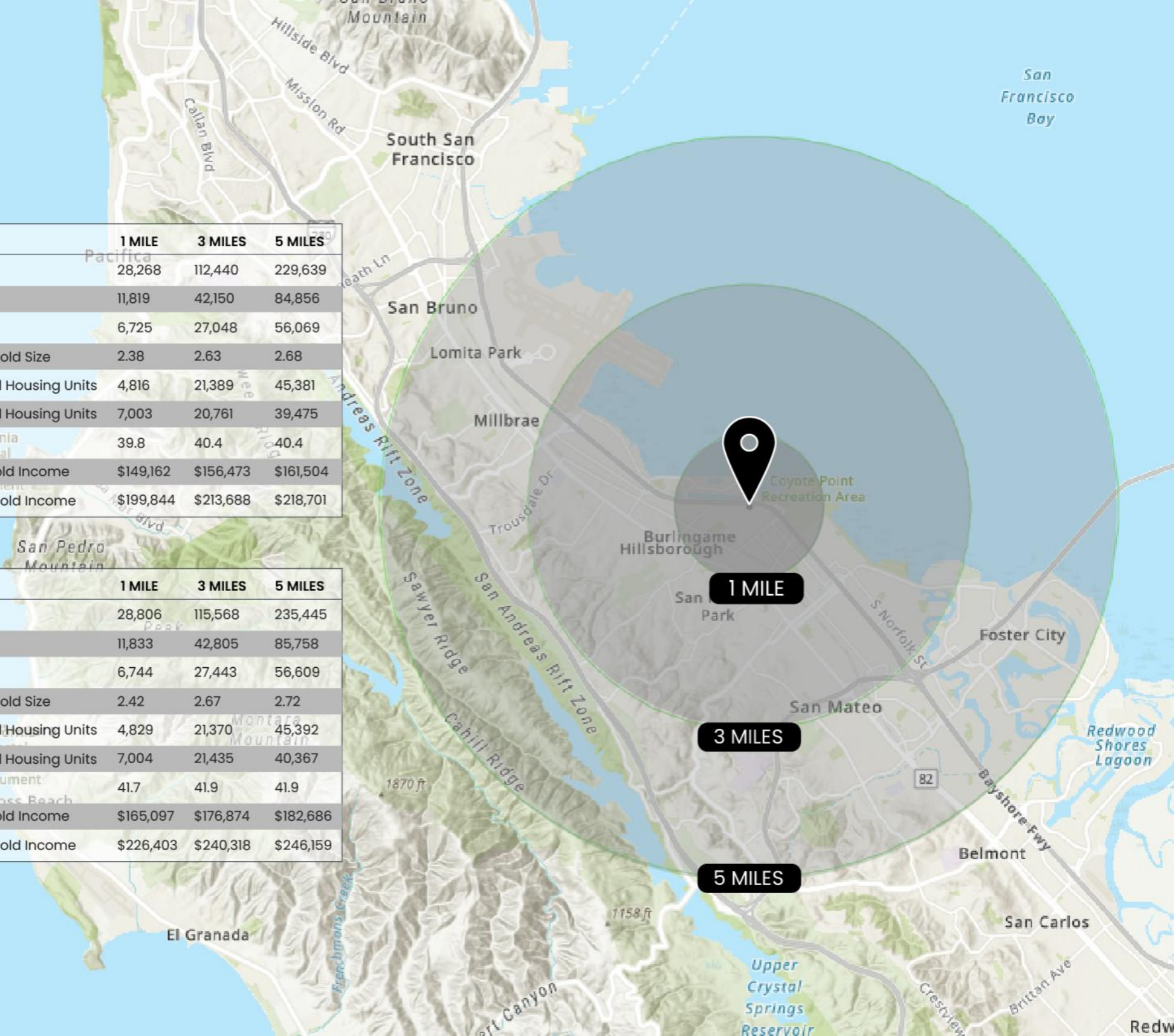
82 24,330 VPD

BURLINGAME AVE

HOWARD AVE 6,167 VPD CALIFORNIA DR

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,268	112,440	229,639
Households	11,819	42,150	84,856
Families	6,725	27,048	56,069
Average Household Size	2.38	2.63	2.68
Owner Occupied Housing Units	4,816	21,389	45,381
Renter Occupied Housing Units	7,003	20,761	39,475
Median Age	39.8	40.4	40.4
Median Household Income	\$149,162	\$156,473	\$161,504
Average Household Income	\$199,844	\$213,688	\$218,701

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,806	115,568	235,445
Households	11,833	42,805	85,758
Families	6,744	27,443	56,609
Average Household Size	2.42	2.67	2.72
Owner Occupied Housing Units	4,829	21,370	45,392
Renter Occupied Housing Units	7,004	21,435	40,367
Median Age	41.7	41.9	41.9
Median Household Income	\$165,097	\$176,874	\$182,686
Average Household Income	\$226,403	\$240,318	\$246,159



CONFIDENTIALITY & DISCLOSURE

Compass (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting and offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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