

1424 Chapin Avenue
Burlingame, CA

COMPASS



Offered at: **\$ 6.75/SF/Mo.**
+ NNN Charges (\pm \$1.99/SF/Mo.)

Exclusively Listed By:

Greg Terry

Broker Associate

www.gregterry.com

COMPASS

Property Highlights:

- Ground Floor Space (\pm 1,216 SqFt)
- Second Floor Office Space (\pm 1,241 SqFt)
- Ground Floor Kitchenette Space
- Prime Downtown Burlingame Location
- \pm 2,457 Rentable Square Feet
- 2 Private Restrooms
- Massive Rear Parking Area
- Huge Rear Deck
- Detached Storage Shed (\pm 275 SqFt)

CONFIDENTIALITY & DISCLOSURE



Compass (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Owner of the Property (“Owner”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to lease 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 lease between the Owner and prospective tenant. You are invited to review this opportunity and make an offer to lease based upon your analysis. If your offer results in the Owner choosing to open negotiations with you, you will be asked to provide financial references. The eventual tenant will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Owner deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the occupancy 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 Owner. The Material does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. The information contained in the Material has been obtained from the Owner and other sources and has not been verified by the Owner or its affiliates. The pro forma is delivered only as an accommodation and neither the Owner, 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. Tenant 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.

Owner reserves the right, for any reason, to withdraw the Property from the market. Owner has no obligation, expressed or implied, to accept any offer. Further, Owner has no obligation to lease the Property unless and until the Owner executes and delivers a signed agreement of lease on terms acceptable to the Owner, in its sole discretion. By submitting and offer, a tenant will be deemed to have acknowledged the foregoing and agreed to release Owner 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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ABOUT THE PROPERTY

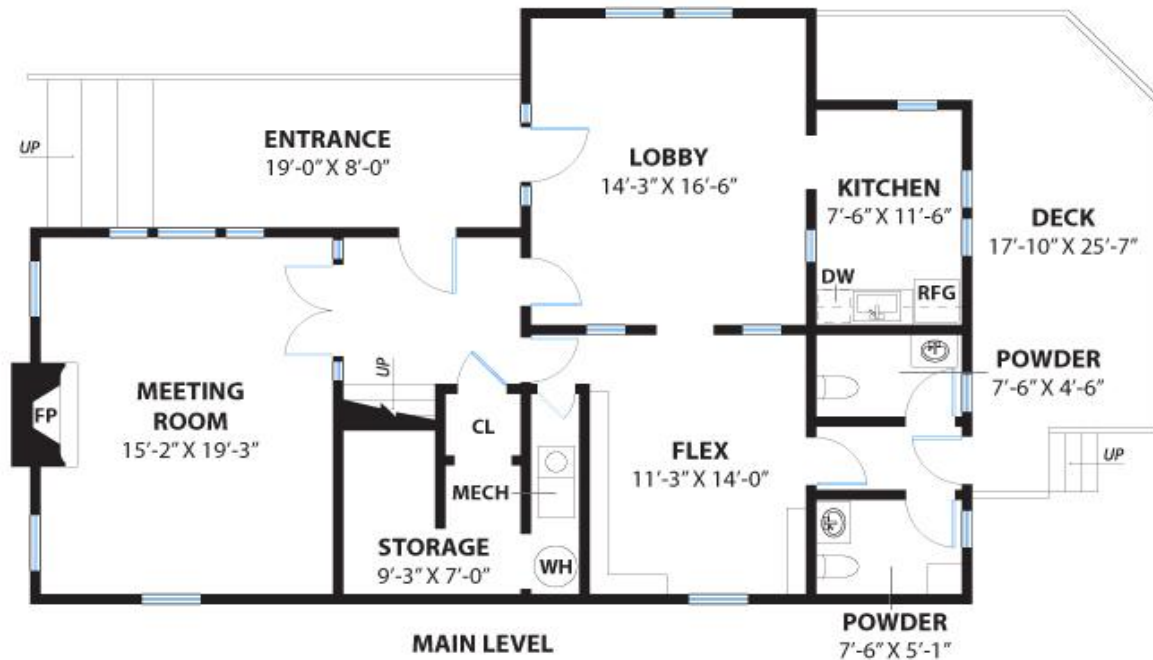
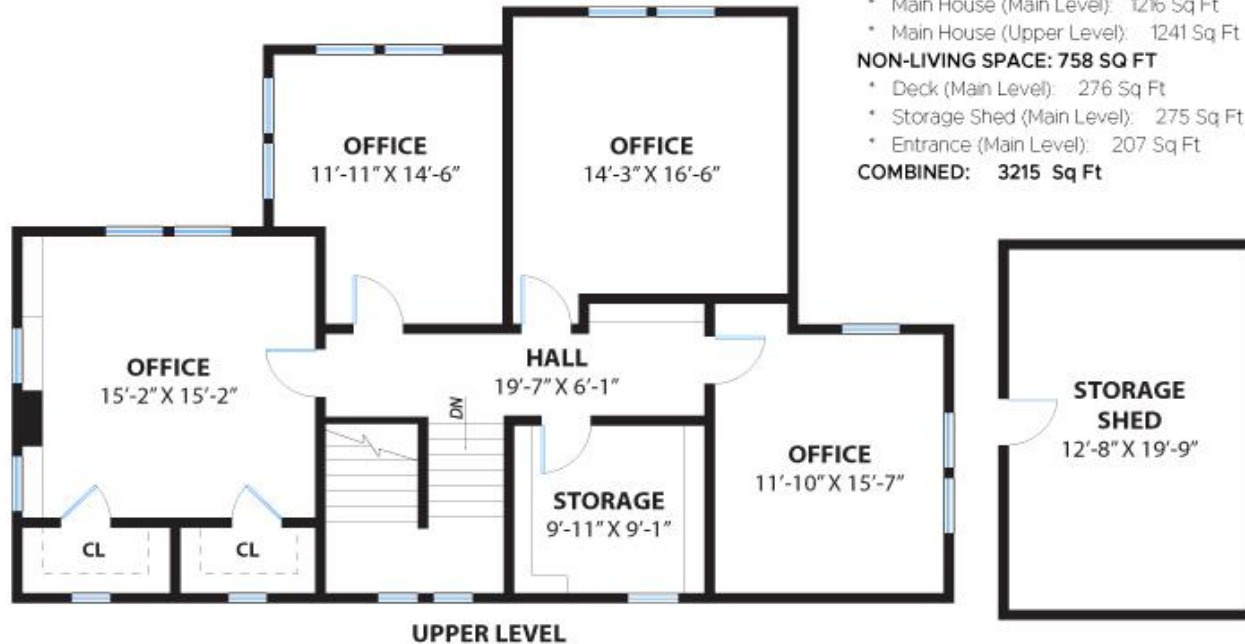
Nestled between El Camino Real and Primrose Road, this property offers excellent proximity to Downtown Burlingame, public transportation, business exposure, in a serene respite setting.

Here are some highlights of the subject rentable space:

- Ground Floor Space (\pm 1,216 SqFt)
- Second Floor Space (\pm 1,241 SqFt)
- Prime Downtown Burlingame Location!
- 2 Private Restrooms Downstairs
- Downstairs features Chapin Avenue access, expansive environments, huge deck
- Upstairs features 4 private offices w/ a storage/media room
- High Ceilings Throughout
- Loaded with An Abundance of Natural Light
- Notable Nearby Tenants Include: Apple, Arc'teryx, Abercrombie & Fitch, Alo Yoga, ArHaus, BevMo!, Blue Mercury, Copenhagen Bakery, Lululemon, Peet's Coffee, Pottery Barn, Sephora, Starbucks, Walgreens and much more!
- Property is currently vacant.
- Landlord is embarking on an extensive remodeling project.
- Contact Listing Agent for more information!



AS-BUILT FLOOR PLAN













ABOUT BURLINGAME

COMPASS

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 an Economic Development Specialist position to help support new and existing businesses.



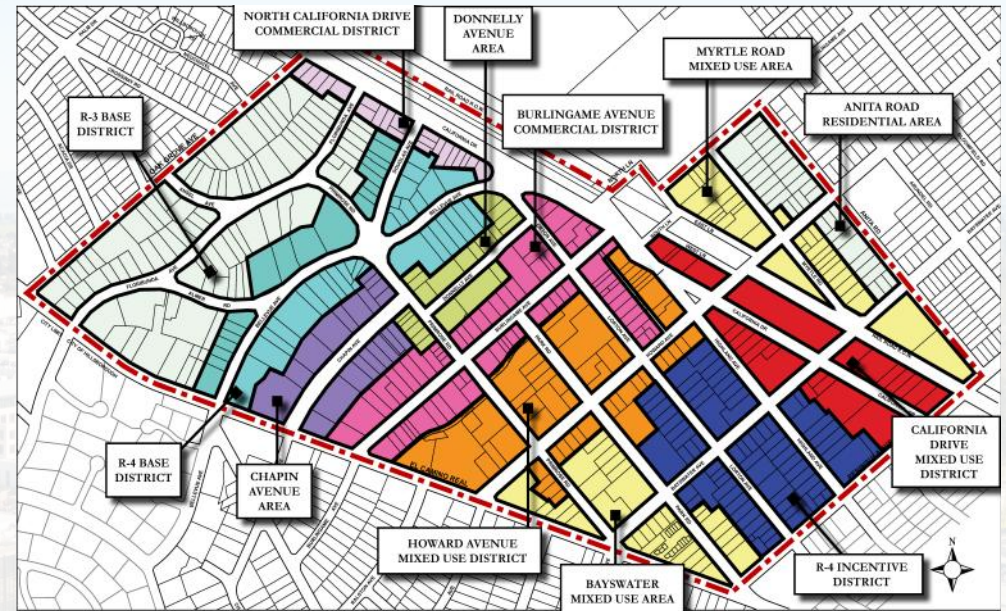
ZONING INFORMATION

The Chapin Avenue Commercial (CAC) District applies to properties on both sides of Chapin Avenue between Primrose Road and El Camino Real. The area is characterized by a concentration of financial institutions and real estate and other office uses.

PERMITTED USES:

The following uses are permitted in the CAC district:

- Eating & Drinking Establishments: Bars & Taverns, Outdoor Dining, Restaurants;
- Food & Beverage Sales: Alcohol Sales Store, General Market;
- Retail Sales: General;
- Commercial Services & Recreation: Banks and Financial Institutions, Business Services, Co-Working Office, Medical/Dental Office, Professional Office, Personal Services (General), Studios (Arts);
- Educational Services: Tutoring & Educational Services (accessory only to retail or service use);
- Lodging: Hotels & Motels;
- Mixed Uses: Mixed Use Developments;
- Public and Quasi-Public Uses: Community Open Space, Government Buildings & Facilities, Medical Clinics, Public Park and Recreation Facilities;
- Transportation, Communication & Infrastructure Uses: Parking Facility (Accessory Use);
- Specific and Temporary Uses: Urban Agriculture;



BURLINGAME DOWNTOWN
SPECIFIC PLAN

CONDITIONAL USES:

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

- Food & Beverage Sales: Specialized Retail Sales;
- Commercial Services & Recreation: Large Scale Commercial Recreation, Small Scale Commercial Recreation, Day Care Center, Specialized Personal Services, Live Theaters;
- Educational Services: Trade Schools (Above or below first floor only and operating outside of peak retail hours);
- Transportation, Communication & Infrastructure Uses: Parking Facility (Primary Use), Small Utility Structures and Service Facilities;
- Specific and Temporary Uses: Outdoor Temporary and/or Seasonal Sales, Temporary Uses, Drive-Through or Drive-Up Facilities (Only when associated with permitted use)

BURLINGAME HIGH SCHOOL

Hanabi
烟花

CALIFORNIA DR



GMC



MCKINLEY ELEMENTARY SCHOOL

PARK & HOWARD BISTRO
SALT & STRAW

citi
pet food express
rasa

SUBJECT PROPERTY



82

EL CAMINO REAL-19,230-VPD



MOLLIE STONE'S MARKET

BevMo!

PIZZERIA DELFINA

Stella's Italian Restaurant

Janai's Cafe

82

ST CATHERINE OF SIENA SCHOOL

Walgreens
Lee Deux Copines

Great Clips
IT'S GONNA BE GREAT
FIVE GUYS
BURGERS and FRIES

WELLS FARGO

MIKE'S
PIZZA HEART

Palmetto

SAFeway

AT&T

Starbucks

happyjeron.

BR
bakin tobikini

PAIDA EXPRESS
CHINESE RESTAURANT

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	25,915	112,733	224,510
Households	10,926	42,419	83,201
Families	6,279	27,323	54,885
Average Household Size	2.35	2.63	2.67
Owner Occupied Housing Units	4,167	21,735	44,305
Renter Occupied Housing Units	6,759	20,684	38,896
Median Age	40.3	41.0	40.8
Median Household Income	\$160,514	\$165,632	\$170,701
Average Household Income	\$240,517	\$254,242	\$246,048

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	27,277	115,284	227,187
Households	11,534	43,348	83,908
Families	6,618	27,880	55,278
Average Household Size	2.35	2.63	2.68
Owner Occupied Housing Units	4,233	21,873	44,602
Renter Occupied Housing Units	7,301	21,476	39,305
Median Age	41.4	42.1	42.0
Median Household Income	\$173,521	\$188,000	\$195,022
Average Household Income	\$256,247	\$276,669	\$268,625

