

1145 & 1147 California Drive
Burlingame, CA

COMPASS



Exclusively Listed By:
Greg Terry
Broker Associate
www.gregterry.com

**Ground Floor & Second Floor
Commercial Spaces For Lease!**

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

Excellent flex office space opportunity located just steps from Broadway Burlingame on California Drive. The building has optimal proximity to vital transportation (CalTrain, US 101, SFO & BART), shopping, restaurants, banking and much more!. Private parking for each space, abundance of natural light, flexible space configuration opportunity in a well-maintained building.

Choose one or the other or both spaces of prime flex-office space.

Ground Floor - 1145 California Drive:

- ± 2,135 SqFt of Ground Floor Space
- Front Lobby Area
- Storage/Server Closet
- 2 Private Restrooms
- Abundance of Natural Light
- 5 Assigned Parking Spaces

Offered at **\$3.00/SqFt + NNN (Est. to be \$0.63/SqFt + \$120/mo)**

Second Floor - 1147 California Drive:

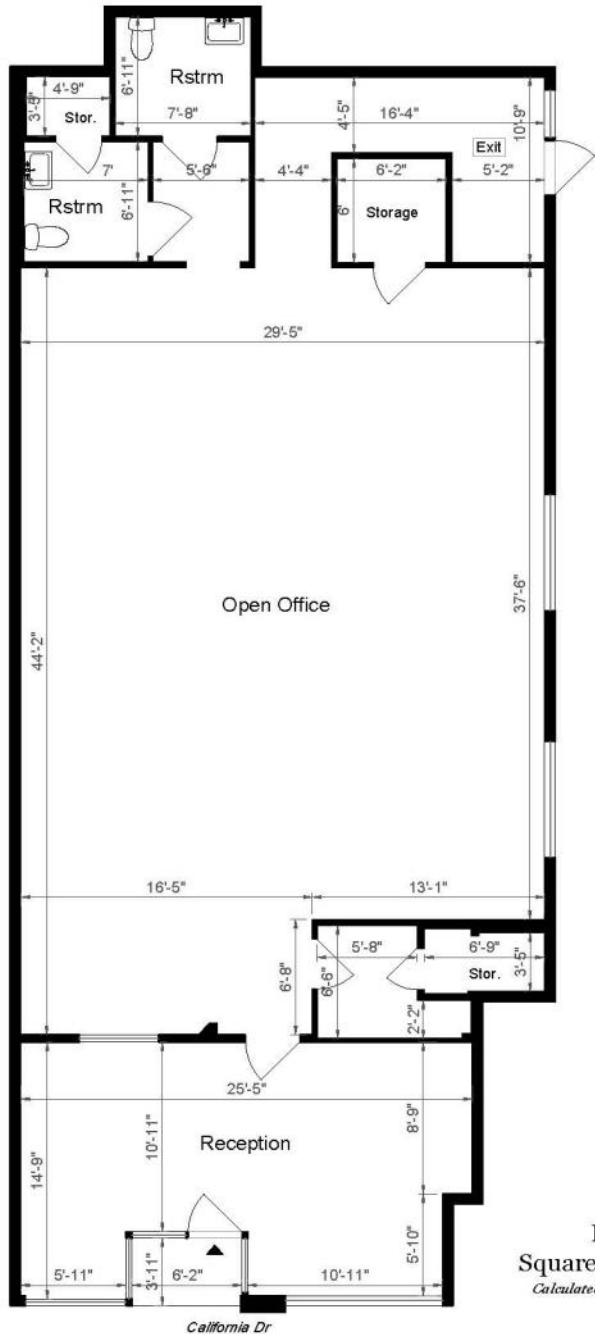
- ± 1,420 SqFt of Second Floor Office Space
- 3 Private Offices
- Kitchenette Space
- 1 Private Restroom
- Abundance of Natural Light
- Storage Room
- 3 Assigned Parking Spaces

Offered at **\$2.50/SqFt (Modified Gross) + \$120/mo**

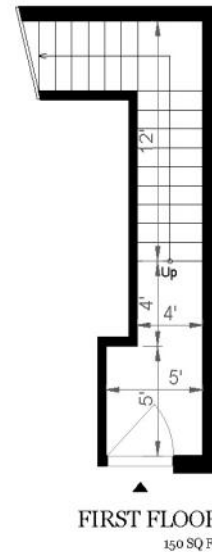
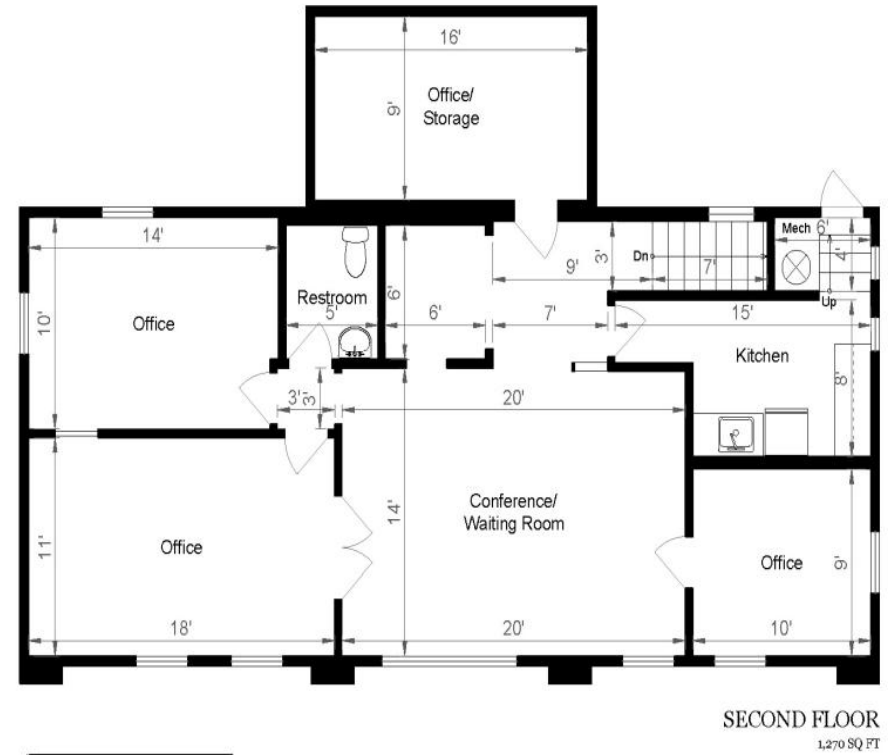


AS-BUILT FLOOR PLANS

1145 CALIFORNIA DRIVE



1147 CALIFORNIA DRIVE



Estimated Total Square Footage: 1,420 SQ FT
 Calculated from outside face of exterior walls and center line of demising walls.



**1145 California Drive
(Ground Floor Space)**





1145 California Drive
(Ground Floor Space)



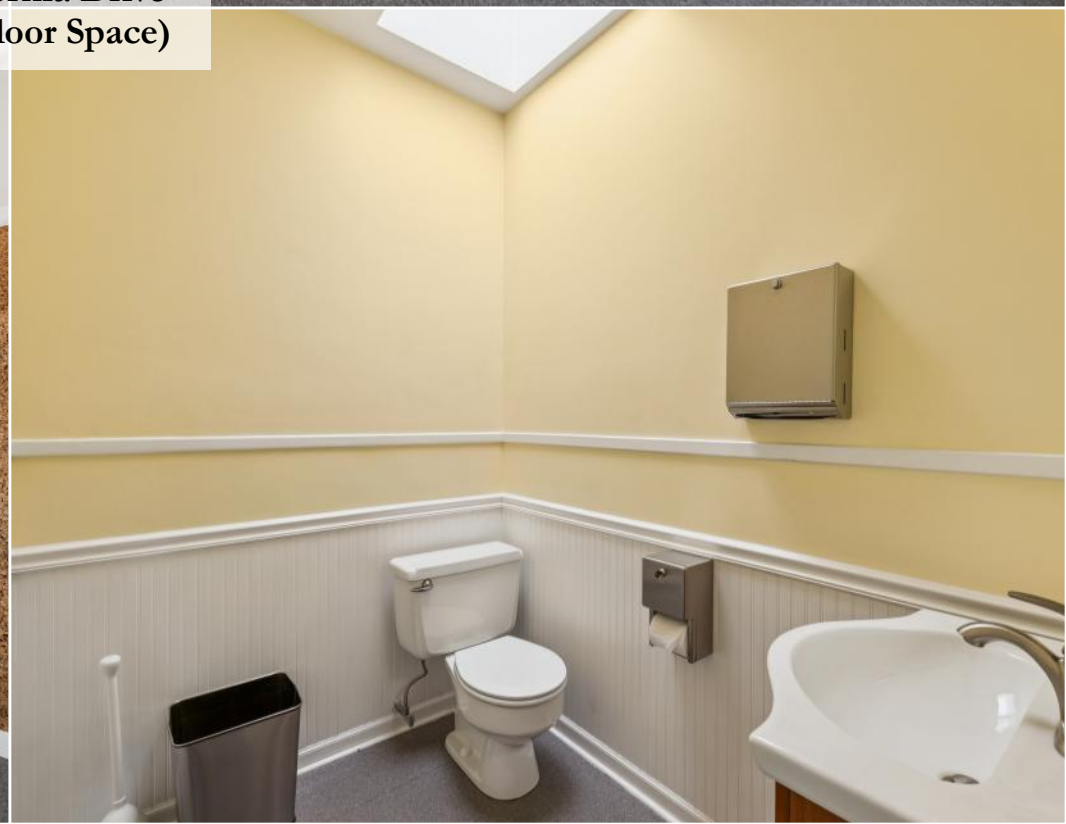


**1147 California Drive
(Second Floor Space)**





**1147 California Drive
(Second Floor Space)**





SPA

1141

1141
650.558.8188

PRIVATE PROPERTY
NO TRESPASSING

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.



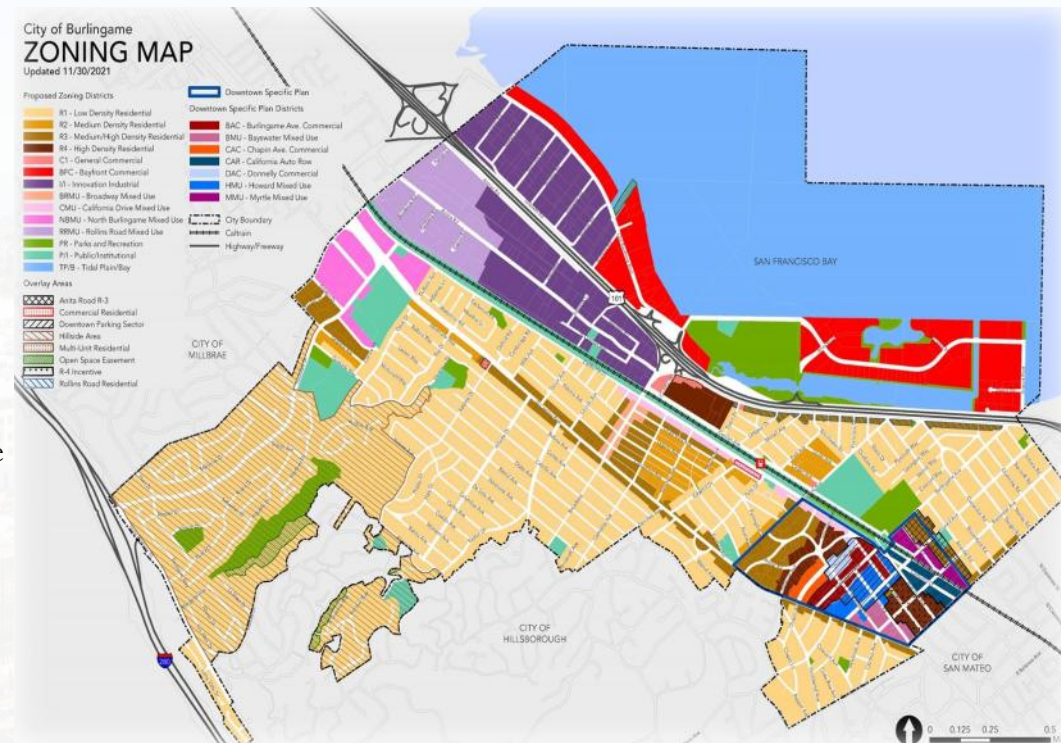
ZONING INFORMATION

The purpose of the California Drive Mixed-Use (CMU) zoning district is to implement the General Plan California Mixed-Use designation by providing a district with an eclectic mix of uses reflective of long-established use patterns at a pedestrian scale, with locally owned retail and service commercial businesses and upper-store residential units. Prototypical commercial uses are those that serve Burlingame residents and nearby communities, do not involve late-night hours, and do not have any operating characteristics that adversely impact residential uses. Stand-alone residential development is allowed as a nonconforming use, where legally established prior to the adoption of the ordinance codifying these regulations, and the provisions in Article 5 (Nonconformities) shall not apply. The overall design intent of the CMU zoning district is to provide for an eclectic and compatible mix of residential, live/work units, and small-scale commercial businesses.

PERMITTED USES:

The following uses are permitted in the CMU District:

- Commercial Retail: Outdoor Dining, Restaurants, Convenience Store, General Market, General Retail Sales;
- Commercial Services & Recreation: Grooming, Veterinarian, Banks & Financial Institutions, Co-Working Office, Medical or Dental Office, Professional Office, Research & Development Office, Personal Services, Arts Studios;
- Tutoring and Educational Services;
- Mixed Use Developments;
- Public and Quasi-Public Uses: Community Open Space, Government Buildings & Facilities, Low Barrier Navigation Center, Medical Clinics, Public Park and Recreation Facilities;
- Residential Uses: Communal Housing, Small or Large Family Day Care, Live/Work, Multi-Unit Dwellings;
- Limited Residential Care Facilities;
- Supportive and Transitional Housing;
- Specific and Temporary Uses: Urban Agriculture.



CONDITIONAL USES:

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

- Specialized Retail Sales & Vehicle Fuel Sales and Accessory Service;
- Small Scale Commercial Recreation, Day Care Centers, Food Preparation (Catering), Specialized Personal Services;
- Primary & Secondary Schools;
- Breweries, Wineries & Distilleries;
- Major (Major Repair/Body Work) & Minor (Minor Repair/Maintenance) Vehicle Services and Repair, Vehicle Rental;
- Hotels & Motels (Only if less than 20 rooms);
- Religious Assembly Facility, Temporary Emergency Shelters (Accessory Use Only);
- General & Senior Residential Care Facilities;
- Utility Structures & Service Facilities



HYATT REGENCY

TopGolf

FLOOR DECOR

US 101

Holiday Inn

DOUBLE TREE by Hilton
COURTYARD BY MARRIOTT

TESLA

ABC Supply Co. Inc.

AIR PORT BLVD 8,666 VPD

ExtraSpace Storage

CROWNE PLAZA SAN FRANCISCO AIRPORT

CALIFORNIA DR 6,046 VPN

219,700 VPD

US 101

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FedEx goodwill BMO Walgreens

Audi

Starbucks BURLINGAME FARMERS MARKET Curry & Hyuga EverBank

SUBJECT PROPERTY

7 ELEVEN

SUBWAY Bank of America

BROADWAY 20,490 VPD

CHASE Panaderia BROADWAY

EL CAMINO REAL 22,400 VPD

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Hanabi RAMEN & IZAKAYA

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	20,118	102,248	196,136
Households	8,117	38,317	73,345
Families	4,876	24,576	47,331
Average Household Size	2.46	2.64	2.65
Owner Occupied Housing Units	3,483	19,297	38,857
Renter Occupied Housing Units	4,634	19,020	34,488
Median Age	40.6	41.3	41.0
Median Household Income	\$162,199	\$163,486	\$162,184
Average Household Income	\$252,213	\$251,201	\$238,117

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	22,159	104,949	198,735
Households	9,029	39,316	74,088
Families	5,404	25,176	47,772
Average Household Size	2.44	2.64	2.66
Owner Occupied Housing Units	3,514	19,456	39,144
Renter Occupied Housing Units	5,516	19,860	34,944
Median Age	40.9	42.3	42.2
Median Household Income	\$179,056	\$185,103	\$183,670
Average Household Income	\$269,149	\$274,104	\$260,265

