

RETAIL SPACE



PRIME DOWNTOWN MILLBRAE LOCATION

LOTS OF FOOT TRAFFIC - PRIME LOCATION - RARE OPPORTUNITY

979 BROADWAY #103
MILLBRAE

- ✓ **Maximum Visibility**
- ✓ **High Exposure Signage**
- ✓ **Large Store Front Windows**

Start your business operations smoothly with a turnkey interior that is ready for customization!

650.373.0007
GREENBANKER.COM



COMMERCIAL SPACE FOR LEASE

SUBJECT PROPERTY: 979 BROADWAY, MILLBRAE
PROPERTY TYPE: RETAIL / OFFICE
ASSESSOR'S PARCEL: 026-191-310
LOT SIZE: 1.1 ACRE
LEVELS: 2 FLOORS
PARKING: 154+/- STREET PARKING
PARKING GARAGE: 105 BASEMENT LEVEL
YEAR BUILT/RENOVATED: 1968/2007
ZONING: PUD - PLANNED DEVELOPMENT / GENERAL COMMERCIAL

“The Best Retail Location with High Visibility, Lots of Foot traffic, Ample Parking, and Turnkey Interior!”
With prominent signage opportunities and large storefront windows, your business will benefit from constant visibility.

Welcome to 979 Broadway, a highly visible and strategically located mixed-use retail center in the heart of Millbrae's dynamic commercial district. Situated along one of the Peninsula's most traveled retail corridors, this property benefits from exceptional foot traffic, ample onsite and street parking, and proximity to major transit systems including BART, Caltrain, and SamTrans.

The property is anchored by a high-performing 24 Hour Fitness Super-Sport, occupying over 13,000 sq ft, and surrounded by popular national retailers including Trader Joe's, Safeway, Walgreens, Major Banks, and more. This vibrant environment draws consistent daily visitors, making it an ideal setting for retailers, service providers, and office users.

MONTHLY NNN ESTIMATE

Now available for lease are three well-positioned retail suites on the ground level, offering flexible square footage options and attractive NNN terms:

UNIT	SIZE	\$/ Sqft	PRICE	STATUS
UNIT 103	1,688 sf*	\$4.24	\$7,158 + NNN \$1,980*	AVAILABLE

Each space features direct frontage along Broadway and benefits from strong co-tenancy, high vehicle and pedestrian exposure, and proximity to public parking.

979 Broadway is an excellent opportunity for tenants seeking visibility, convenience, and alignment with established neighborhood demand in a thriving location.

PRIMER LOCATION

AIRPORTS

San Francisco International
Six general aviation airports

MAJOR ROADWAYS

Interstates 80, 280, 380 and SR-101

AIRPORTS

Freights - Union Pacific, BNSF
Passenger - Amtrak, BART and Caltrain
Commuter - Muni, Cable Cars



Excellent Millbrae Location

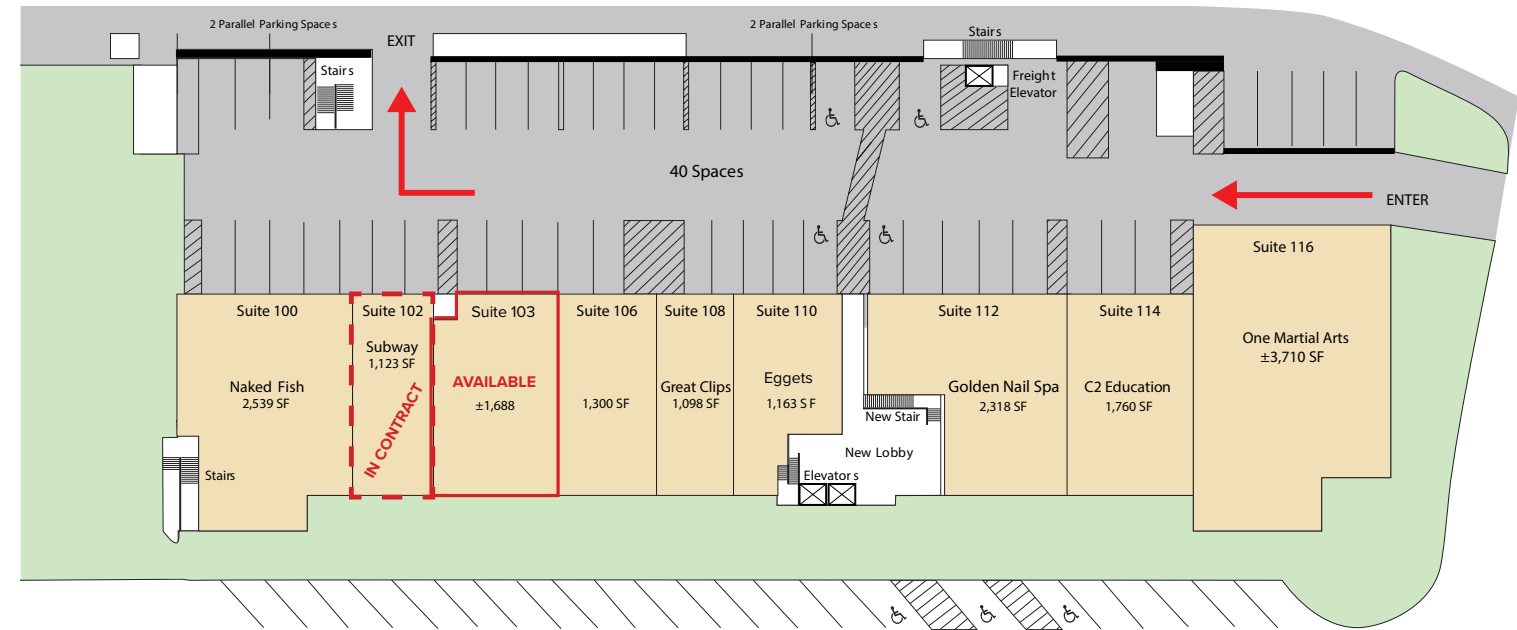


Strong Demographics High Demand for Various Services

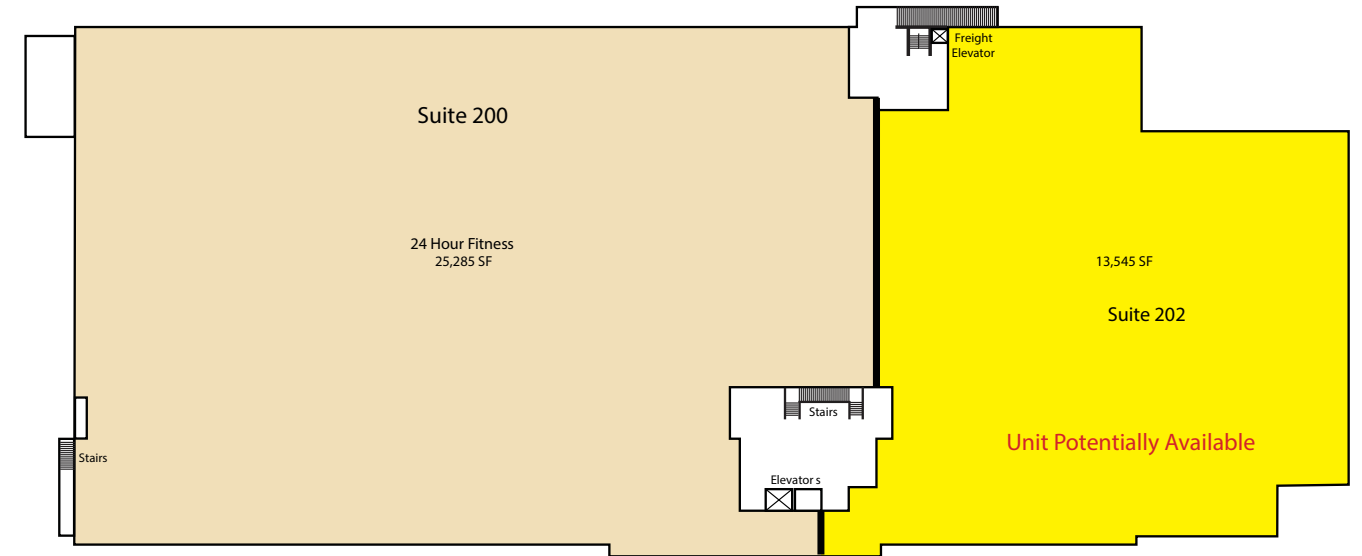


Great Business Opportunity

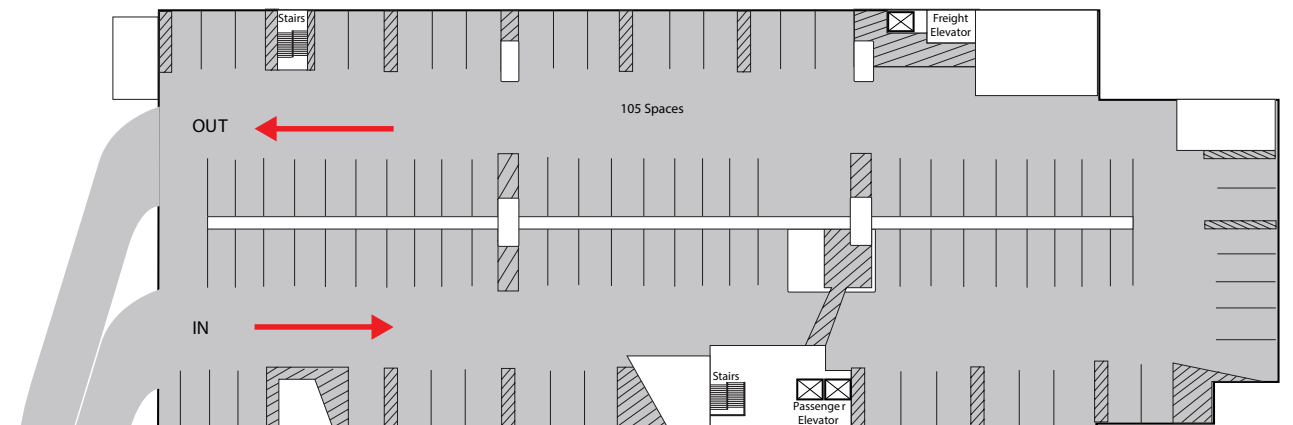
STREET LEVEL



SECOND LEVEL



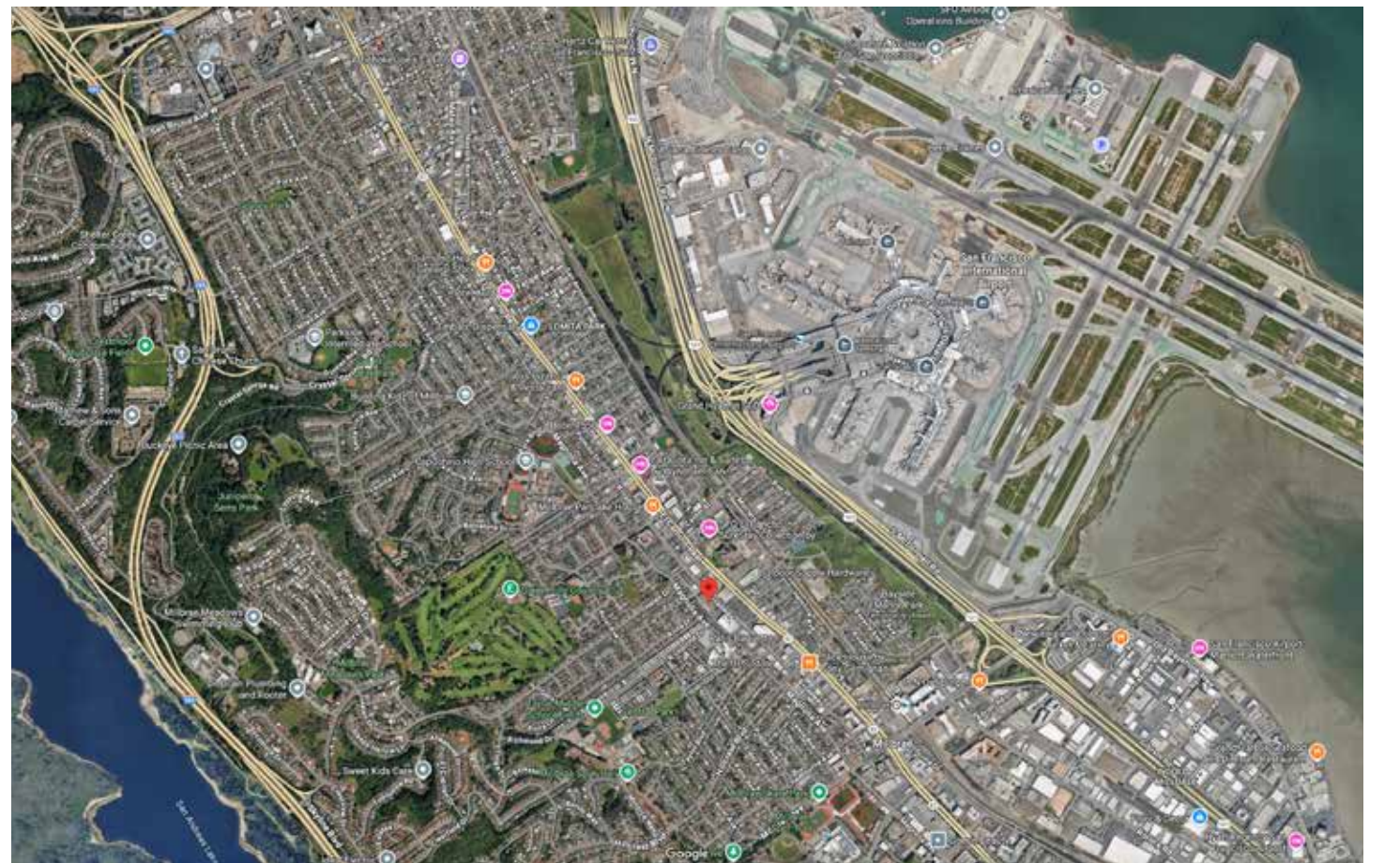
BASEMENT PARKING



EXTERIOR PROPERTY PHOTOS



LOCAL MAP / AERIAL



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CALL STANLEY LO TODAY!

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Stanley Lo is a Licensed Real Estate Broker BRE# 00874415

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