

CORNER RETAIL/CAFÉ IN VIBRANT PORTOLA SHOPPING HUB 2450 SAN BRUNO AVENUE | PORTOLA DISTRICT SAN FRANCISCO, CA 94123

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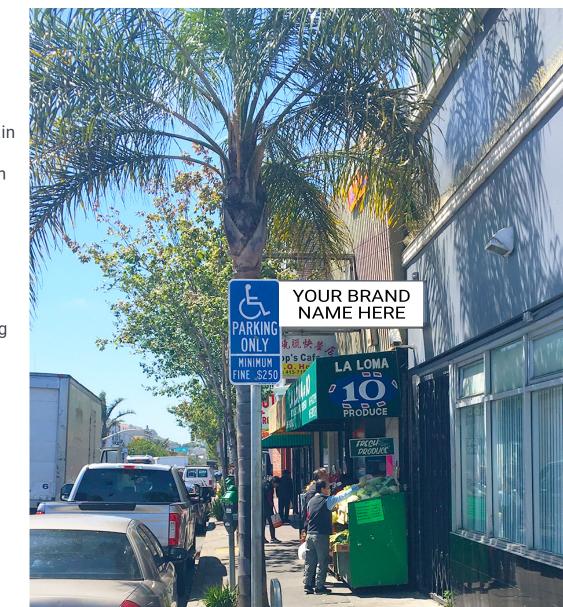
PROPERTY SUMMARY

SIZE: ±3,600 SQUARE FEET PRICE: \$2.65/MONTH NET CHARGES: TRIPLE NET CROSS STREET: SILLIMAN STREET

EXCEPTIONAL LOCATION within The Portola District's main shopping corridor—San Bruno Avenue. This spacious property is situated in San Francisco's sunny southeastern neighborhood surrounded by a diversely popular array of cafés, diners, bakeries, delicatessens and markets.

PROPERTY HIGHLIGHTS:

- Great Exposure for Building and Signage Opportunity
- Excellent Window Lining Offers Plenty of Natural Lighting
- Primarily Open Floor Plan with High Ceiling
- 2 Double-Door Entries
- 2 Updated Restrooms
- 1 Block from Public Parking Lot

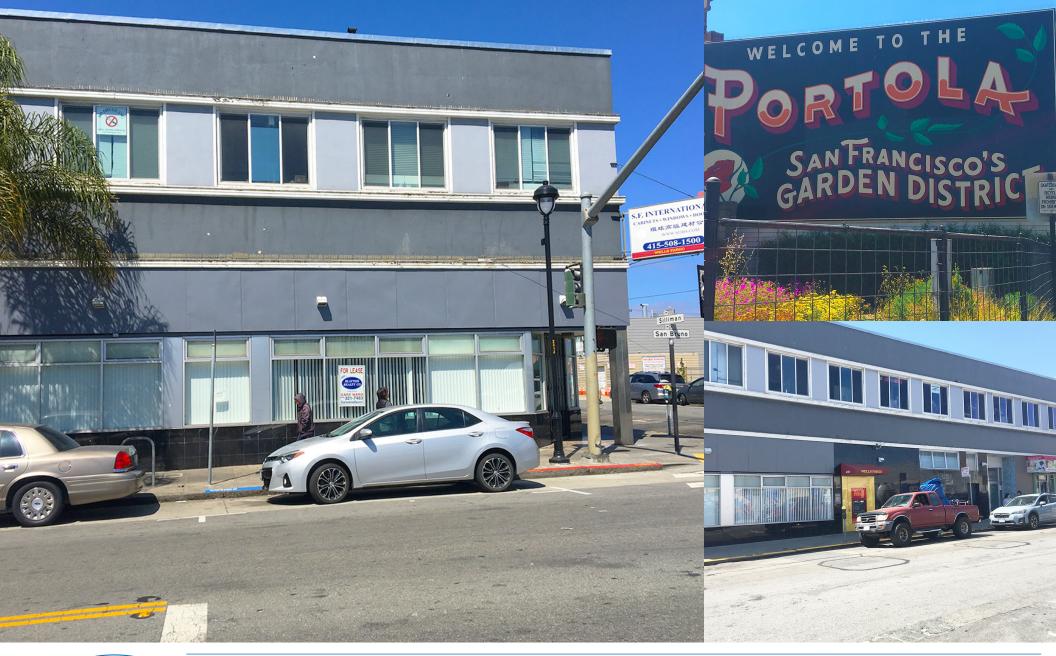




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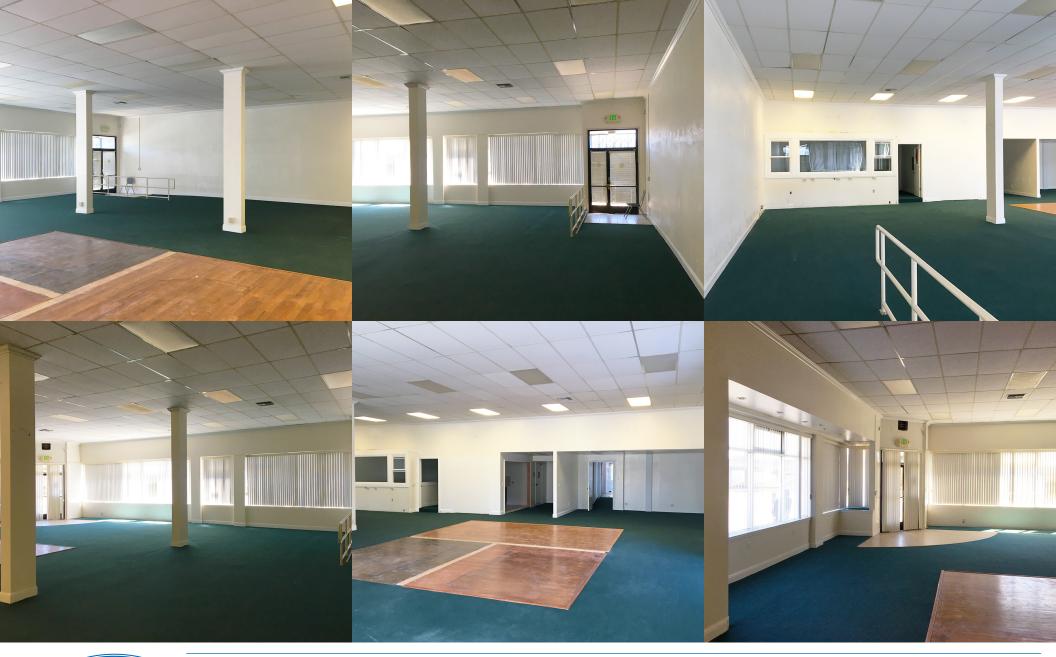
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FLOORPLAN



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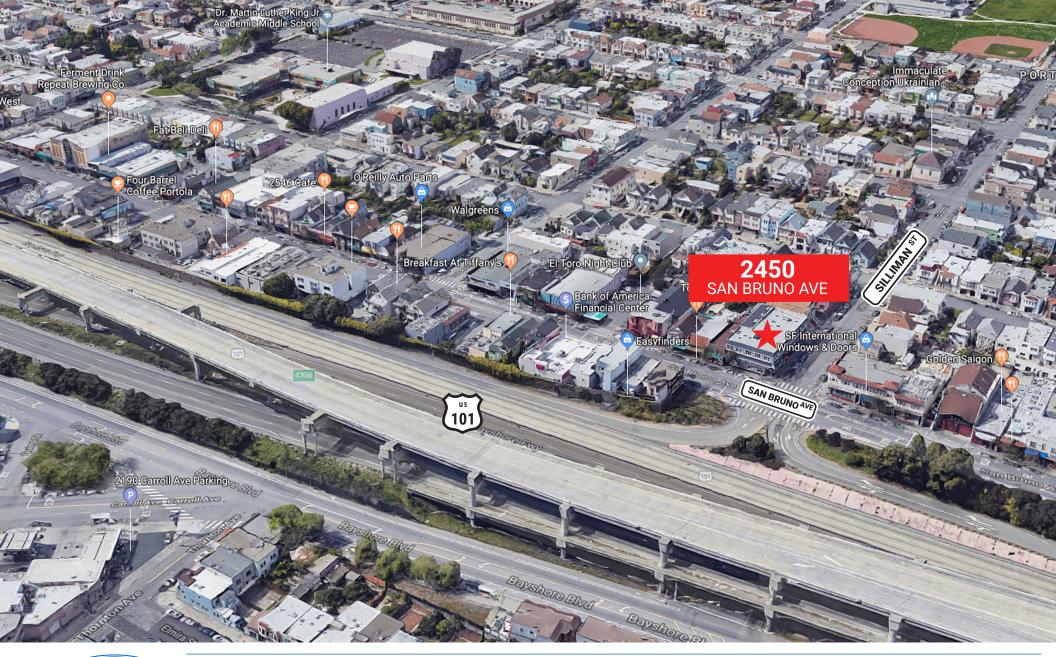


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DEMOGRAPHICS

each

Marin City

(101) Sausalito

	1 MILE	3 MILES	5 MILES
2021 Total Population	53,308	343,058	850,868
2026 Population	53,453	346,135	862,148
Pop Growth 2021-2026	+0.27%	+0.90%	+1.33%
Average Age	41	41	41
2021 Total Households	15,385	125,209	355,851
HH Growth 2021-2026	+0.18%	+0.96%	+1.39%
Median Household Inc	\$103,776	\$132,538	\$123,561
Avg Household Size	3.30	2.60	2.30
2021 Avg HH Vehicles	2.00	1.00	1.00
Median Home Value	\$959,947	\$1,041,542	\$1,049,256
Median Year Built	1950	1949	1949
Source: Loopnet			

Berkeley Bowl West Golden Gate Bay Area National ennessee 🔗 **Discovery Museum** Recreation Beach Area Emervville Rodeo Beach 🥺 Alcatraz Island (24) Marin 80 🕒 Golden Gate Bridge 580 Middle Harbor Shoreline Park Children's Fairyland 0 880 Oakland UNATO Presidio of San Francis CHINATOWN Lands End Lookout 🗿 Oracle Park Alameda de Young Muse San Francisco Chase Center Robert W. Crown Memorial State Beach Ocean Beach 🥝 MISSION Alameda Beach win Peaks Heron's Head Park 0 San Francisco Zoo 5 MILES 93 MILES John McJaren Park Merged Park Candlestick 1 Point State Recreation Area Thornton 😥 an Bruno Mountain State San Francisco Bay & Cou Daly City Brisbane Serramonte Cer Musse Rock Park 280 South San Francisco 82 Safew: Tanforan San Francisco International Airport San Brund 280 4 - Sweeney Ridge Trail Pacifica 82 Junipero Serra Park Pacifica State Beach 🝳 Millbrae Coyote Point **Recreation Area** INDA MAR 280 San Redro Burlingame Valley Park Hillsborough

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Angel Island

State Park

Source: Loopnet

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Cesar E. Chávez Park

580

Berkeley

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