

**COMMERCIAL BUILDING FOR SALE (BUSINESS NOT INCLUDED)**  
**200 SAN FELIPE AVENUE**  
**SOUTH SAN FRANCISCO, CA 94080**



**PLEASE DO NOT  
DISTURB EMPLOYEES**

**JONATHAN BLATTEIS**  
415.321.7486  
jblatteis@blatteisrealty.com  
DRE #00812015



# PROPERTY SUMMARY

Blatteis Realty Co. is pleased to present 200 San Felipe Avenue available for sale. this property is occupied by a single grocery market tenant and is situated within a quiet, primarily residential neighborhood. The lot spans approximately 15,105 square feet, offering ample space and potential for future development or continued use as a community-serving retail site. With its stable tenancy and central location within a residential area, this property presents a steady investment opportunity with reliable neighborhood foot traffic.

**Please Do Not Disturb Tenant.**

## PROPERTY DETAILS:

**Please Call for Price**

<b>Property Type:</b>	Commercial
<b>Construction Type:</b>	Wood W/Concrete Structure
<b>Building Size:</b>	±5,000 Sq Ft (Per Appraisal Report)
<b>Lot Size:</b>	±15,105 Sq Ft (Per Realquest)
<b>Year Built:</b>	1950s (Per Appraisal Report)
<b>APN:</b>	010-263-120



**CELEBRATING**  
**100 Years**

**JONATHAN BLATTEIS**

415.321.7486

jblatteis@blatteisrealty.com

DRE #00812015

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282





**CELEBRATING**  
**100 Years**

**JONATHAN BLATTEIS**

415.321.7486

jblatteis@blatteisrealty.com

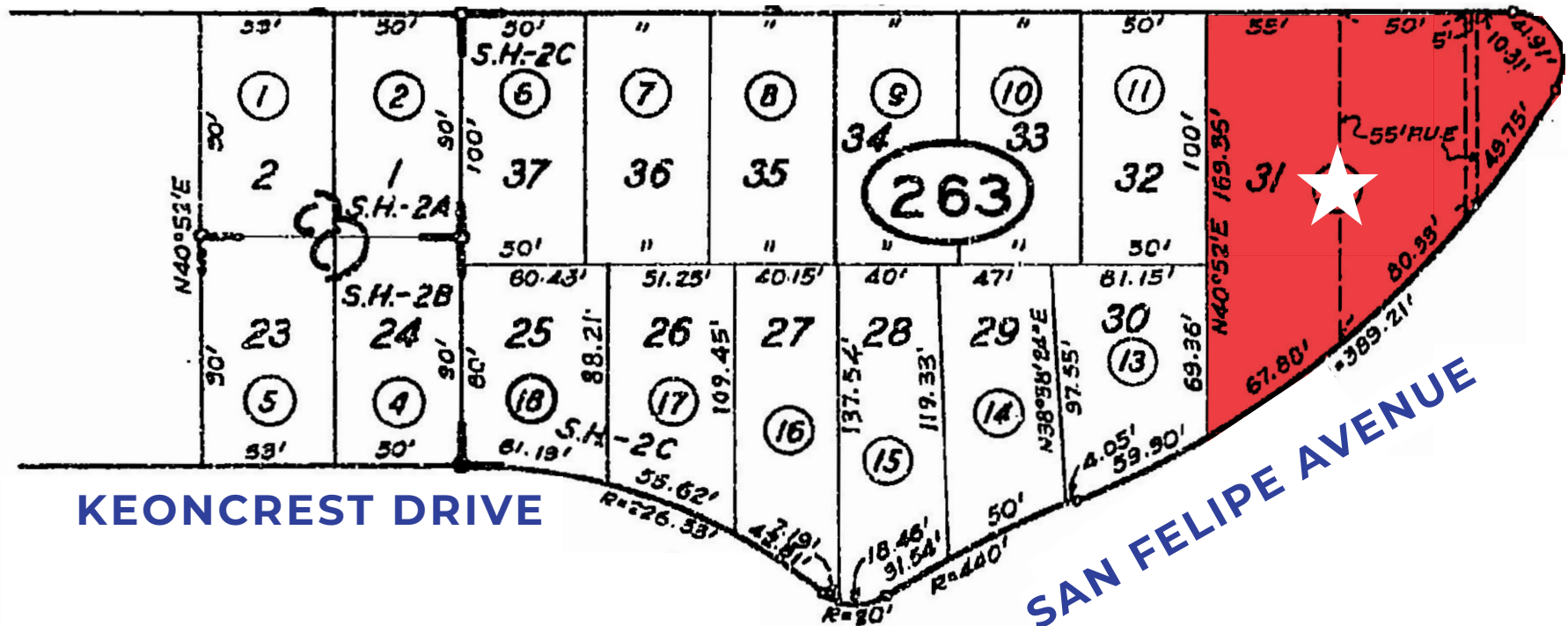
DRE #00812015

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282



# SERRA DRIVE



**CELEBRATING**  
**100 Years**

**JONATHAN BLATTEIS**

415.321.7486

jblatteis@blatteisrealty.com

DRE #00812015

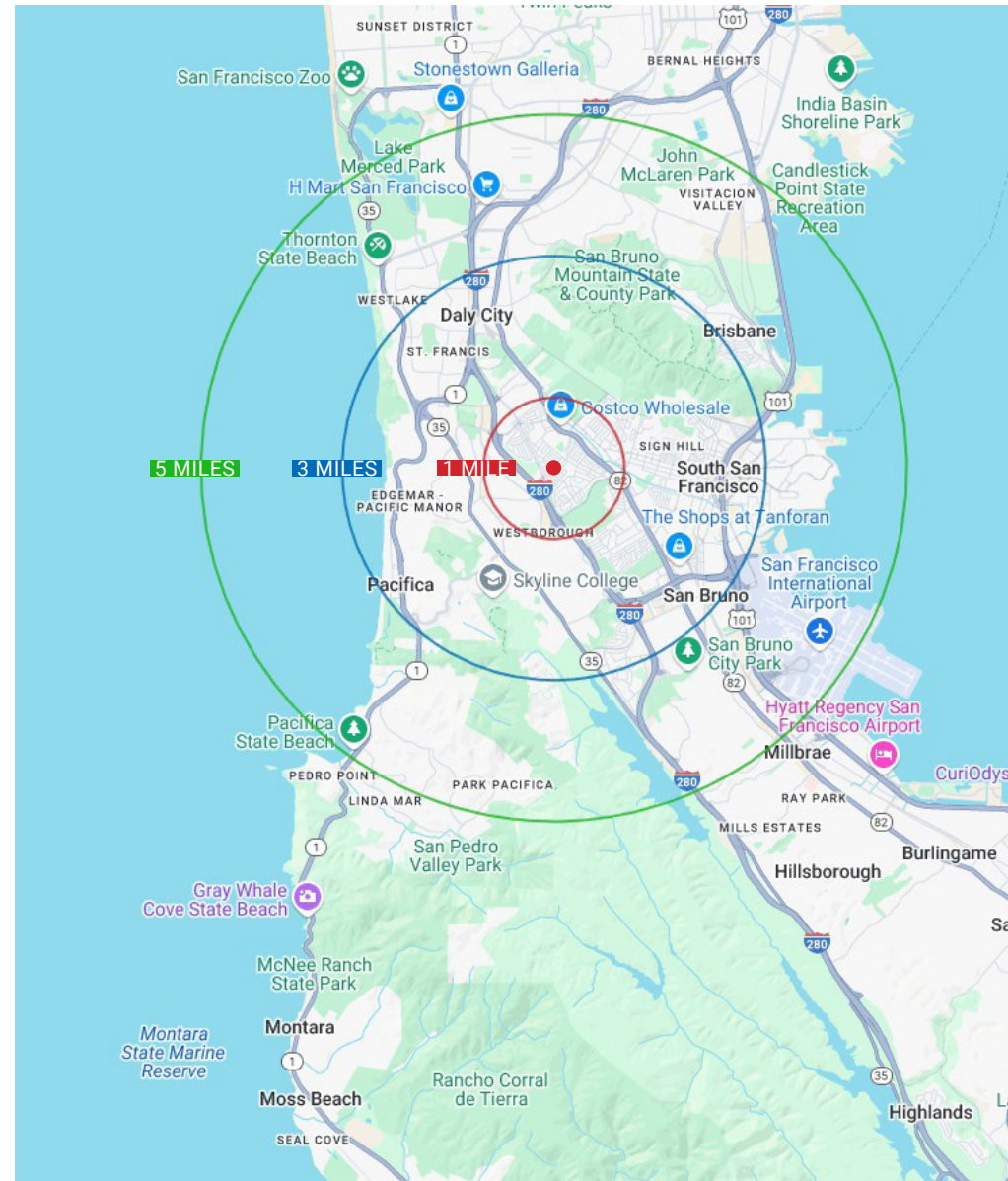
This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Total Population</b>	29,680	167,492	347,558
<b>2029 Population</b>	28,137	158,885	325,467
<b>Pop Growth 2024-2029</b>	5.20%	5.14%	6.36%
<b>Average Age</b>	44	43	43
<b>2024 Total Households</b>	10,114	55,039	111,951
<b>HH Growth 2024-2029</b>	5.33%	5.35%	6.50%
<b>Median Household Inc</b>	\$123,065	\$114,258	\$109,642
<b>Avg Household Size</b>	2.80	2.90	3.00
<b>2024 Avg HH Vehicles</b>	2.00	2.00	2.00
<b>Median Home Value</b>	\$1,027,322	\$1,039,894	\$1,050,538
<b>Median Year Built</b>	1971	1966	1961

Source: Loopnet



**CELEBRATING**  
**100 Years**

**JONATHAN BLATTEIS**

415.321.7486

jblatteis@blatteisrealty.com

DRE #00812015

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282



# 200 SAN FELIPE AVENUE SOUTH SAN FRANCISCO, CA 94080



This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282

**JONATHAN BLATTEIS**

415.321.7486

[jblatteis@blatteisrealty.com](mailto:jblatteis@blatteisrealty.com)

DRE #000812015