

**BLATTEIS
REALTY CO**

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

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DRE #01208708

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DRE #00418305

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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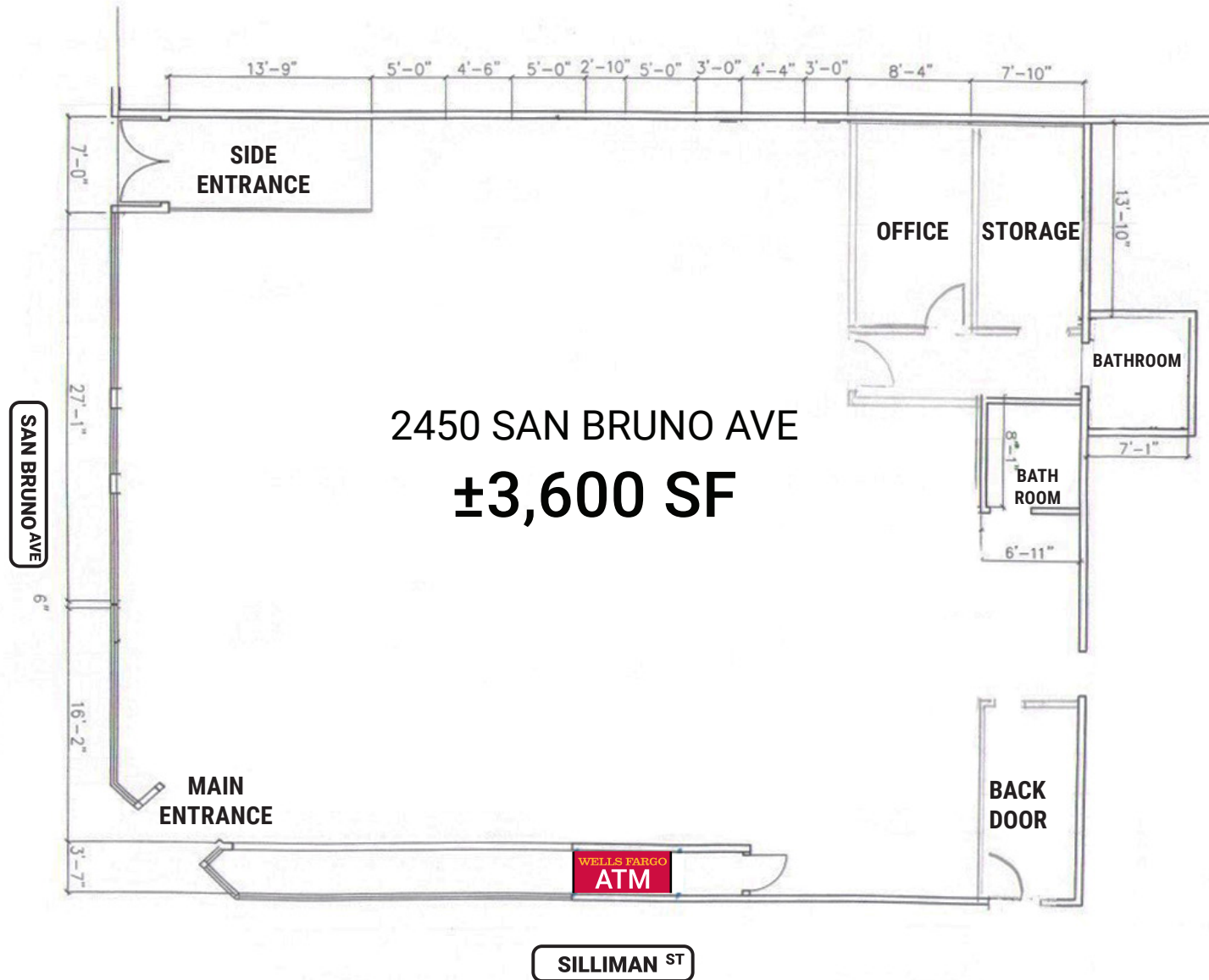
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FLOORPLAN



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**2450
SAN BRUNO AVE**

SILLIMAN ST

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**US
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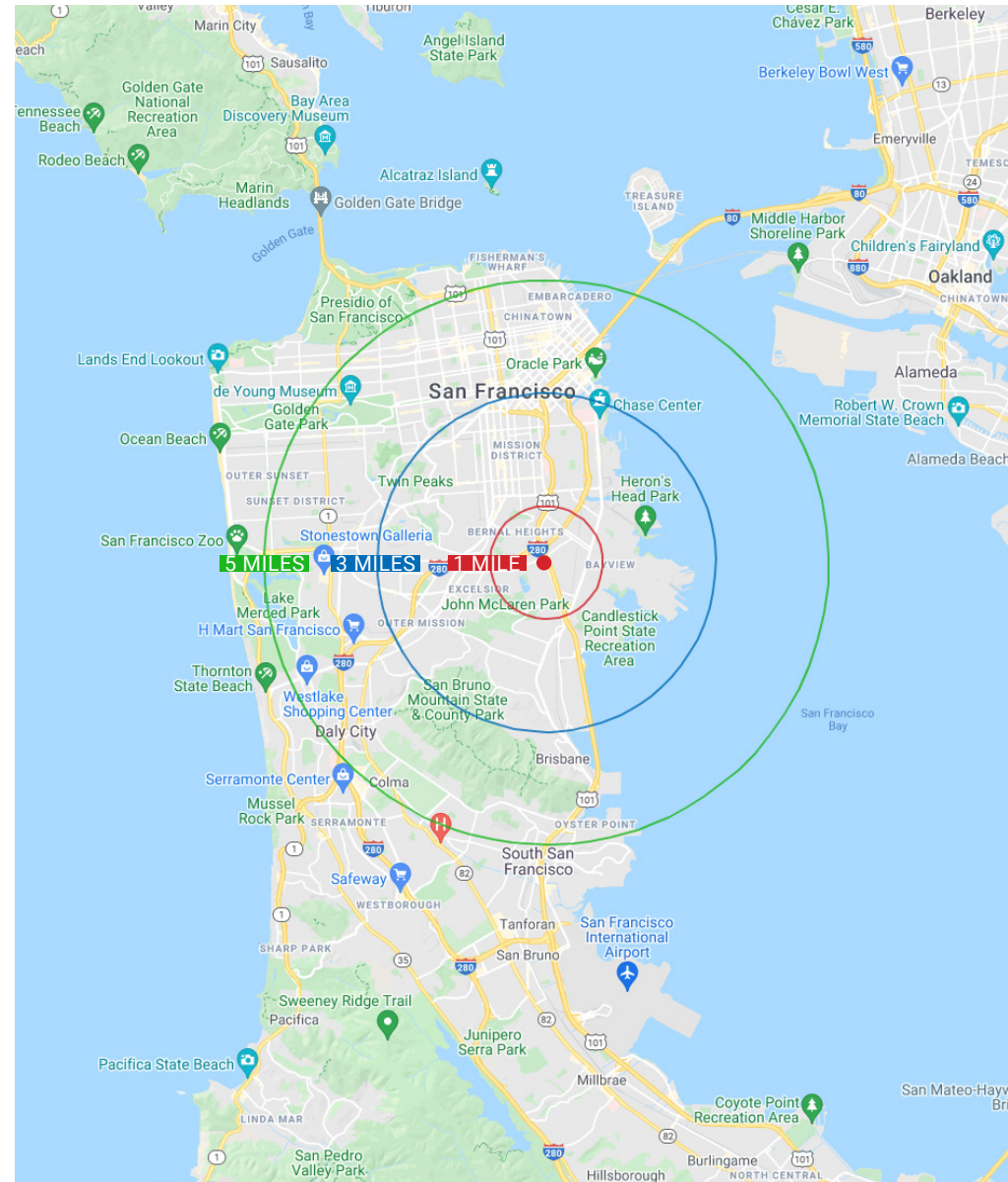
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DEMOGRAPHICS

	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



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