

FOR LEASE > EXTREMELY RARE TOP FLOOR OPPORTUNITY

301 Grand Avenue

SOUTH SAN FRANCISCO, CA



Property Highlights

- > Third floor: ±3,689 square feet
- > Rare start-up brick & mortar opportunity in downtown core
- > Multiple office layout with great window lines
- > Adjacent to city parking garage and several parking lots
- > On-site elevator for easy accessibility
- > Great corner street frontage location
- > Easy access to all downtown amenities
- > Five minute walk to Caltrain and SamTrans stations
- > Excellent access to US 101, I-280 and I-380
- > **PRICE: \$2.95 FULL SERVICE**



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FLOOR PLAN



Third Floor: ±3,689 SF

Drawings Not Exact, Not to Scale.

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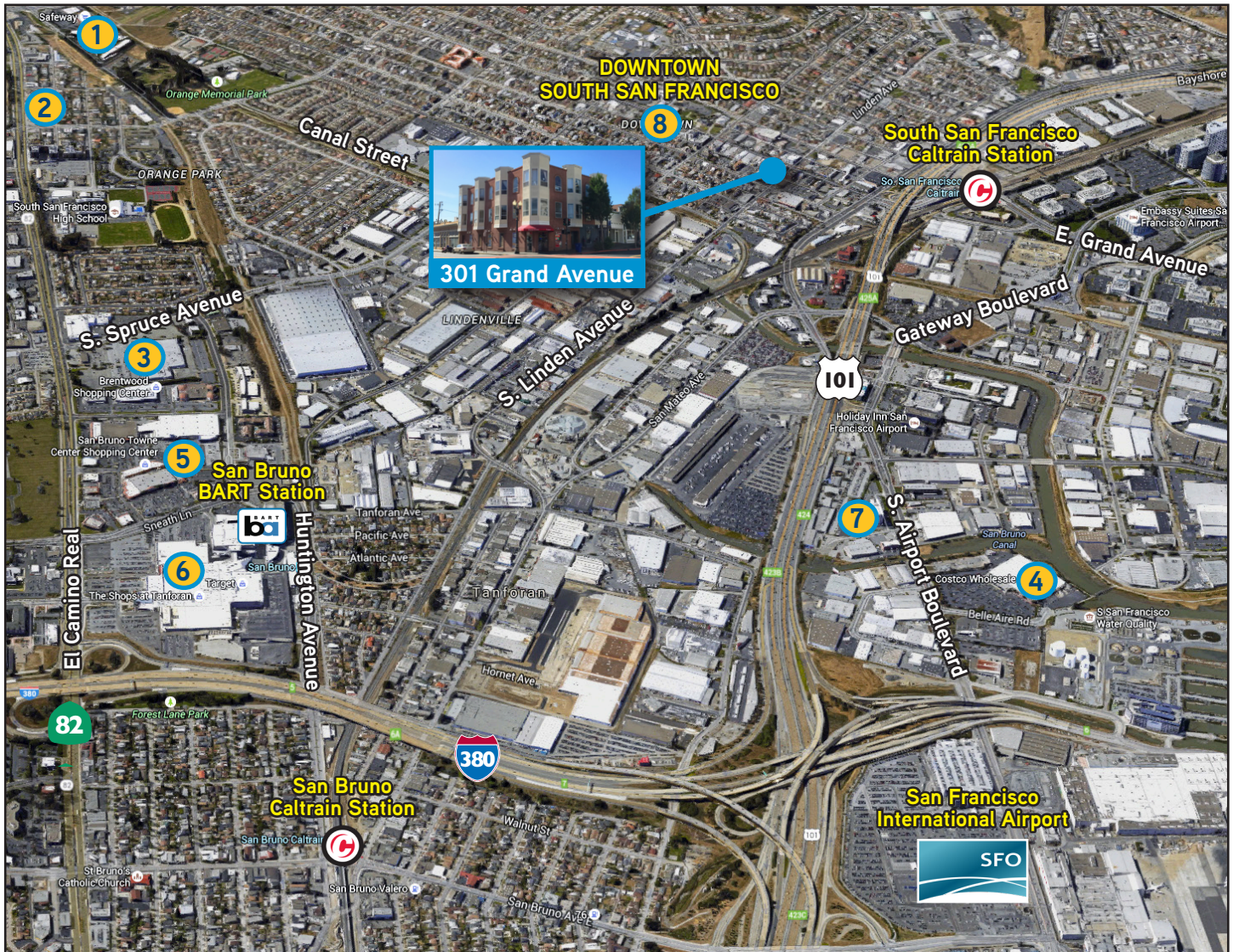
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- | | | | | | |
|---|---|---|---|---|---|
| 1 Safeway | 5 San Bruno Towne Center
Lowe's Home Improvement
Popeyes Louisiana Kitchen
Dickey's Barbecue Pit
Red Robin Gourmet Burgers
L&L Hawaiian Barbecue
Manila Bay Cuisine
Starbucks
Mijouri Sushi Bune
Red Lobster
Burger King
La Salsa Fresh Mexican Grill
Marshalls
Chase Bank
U.S. Bank | US Post Office
Postal Annex
Apple Bakes
Quickly
Lucky
Chuck E. Cheese's
Subway
BevMo!
Best Buy
DXL
AT&T
Metro PCS
Sprint
T-Mobile
Sally Beauty Supply | 6 The Shops at Tanforan
Target/CVS Pharmacy
Sears
JCPenney
BJ's Restaurant & Brewhouse
Cinemark Century Theatres
Five Guys Burgers and Fries
Panda Express
Starbucks
Andersen Bakery
Charley's Philly Steaks
Chipotle Mexican Grill
Cold Stone Creamery
Wetzel's Pretzels | DQ/Orange Julius
Jollibee
MilkCow
Sarku Japan
Surf City Squeeze
Cinnabon
Jake's Hawaiian BBQ
Curry Express | 8 Downtown South SF
Dumpling Empire
Mom's Tofu House
Grand Palace
Di Napoli Pizzeria
Ben Tre
Ristorante Buon Gusto
Bertolucci's
Bogy's Hofbrau
Antigua Coffee Shop
La Torta Sabrosa
Cable Car Cafe
Ed's Diner
Taqueria El Farolito
Armstrong Brewing Co. |
| 2 Little Lucca Sandwich Shop
Zorba's Pizza
Edna's Ichiban | | | | | |
| 3 Brentwood Shopping Center
Chase
CVS Pharmacy
Staples
Verizon Wireless
San Mateo Credit Union
See's Candies | | | | | |
| 4 Costco Wholesale | | | | 7 McDonald's
IHOP
Houlihan's
Denny's
Beijing Buffet
Dunkin' Donuts | |

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