



One Adrian Court, Burlingame, CA 94010



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596

**KURT GRUNDMAN**

(415) 640-8779

kurt@lockehouse.com

License #01229064

**CAROLINE LEWIS**

(208) 484-5654

clewis@lockehouse.com

License #02256598



\*Source Image: [www.burlingame.org](http://www.burlingame.org)



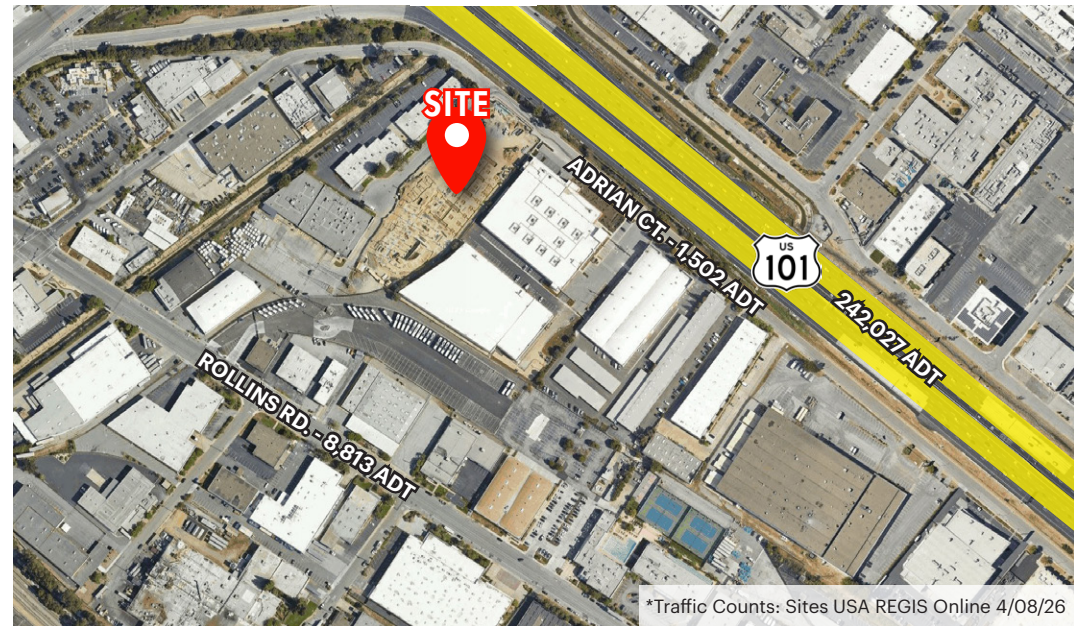
\*Source Image: [www.shapartments.com/project/adrian](http://www.shapartments.com/project/adrian)

## SUMMARY

ADDRESS	1 Adrian Court, Burlingame, CA 94010
COUNTY	San Mateo
SF SIZE	±1,706 - ±3,522
RENT	Inquire with Broker
STRUCTURE	NNN
ZONING	North Rollins Mixed-Use Zone

## HIGHLIGHTS

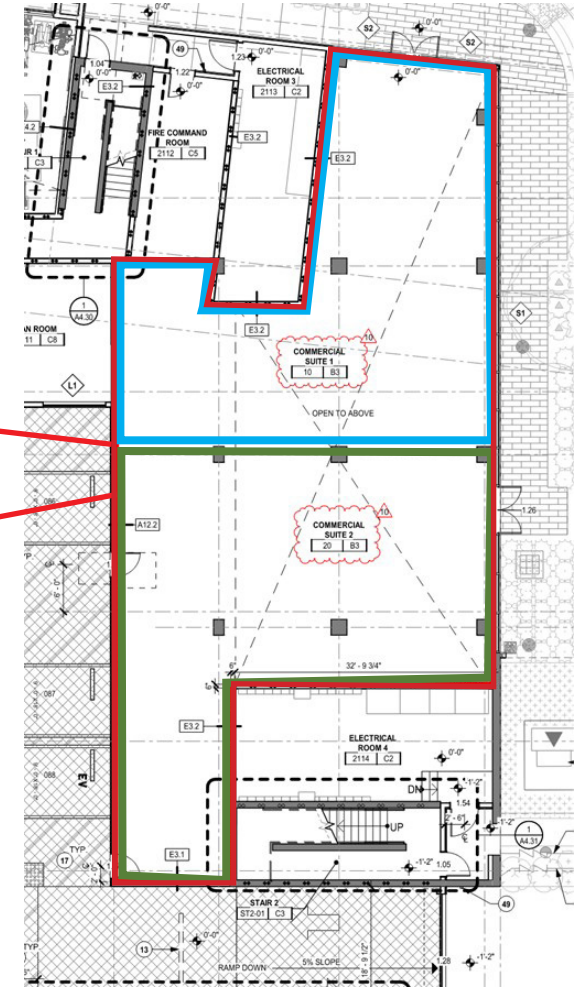
- New Residential Development Above (265 Residential Units)
- Excellent Highway 101 Frontage
- 2,000 Feet from Millbrae Bart
- Reserved Retail Parking



\*Traffic Counts: Sites USA REGIS Online 4/08/26

## DEMISING OPTIONS

SUITE 1	±1,706 SF
SUITE 2	±1,816 SF
SUITES 1&2	±3,522 SF



\*Image Source: SEIDEL ARCHITECTS



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596

**KURT GRUNDMAN**  
(415) 640-8779  
kurt@lockehouse.com  
License #01229064

**CAROLINE LEWIS**  
(208) 484-5654  
clewis@lockehouse.com  
License #02256598

# MARKET AERIAL | 1 Mile Radius



## MILLBRAE SQUARE



		
---	---	---

**SITE**

	
--	---



## FRIENDSHIP PLAZA

		
--	---	---

## BURLINGAME PLAZA



## POPULATION

1 MILE	3 MILES	5 MILES
13,479	86,889	197,726



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,939	32,768	73,477



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$223,306	\$245,600	\$226,023



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.23 M	\$2.44 M	\$2.32 M



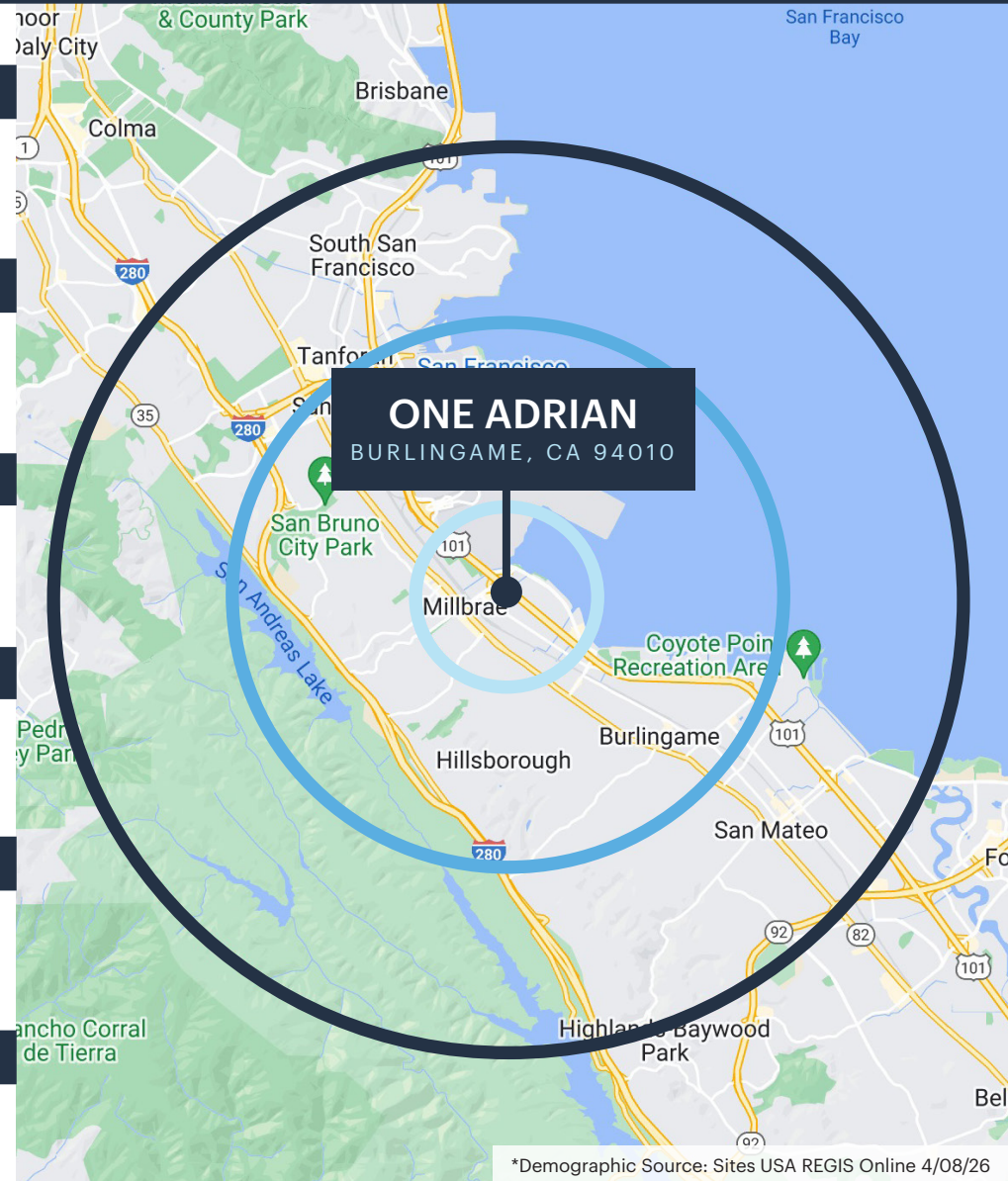
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
55.2%	55.6%	51.5%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$322 M	\$2.22 B	\$4.84 B



\*Demographic Source: Sites USA REGIS Online 4/08/26



## A. PURPOSE

The purpose of the North Rollins Road Mixed-Use Zone (RRMU) is to implement the General Plan Live / Work land use designation by creating and sustaining a new neighborhood of creative live /work units and developments, small scale support commercial businesses, and other employment uses within easy walking distance to the Millbrae multimodal transit station. Long-established industrial uses are permitted to remain as conforming uses, provided they comply with all applicable standards and operational conditions.



## B. PERMITTED USES

The following uses are permitted:

1. Restaurant
2. General Market
3. General
4. Animal Care Services Grooming
5. Banks and Financial Institutions
6. Office Professional
7. Laboratories / Research and Devel
8. Emergency Shelters

## C. CONDITIONAL USES PERMIT

The following activities are permitted with a Land Use Permit:

1. Specialized
2. Commercial Recreation
3. Day Care Centers
4. Office Medical or Dental
5. Class or School Uses
6. Food Processing and Production
7. Personal Storage
8. Warehousing / Logistics
9. Medical Clinics
10. Public Assembly Facilities
11. Religious Assembly

## D. MINOR CONDITIONAL USE PERMIT

The following uses are permitted:

1. Restaurant
2. General Market
3. General
4. Animal Care Services Grooming
5. Banks and Financial Institutions
6. Office Professional
7. Laboratories / Research and Devel
8. Emergency Shelters

## E. TEMPORARY USE PERMIT

The following uses are permitted:

1. Accessory Use
2. Wholesaling
3. Parking



# ONE ADRIAN

BURLINGAME, CA 94010

**KURT GRUNDMAN**

(415) 640-8779

kurt@lockehouse.com

License #01229064

**CAROLINE LEWIS**

(208) 484-5654

clewis@lockehouse.com

License #02256598



# LOCKEHOUSE

2099 Mt. Diablo Boulevard, Suite 206, Walnut Creek, CA 94596

750 N. San Vicente Boulevard, Los Angeles, CA 90069 | 616 E. Cota Street, Santa Barbara, CA 93103

[WWW.LOCKEHOUSE.COM](http://WWW.LOCKEHOUSE.COM)