



One Adrian Court, Burlingame, CA 94010



LOCKEHOUSE

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Walnut Creek, CA 94596

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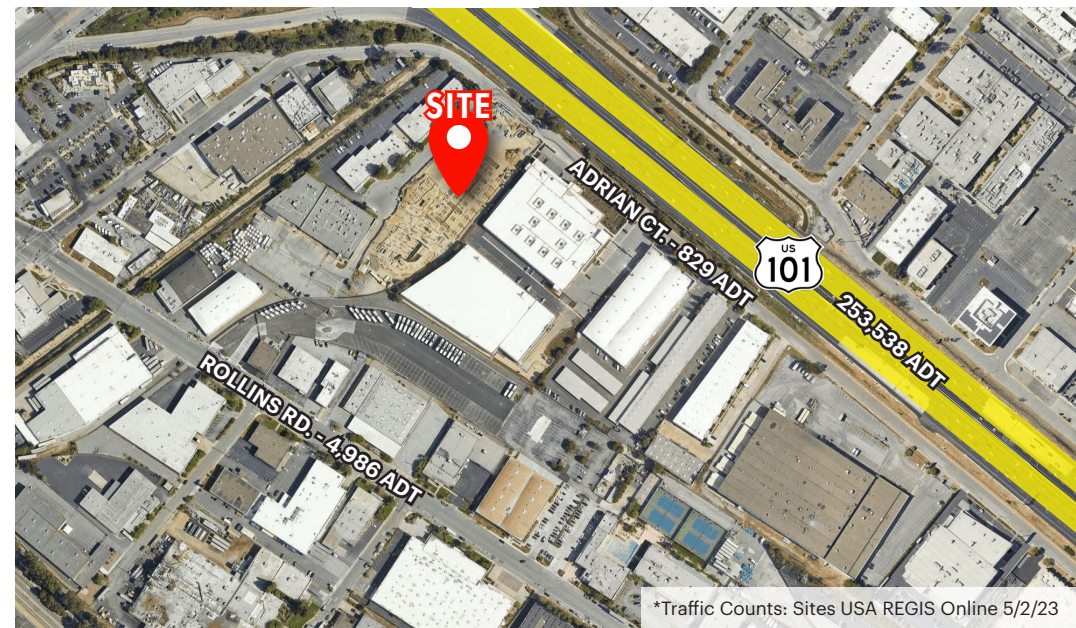


SUMMARY

ADDRESS	1 Adrian Court, Burlingame, CA 94010
COUNTY	San Mateo
SF SIZE	±1,701 - ±3,701
DELIVERY	09/11/2023
RENT	Call Broker
ZONING	North Rollins Mixed-Use Zone

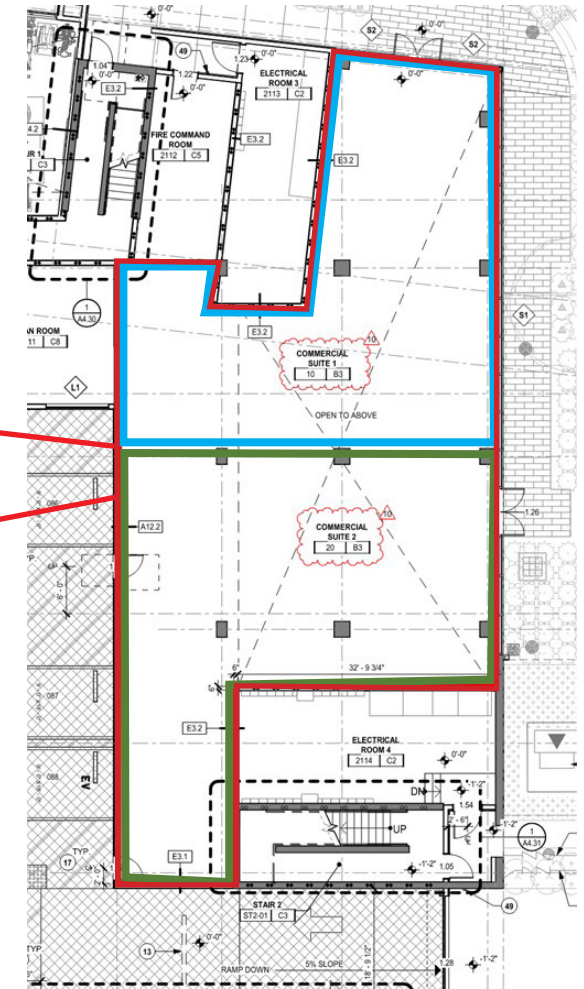
HIGHLIGHTS

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



DEMISING OPTIONS

SUITE 1	1,701 SF
SUITE 2	2,000 SF
SUITES 1&2	3,701 SF



*Image Source: SEIDEL ARCHITECTS



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MARKET AERIAL | 1 Mile Radius



*Traffic Counts Source: Sites USA REGIS Online 05/09/2025



POPULATION

1 MILE	3 MILES	5 MILES
11,173	82,915	192,722



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,218	31,614	72,350



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$211,048	\$244,258	\$226,039



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.13 M	\$2.43 M	\$2.3 M



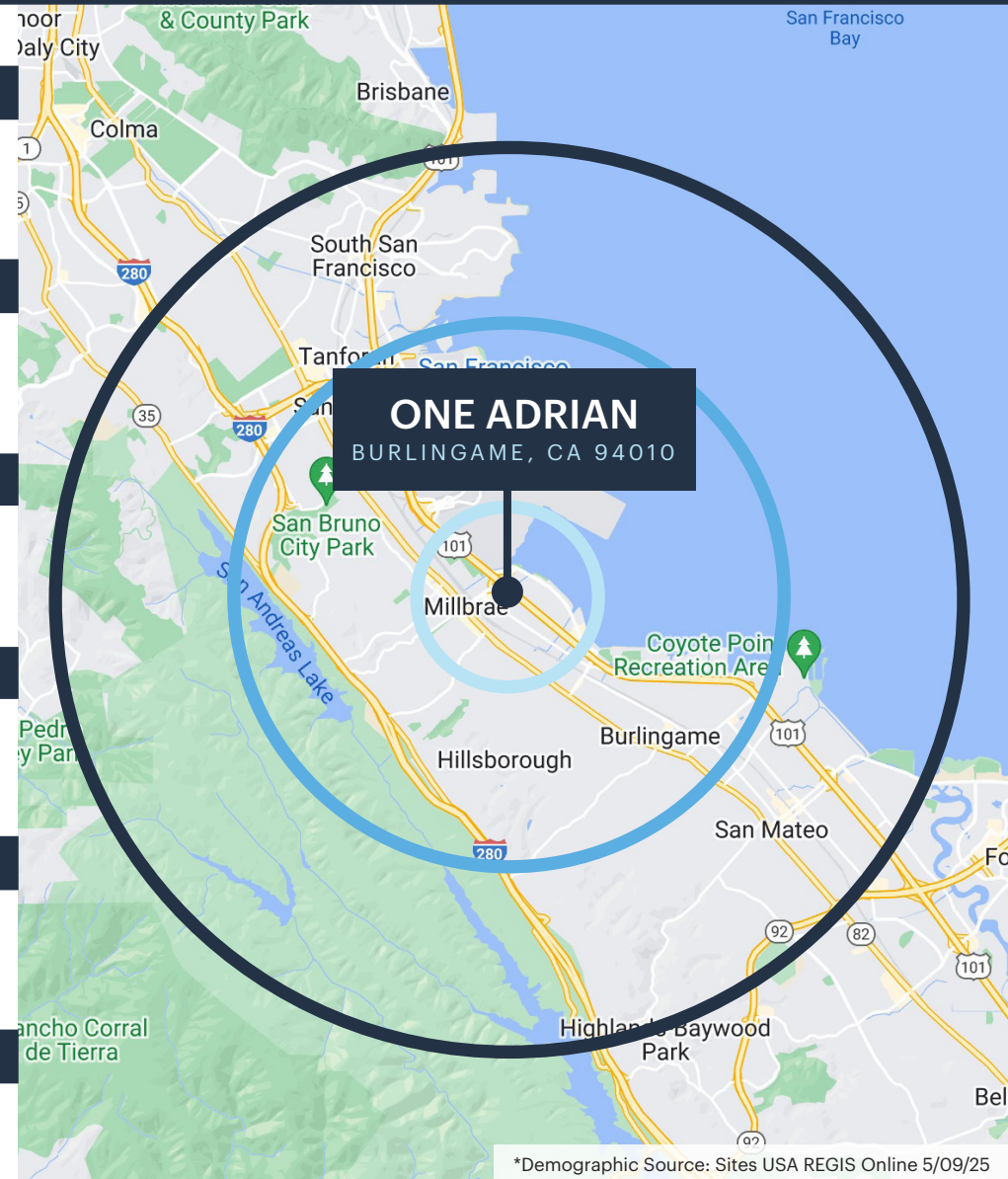
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
57.0%	56.0%	52.0%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$263.35 M	\$2.10 B	\$4.70 B



*Demographic Source: Sites USA REGIS Online 5/09/25



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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

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