

AVALON CROSSING

1050 Admiral Court, San Bruno, CA 94066

FOR LEASE | ±1,800 SF



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Built in 2010, Avalon Crossing is a 12,350 sq ft neighborhood center in the heart of San Bruno. With strong tenants such as Jack's Restaurant & Bar, Patelco Credit Union, and European Wax Center; the property drives strong daily traffic and visibility. Avalon Crossing sits directly across from the planned 44-acre mixed-use redevelopment of the former Shops at Tanforan site. With proximity to BART, Caltrain, and major highways; the surrounding area boasts dense demographics and strong traffic, making this site a strategic long-term investment.

AVALON CROSSING





POPULATION

.5 MILE	1 MILES	3 MILES
4,906	19,179	131,103



Next to Tanforan Mall & the new redevelopment mixed-use building



DAYTIME POPULATION

.5 MILE	1 MILES	3 MILES
4,233	13,557	62,028



Daily Riders
3,168 Passengers



EST. AVERAGE HH INCOME

.5 MILE	1 MILES	3 MILES
\$172,552	\$177,076	\$188,453



San Francisco
30 Minutes

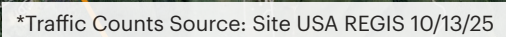


EST. AVERAGE HH NET WORTH

.5 MILE	1 MILES	3 MILES
\$1.61 M	\$1.83 M	\$2.1 M

*Demographics Source: Sites USA REGIS Online 10/06/25









TENANT INDEX		
A	JACK'S SAN BRUNO	±5,400 SF
C	AVAILABLE	±1,800 SF
D	MATHNASIUM LEARNING CENTER	±1,100 SF
E	EUROPEAN WAX CENTER	±1,300 SF
F	PATELCO CREDIT UNION	±2,750 SF

225 AMPS
HVAC 5-TON UNIT, 2010

