

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 location.

AVALON CROSSING



PROPERTY INFORMATION

ADDRESS	1050 Admiral Court, San Bruno, CA 94066
CO-TENANTS	Jack’s Restaurant & Bar, Patelco Credit Union, Mathnasium and European Wax Center
LOCATION	Directly across from the planned 44-acre redevelopment of the former Shops at Tanforan, with convenient access to BART, Caltrain and major highways.
NOTES	Prohibited Uses: Restaurants, cafés or any purveyor of food/drink; barbershops, hair salons and hair removal services; credit unions; massage businesses; office uses (accountant, attorney, architect, insurance agent, real estate agent); childcare; tattoo parlors; veterinary clinics

HIGHLIGHTS

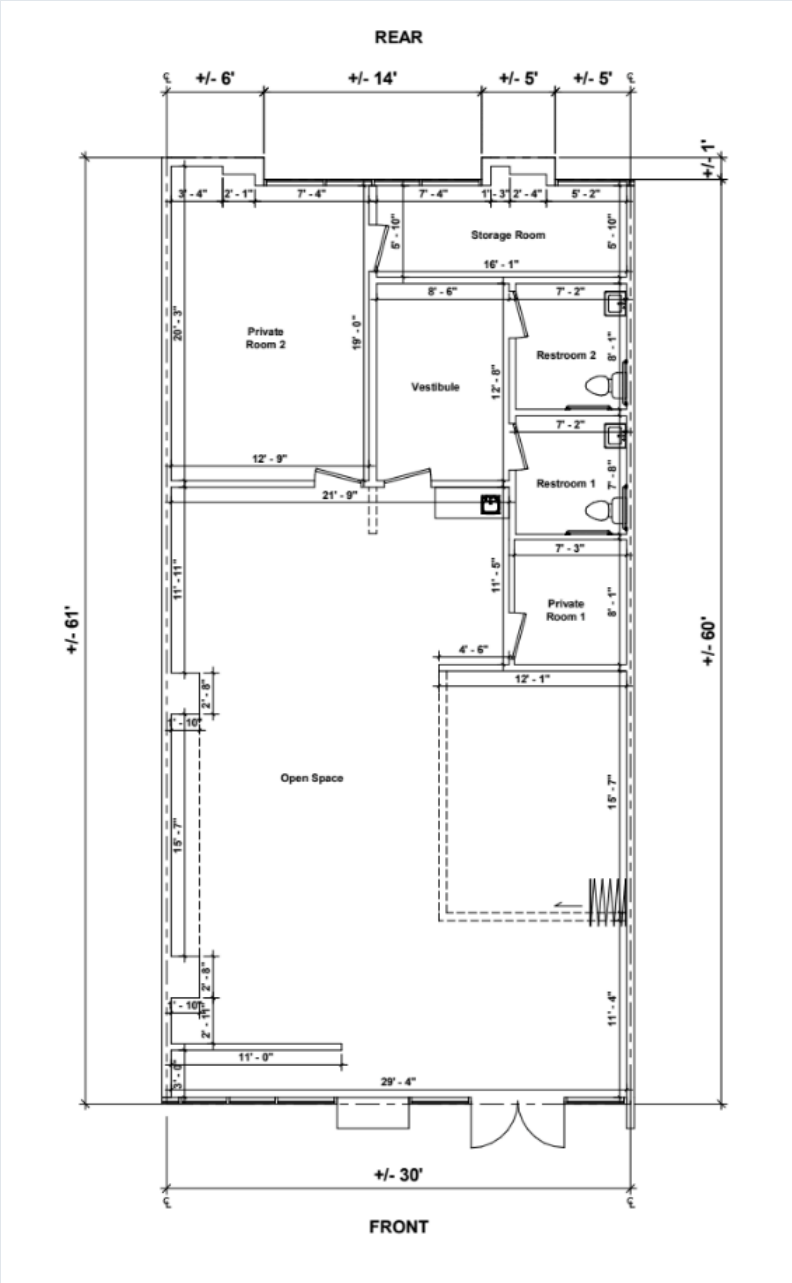
- ±1,800 SF | \$57.00 PSF Annually | NNN: \$26.88 PSF/Year (CAM: \$16.69 | Insurance: \$1.62 | Taxes: \$8.57)
- Dimensions: Approximately 30’ Wide x 60’ Deep
- Electrical: 225 amps, 120/208V | HVAC: 5-ton unit (2010)
- Ceiling Heights: 10’3” to ceiling grid, 12’ to joist, 15’ to bottom of deck
- Water Meter: 1.5” | Restrooms: Two | Fully sprinklered | No gas service

**All information is subject to independent verification. Prospective tenants should conduct their own field verification.*



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

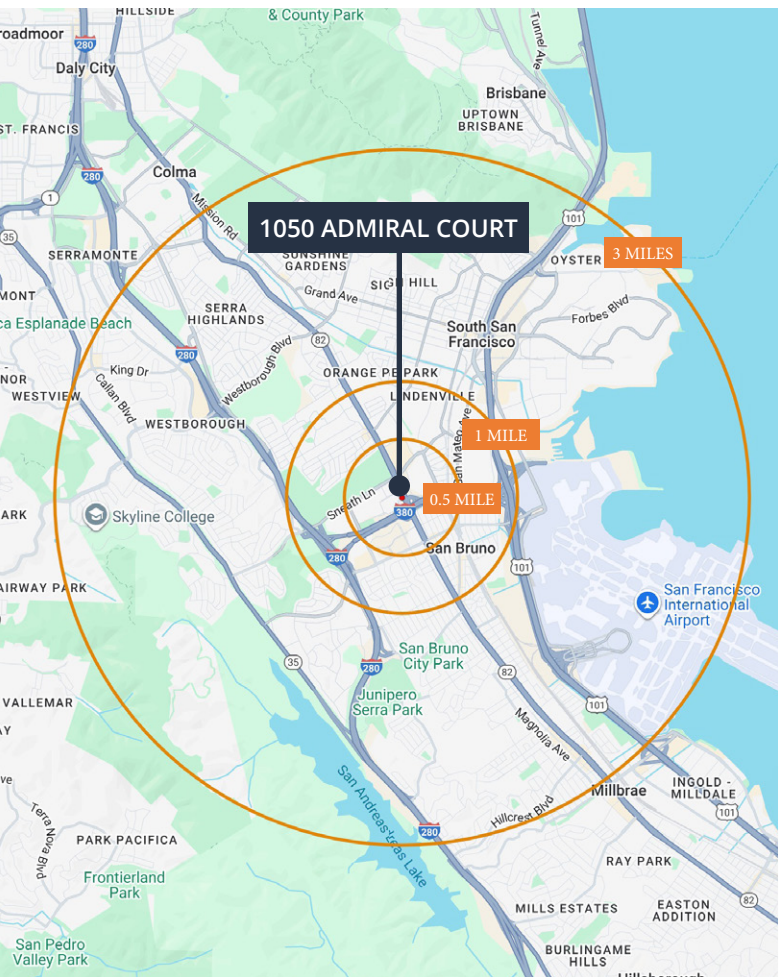
225 AMPS
HVAC 5-TON UNIT, 2010







*Traffic Counts Source: Sites USA REGIS 09/24/26



POPULATION

0.5 MILE	1 MILE	3 MILES
4,885	18,836	134,265



DAYTIME POPULATION

0.5 MILE	1 MILE	3 MILES
5,974	18,871	103,202



EST. AVERAGE HH INCOME

0.5 MILE	1 MILE	3 MILES
\$169,250	\$190,736	\$199,211



EST. AVERAGE HH NET WORTH

0.5 MILE	1 MILE	3 MILES
\$1.18 M	\$1.81 M	\$2.01 M

**Demographics Source: Sites USA REGIS Online 09/24/26*



Next to Shop at Tanforan and the new redevelopment mixed-use building



San Bruno BART Station
Daily Riders
3,168 Passengers



San Francisco
30 Minutes

