



SOUTH CITY
STATION
RETAIL



CHROMATA
RETAIL

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SUMMARY

ADDRESS	101 McLellan Dr., South San Francisco, CA
COUNTY	San Mateo County
TRAFFIC COUNTS	El Camino Real - 22,892 ADT McLellan Dr. - 6,274 ADT
AVAILABLE	863 SF, Former Dry Cleaner 3,931 SF, Former Bank
RENT	Call to Inquire

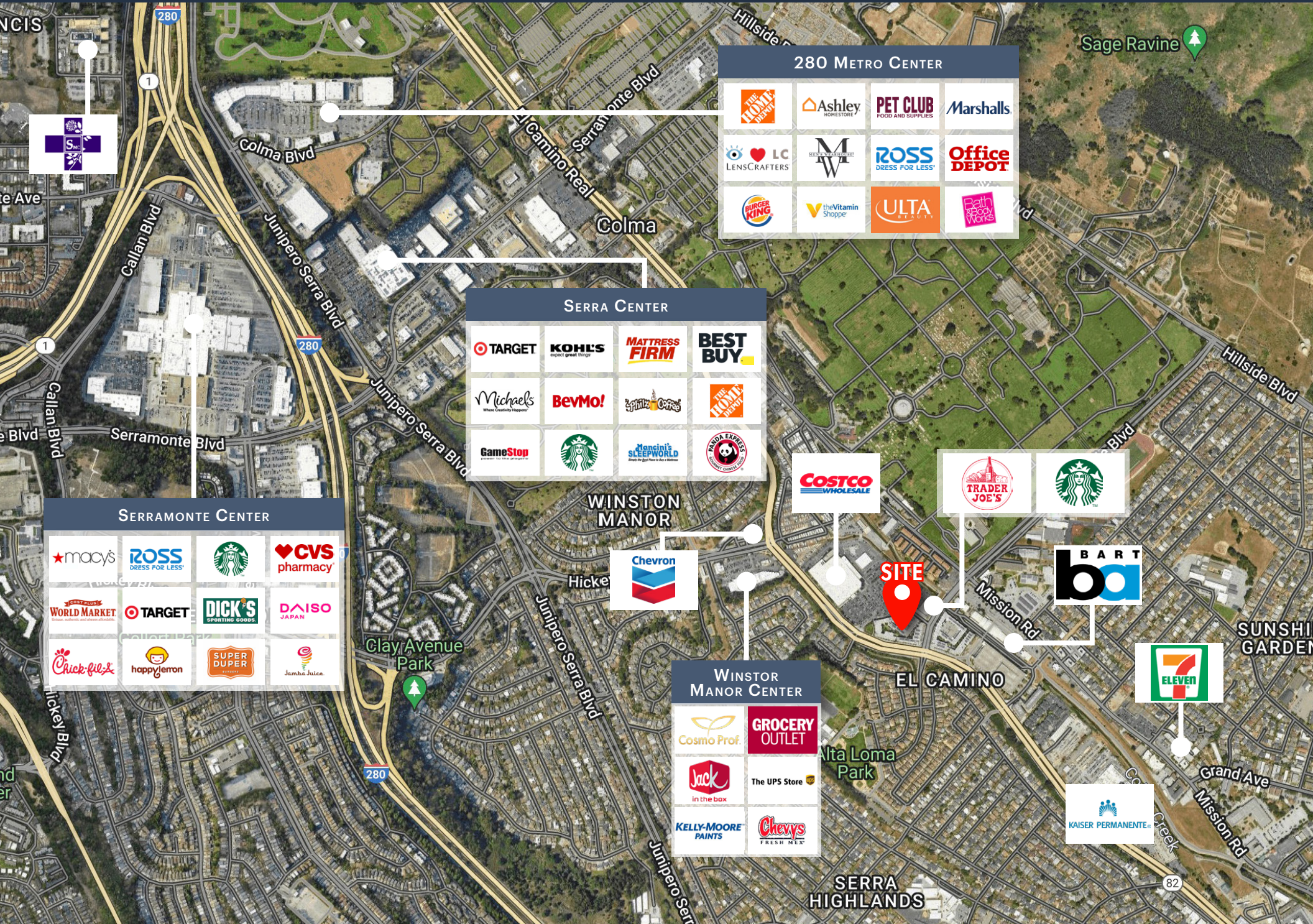
HIGHLIGHTS

- Turn Key Bank Available Now
- Retail space on ground floor of high-end apartment complex – residential units are 96% occupied
- Sought-after co-tenants including Trader Joe's and Starbucks
- Transit-oriented neighborhood – property is walkable, drivable, BARTable and bikeable!
- Second-generation space with exquisite curb appeal and desirable visibility
- Plentiful parking options with street parking and retail garage space
- Neighboring businesses include: Costco, Kaiser and Grocery Outlet





MARKET AERIAL



280 METRO CENTER

SERRA CENTER

SERRAMONTE CENTER

WINSTOR MANOR CENTER

Winston Manor

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BART

7-Eleven

Kaiser Permanente

SITE

EL CAMINO

SERRA HIGHLANDS

Sage Ravine

Clay Avenue Park

Alta Loma Park



POPULATION

1 MILE	3 MILES	5 MILES
22,160	183,527	393,254



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,184	61,543	130,450



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$170,483	\$175,806	\$178,805



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.09 M	\$1.9 M	\$1.94 M



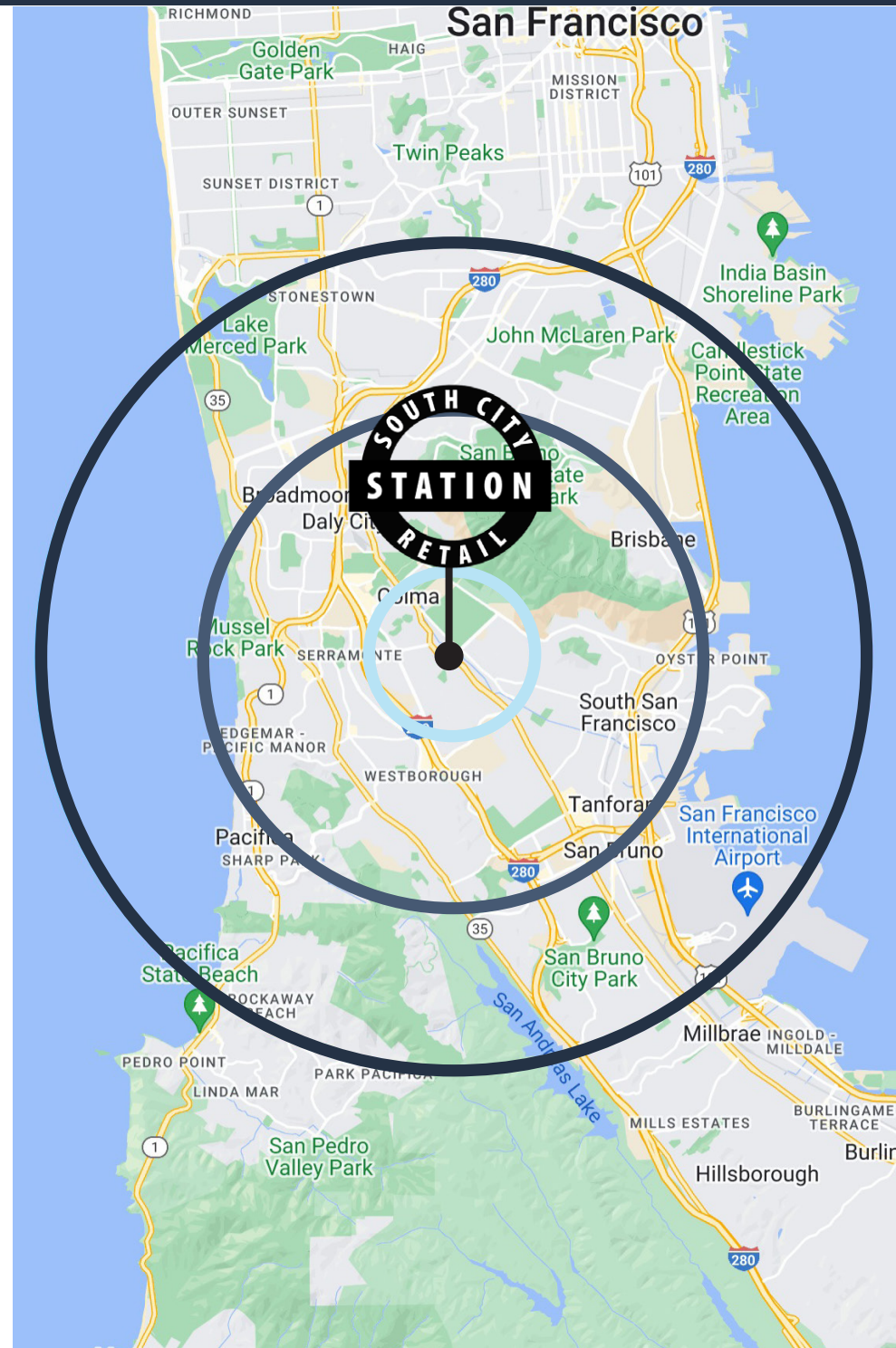
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
43.3%	41.9%	42.3%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$519.11 M	\$3.92 B	\$8.18 B



*Demographic Source: Sites USA REGIS Online 5/1/25



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