

FOR SALE

**±3,224 SF OFFICE CONDO**



1435 HUNTINGTON

**1435 HUNTINGTON AVE, SUITE 100**

*SOUTH SAN FRANCISCO*



# PROPERTY HIGHLIGHTS

Tanforan Professional Center is a modern, three-story multi-tenant condominium property ideally located just a short walk from both the San Bruno BART and Caltrain stations, offering seamless connectivity throughout the Bay Area. Situated in a rapidly transforming neighborhood, the property is steps from The Shops at Tanforan, soon to be redeveloped into a dynamic mixed-use destination featuring a cutting-edge life sciences campus, new housing, and vibrant retail. Directly across from the property, a planned residential community will bring 338 new units—further energizing the area and enhancing the appeal of this prime location for businesses and investors alike.

Address:	1435 Huntington Ave, South San Francisco
Building Size:	80,000 SF
Space Available:	3,224 SF (Per County Records)
APN:	102-310-130
Year Built:	1985
Zoning:	Community Commercial (CC)
Parking:	11 Dedicated Stalls
Other:	Sprinklered, New HVAC, Separately Metered, 2 Entrances to the Suite, and HOA approx. \$1,800/Mo (Includes Water & Trash).
Pricing:	Please Contact Broker

*\* Seller Shall Have the Right to Lease Back 500-700 SF of the Premises.*





# FLOOR PLAN

Suite 100:  $\pm 3,224$  SF (*Per County Records*)

238 SF Reception Area

1 Large Conference Room

1 Small Conference Room

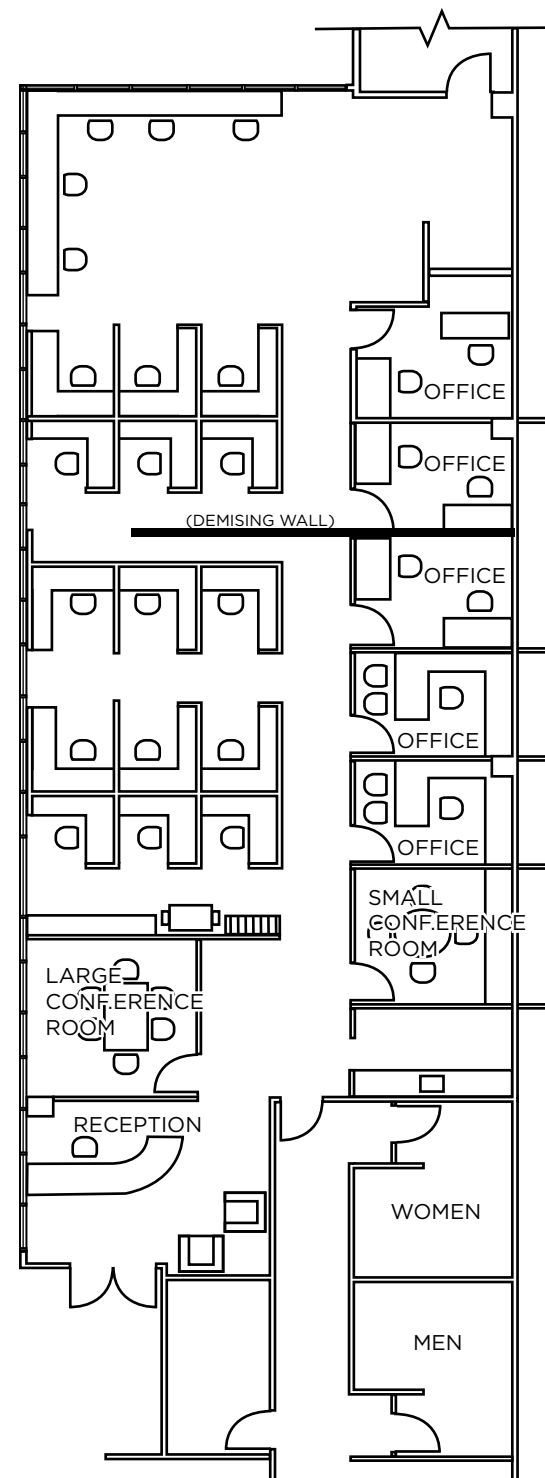
5 Private Offices

Open Office Area

2 Entrances

Demising Wall

Cubes are Approx. 6.5' x 6'









1. Staples
2. San Bruno Towne Center
  - Lowe's
  - Lucky Supermarkets
  - US Bank
  - Red Lobster
  - AT&T
  - BevMo
  - Best Buy
  - Marshall's
  - La Salsa
  - Postal Annex
  - US Bank
  - Burger King
  - Starbucks Coffee
3. The Shops at Tanforan
  - Century Theaters
  - Shopping Mall
4. Jack's Restaurant & Bar
5. BJ's Restaurant & Brewhouse
6. Chili's Grill & Bar
7. Big 5 Sporting Goods
8. Mollie Stone's Markets
9. Courtyard San Francisco Airport
10. Safeway
11. Little Lucca
12. Costco Wholesale
13. Dumpling Era
14. Toto's Pizzeria & Restaurant
15. Sofra Grill
16. See's Candies
17. Peet's Coffee
18. CVS
19. Dunkin'

# AREA AMENITIES

# CONTACT INFORMATION

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