

FOR SALE | OWNER-USER OPPORTUNITY

Sterling Place Retail Condo Units

889 MCLELLAN DRIVE

South San Francisco, CA 94080

PRESENTED BY:

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CLASS "A" NEW CONSTRUCTION RETAIL UNITS



PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE UNITS:	Five (5) Ground Floor Retail Condo Units
AVAILABLE SIZES (SF):	±848 to ±1,293 SF
PROJECTED COMPLETION:	2025
ZONING:	T5C
CONDITION:	Shell condition (with HVAC)
PARKING:	10 total on-site with street parking

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STERLING PLACE RETAIL CONDOS | 889 McLellan Drive South San Francisco, CA 94080

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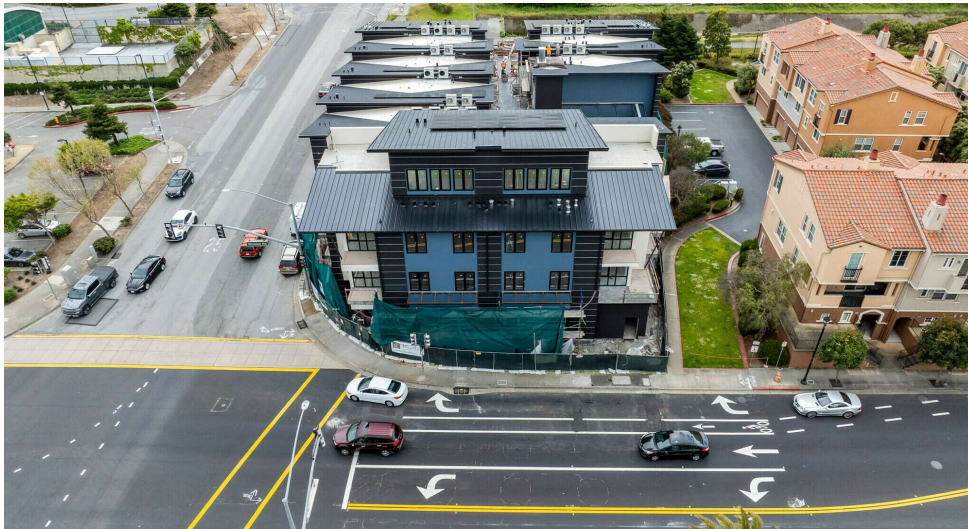
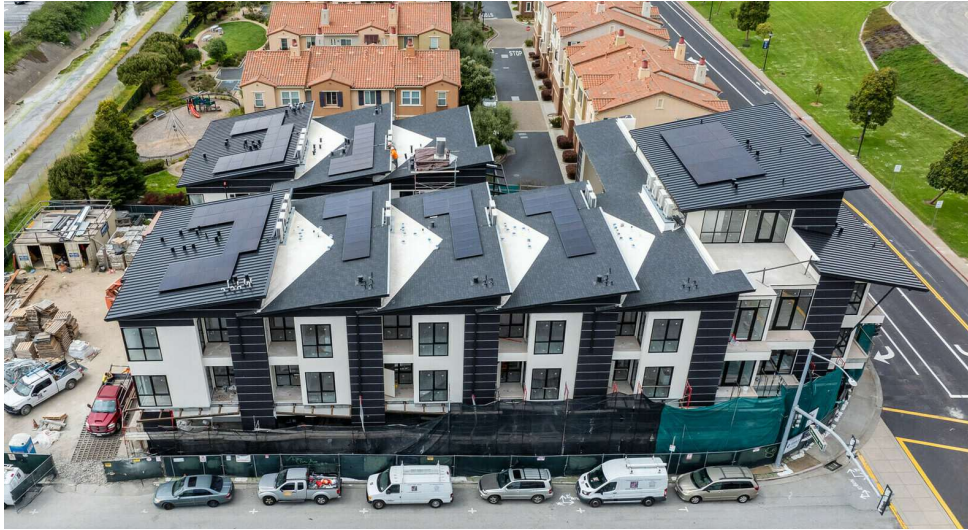
PROPERTY OVERVIEW

SVN | Capital West Partners is proud to present an exceptional opportunity to purchase five retail condominium units located on the ground floor of Sterling Place, a newly constructed luxury mixed-use development. Ideally positioned across from the South San Francisco BART Station, the property offers unparalleled accessibility and visibility. It's just a short walk to national retailers such as Costco, Trader Joe's, and Starbucks, with El Camino High School situated directly across the street, enhancing daily foot traffic. Restaurant use is permitted (with Type 1 ventilation hood and access to grease interceptor).

PROPERTY HIGHLIGHTS

- Excellent owner-user opportunity
- Various sizes available between ±848 to ±1,293 SF
- Strong demographics within the trade area
- Located directly below 20 newly constructed luxury residential condos
- Adjacent to BART, Costco, Trader Joe's, and El Camino High School

ADDITIONAL PHOTOS



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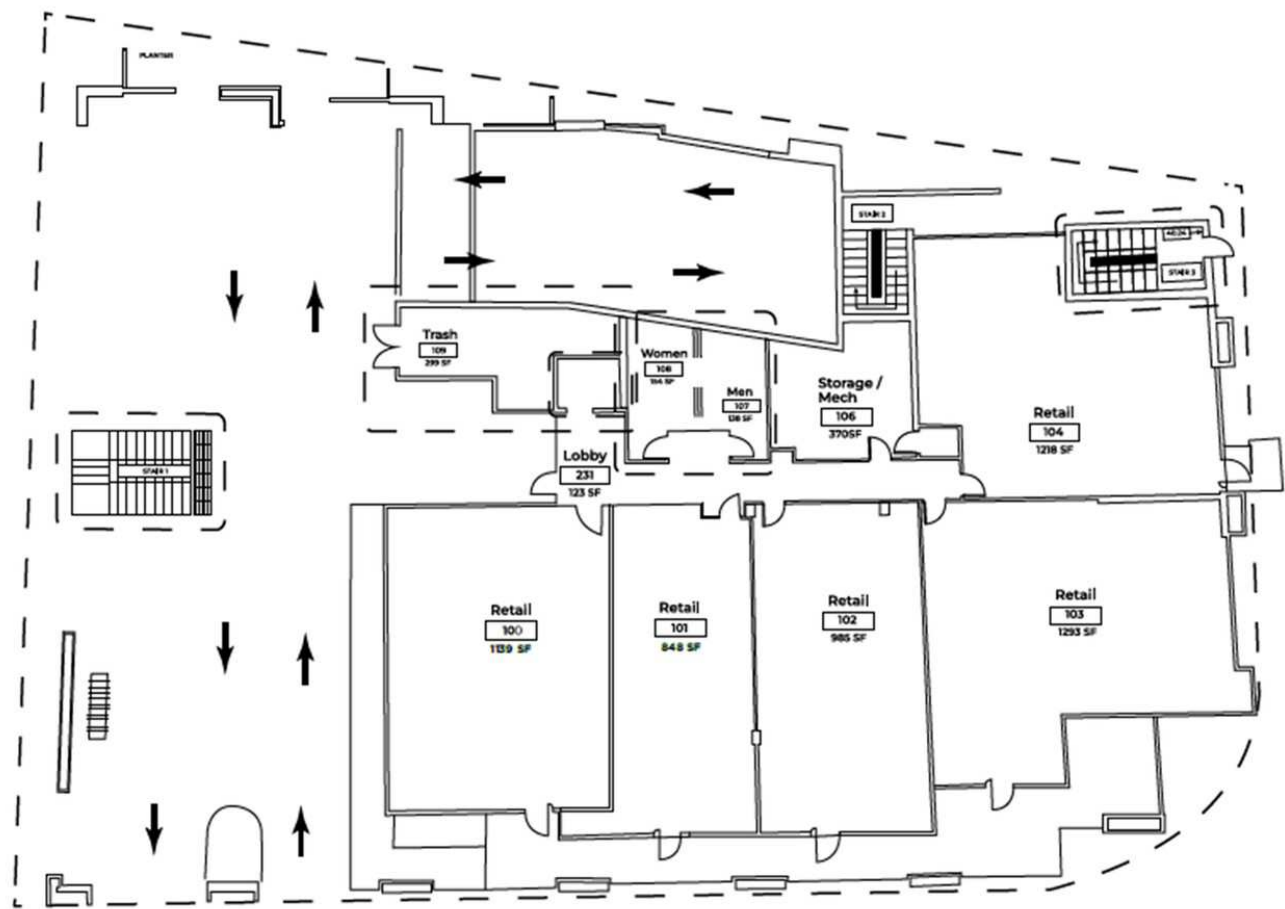
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FLOOR PLAN & PRICING



Unit	Size (SF)	Sale Price
100	±1,139	\$1,139,000
101	±848	\$848,000
102	±985	\$985,000
103	±1,293	\$1,293,000
104	±1,216	\$1,216,000

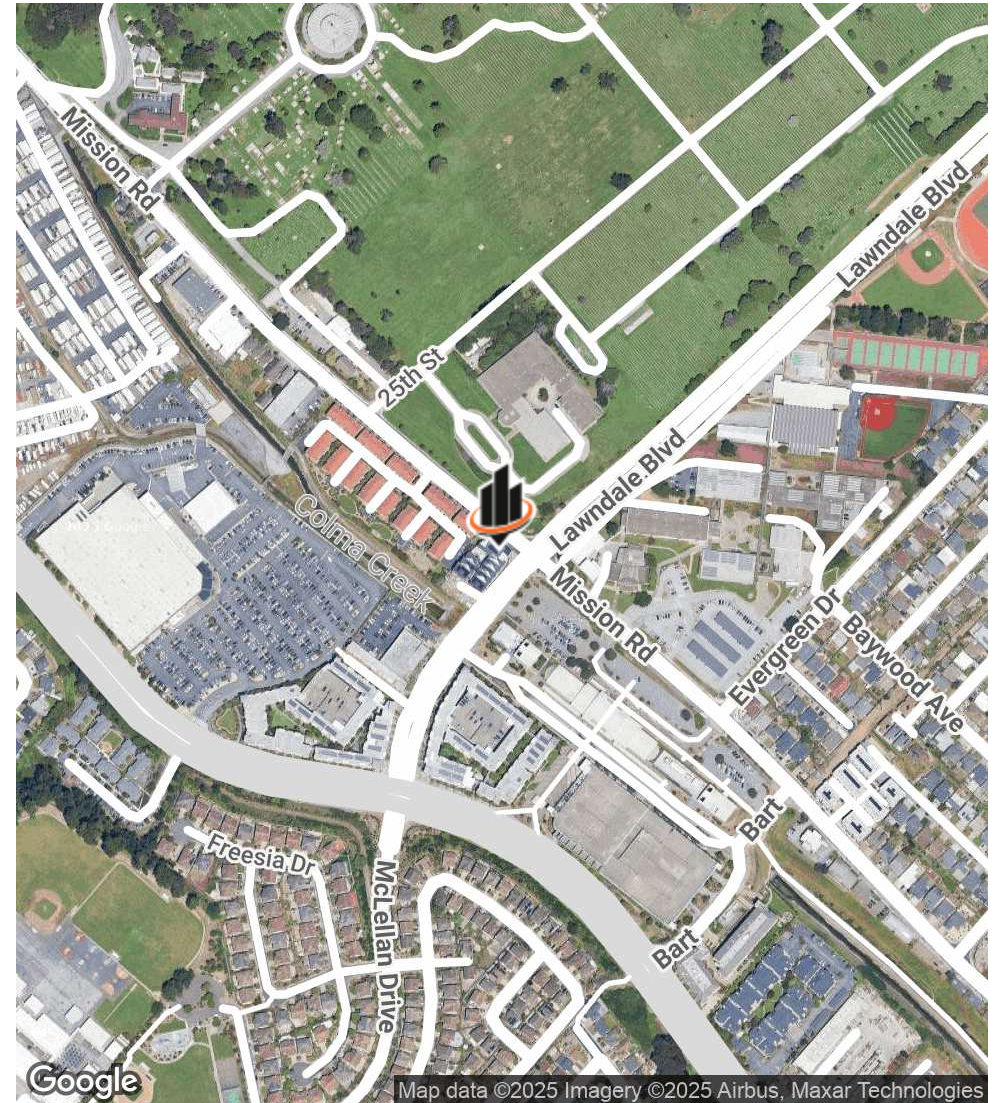
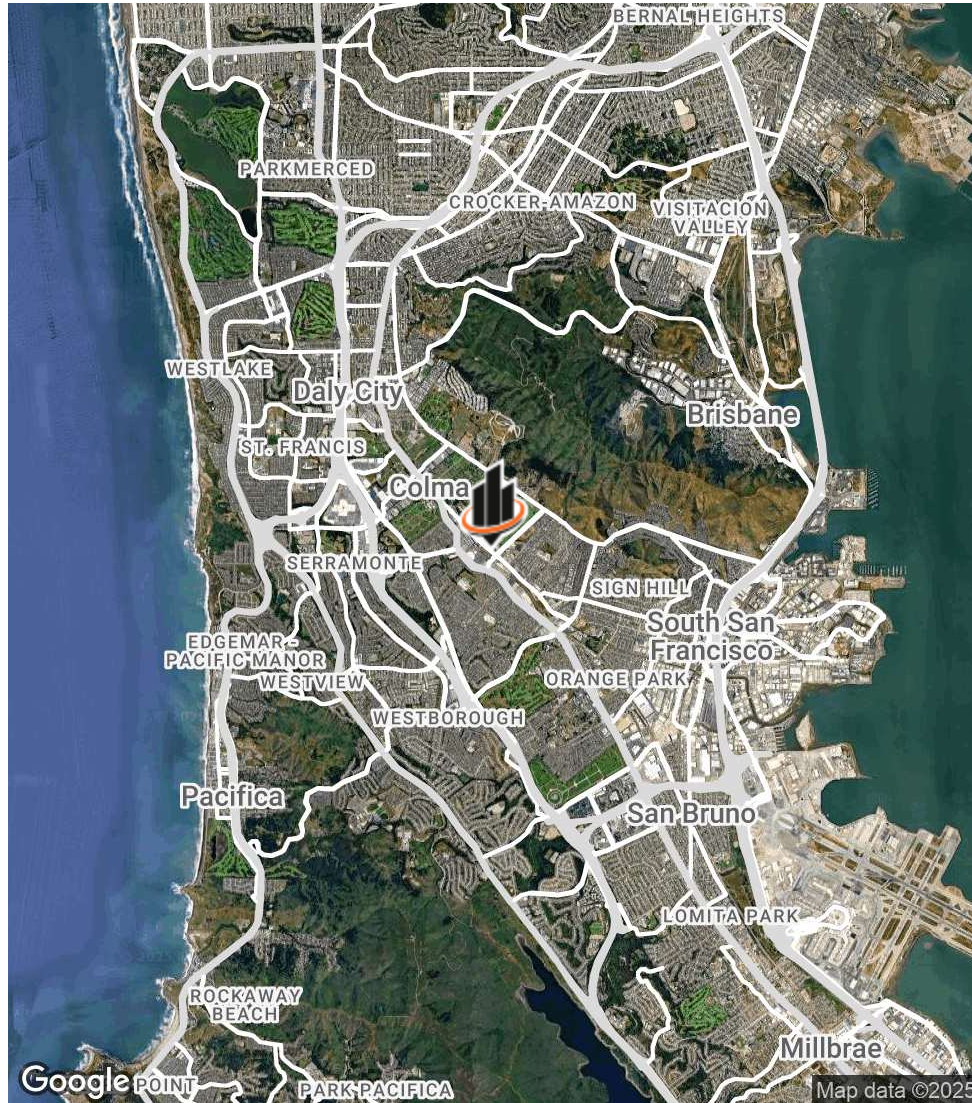


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LOCATION MAP



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AREA MAP



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DEMOGRAPHICS 3-MILE RADIUS

