

# PRIME MILLBRAE LOCATION CLOSE TO DOWNTOWN FOR POTENTIAL DEVELOPMENT\*

(\*please check with City of Millbrae for rules and other information)



## 1301 Broadway, Millbrae 11-unit office buiding

### Property Highlights

- Great downtown location; close to retail district
- 35+/- parking spaces and city parking available
- Wide arrange of demographics and high traffic counts
- High visibility near busy grocery stores and other high traffic retail stores
- Located a block from El Camino Real with easy access to Hwy 101 and SFO



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## PROPERTY PROFILE

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11-unit professional office building

Millbrae zoning: legal, insurance, real estate, business

Parking: 35+/- parking spaces

Building size: 7,609sf +/- (appraisal)

Lot size: 32,143sf +/- (county assessor's office)

29,263sf +/- (appraisal)

BUYERS MAY WANT TO VERIFY BUILDING SQUARE FOOTAGE & LOT SIZE WITH A PROFESSIONAL SURVEYOR

APN: 021-276-330



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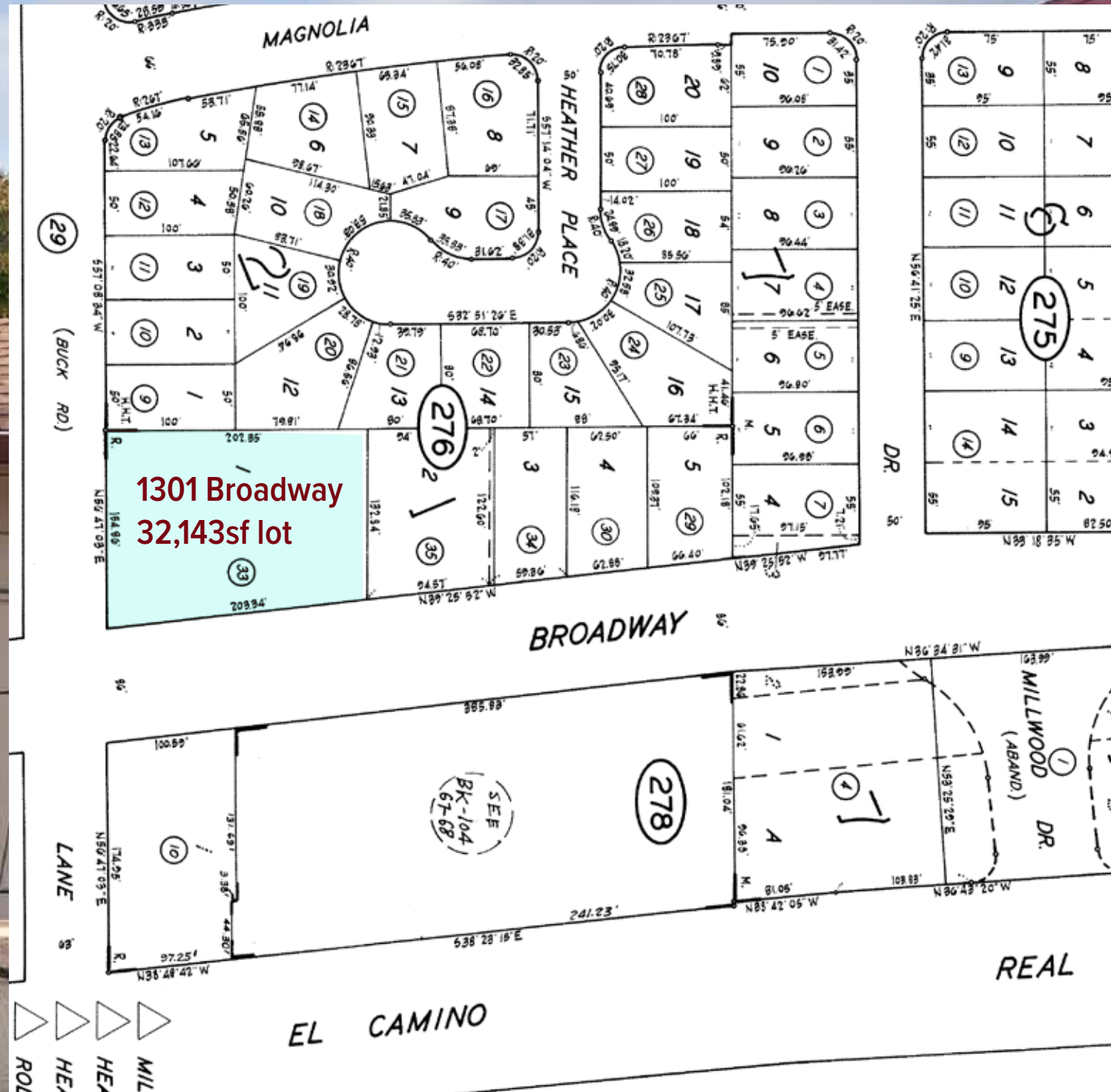


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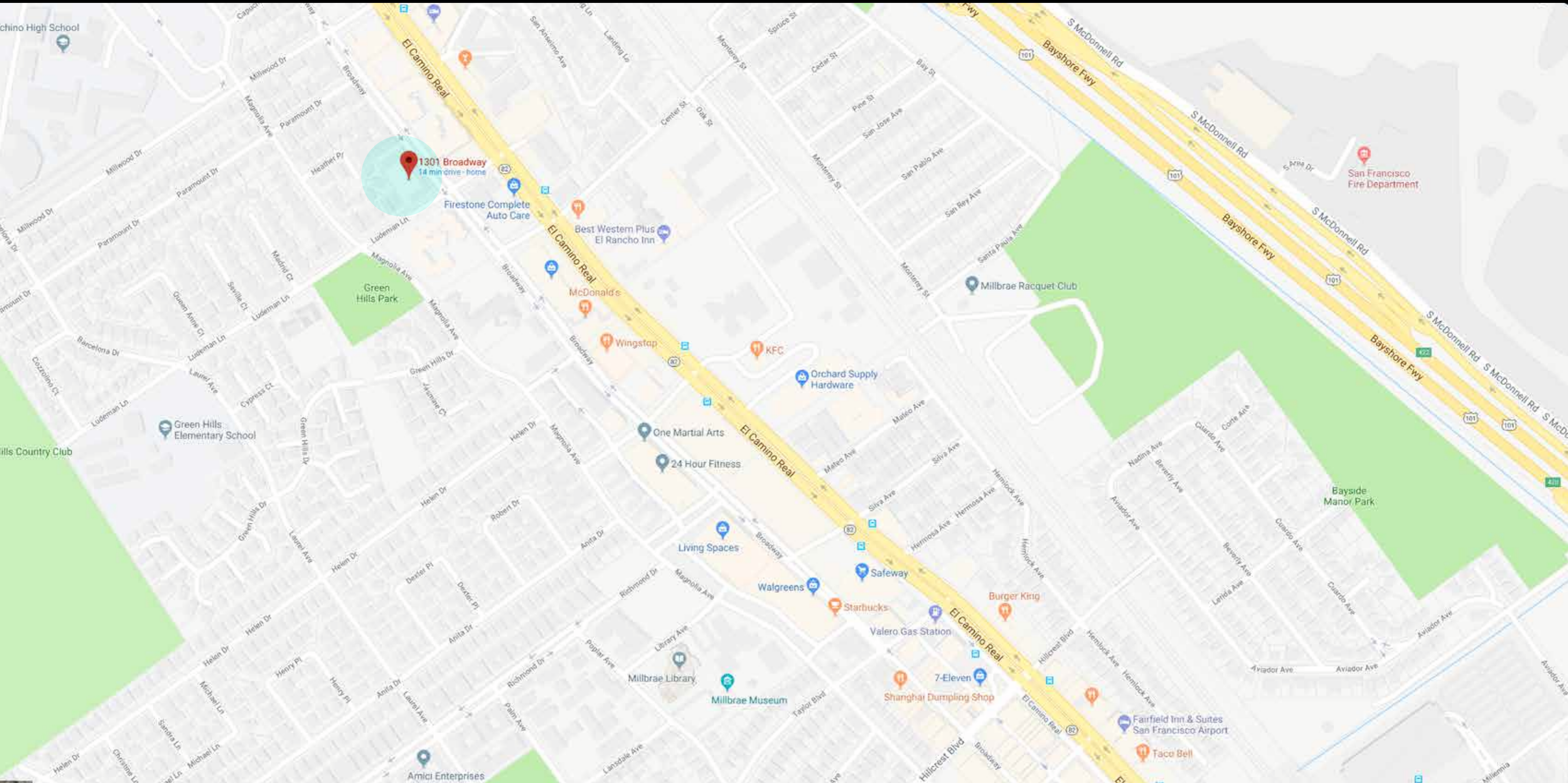
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## Demographics

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	17,948	77,998	206,868
Households	6,573	29,735	75,474
Families	4,567	19,835	50,868
Average Household Size	2.67	2.59	2.71
Owner Occupied Housing Units <sup>3</sup>	,302	17,355	43,992
Renter Occupied Housing Units <sup>3</sup>	,271	12,380	31,482
Median Age	42.5	41.1	40.0
<b>2012 Summary</b>			
Population	18,370	79,515	209,066
Households	6,727	30,364	76,341
Families	4,634	20,032	50,989
Average Household Size	2.67	2.59	2.71
Owner Occupied Housing Units <sup>3</sup>	,263	17,169	43,188
Renter Occupied Housing Units <sup>3</sup>	,465	13,195	33,154
Median Age	42.9	41.4	40.3
Median Household Income	\$65,504	\$74,890	\$74,586
Average Household Income	\$86,425	\$99,572	\$98,065
<b>2017 Summary</b>			
Population	19,327	83,141	216,243
Households	7,072	31,776	78,958
Families	4,904	21,056	53,044
Average Household Size	2.68	2.59	2.71
Owner Occupied Housing Units <sup>3</sup>	,500	18,266	45,406
Renter Occupied Housing Units <sup>3</sup>	,572	13,510	33,552
Median Age	43.4	41.8	40.6
Median Household Income	\$77,723	\$84,664	\$84,432
Average Household Income	\$99,806	\$116,035	\$113,937
<b>Trends: 2012-2017 Annual Rate</b>			
Population <sup>1</sup>	.02%	0.90%	0.68%
Households	1.00%	0.91%	0.68%
Families	1.14%	1.00%	0.79%
Owner Households	1.41%	1.25%	1.01%
Median Household Income	3.48%	2.48%	2.51%
<b>Data for all businesses in area</b>			
Total Businesses:	1,347	6,587	14,678
Total Employees:	7,437	46,953	95,651
Total Residential Population:	18,370	79,515	209,066
Employee/Residential Population Ratio:	0.40	0.59	0.46

## Demographics

2012 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	589	8.8%	2,078	6.8%	5,241	6.9%
\$15,000 - \$24,999	555	8.3% <sup>2</sup>	,062	6.8%	5,071	6.6%
\$25,000 - \$34,999	503	7.5%	2,096	6.9%	5,355	7.0%
\$35,000 - \$49,999	811	12.1%	3,622	11.9%	8,769	11.5%
\$50,000 - \$74,999	1,285	19.1%	5,341	17.6%	13,896	18.2%
\$75,000 - \$99,999	922	13.7% <sup>4</sup>	,063	13.4%	10,335 <sup>1</sup>	3.5%
\$100,000 - \$149,999	1,106	16.4%	5,306	17.5%	13,827	18.1%
\$150,000 - \$199,000	540	8.0%	2,586	8.5%	6,399	8.4%
\$200,000+	417	6.2%	3,211	10.6%	7,447	9.8%
Median Household Income	\$65,504		\$74,890		\$74,586	
Average Household Income	\$86,425		\$99,572		\$98,065	
Per Capita Income	\$32,470		\$38,412		\$36,212	
<b>2012 Population by Age</b>						
Age 0 - 4	968	5.3% <sup>4</sup>	,674	5.9%	12,511	6.0%
Age 5 - 99	385	.1% <sup>4</sup>	,707	5.9%	12,305	5.9%
Age 10 - 14	1,032 <sup>5</sup>	.6% <sup>4</sup>	,508	5.7%	11,827	5.7%
Age 15 - 19	1,179	6.4%	4,368	5.5%	11,609	5.6%
Age 20 - 24	968	5.3% <sup>4</sup>	,111	5.2%	11,807	5.6%
Age 25 - 34 <sup>2</sup>	,189	11.9%	10,357	13.0%	29,382	14.1%
Age 35 - 44	2,473	13.5%	11,249	14.1%	29,590	14.2%
Age 45 - 54	3,039	16.5%	12,660	15.9%	31,628	15.1%
Age 55 - 64	2,331	12.7%	10,298	13.0%	27,140	13.0%
Age 65 - 74	1,412	7.7%	6,165	7.8%	15,876	7.6%
Age 75 - 84	1,061	5.8%	4,062	5.1%	9,940	4.8%
Age 85+	781	4.3% <sup>2</sup>	,355	3.0% <sup>5</sup>	,453	2.6%
<b>2012 Race and Ethnicity</b>						
White Alone	8,364	45.5%	43,156	54.3%	103,330	49.4%
Black Alone	2351	.3% <sup>1</sup>	,203	1.5%	4,593	2.2%
American Indian Alone	52	0.3% <sup>3</sup>	28	0.4%	1,163	0.6%
Asian Alone	7,222	39.3%	22,599	28.4%	60,500	28.9%
Pacific Islander Alone	3351	.8% <sup>1</sup>	,467	1.8%	3,584	1.7%
Some Other Race Alone	1,240	6.8%	6,420	8.1%	23,700	11.3%
Two or More Races	922	5.0%	4,342	5.5%	12,197	5.8%
Hispanic Origin (Any Race) <sup>3</sup>	,343	18.2%	16,465	20.7%	53,980	25.8%

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