



805 California Drive

Burlingame, California



PROPERTY OVERVIEW

OFFICE / MEDICAL / RETAIL
AVAILABLE FOR LEASE

HIGHLIGHTS

- \pm 1,600 SF
- Open Office / Retail Floor Plan
- Prominent Signage Opportunities
- High Ceilings w/ Ample Natural Light
- 3 Phase 250 AMP Power
- Sprinklered
- Energy Efficient: Individual Water Meter and Solar Power Providing Lower Utility Expenses for Tenant
- High Daily Traffic and Visibility
- 2 Storage Rooms (1 w/ Floor Drains)
- ADA Restroom and Kitchenette
- Ample Free Parking

ASKING

- \$3.50 PSF NNN (Year 1)
- \$4.25 PSF NNN (Year 2)

ZONING

COMMERCIAL MIXED-USE ZONING (CMU) Allows for a variety of uses including:

- General Office
- Medical / Dental Office
- Professional Services
- Restaurants
- General Retail

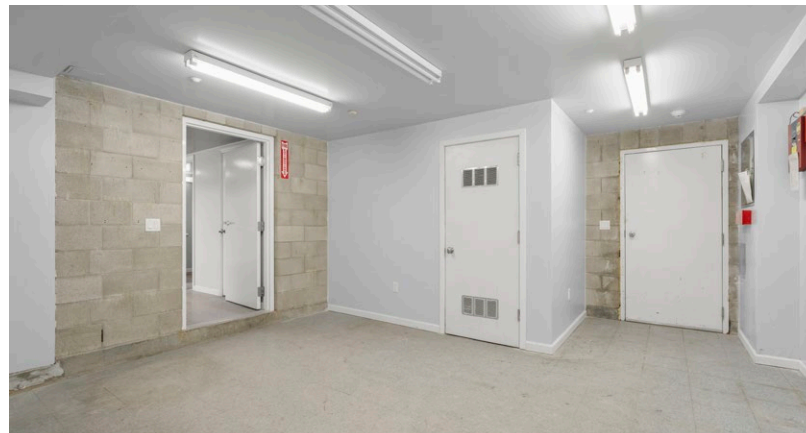
LEASE OPPORTUNITY → ±1,600 SF OFFICE / MEDICAL / RETAIL

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RENDERING



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CONTACT US

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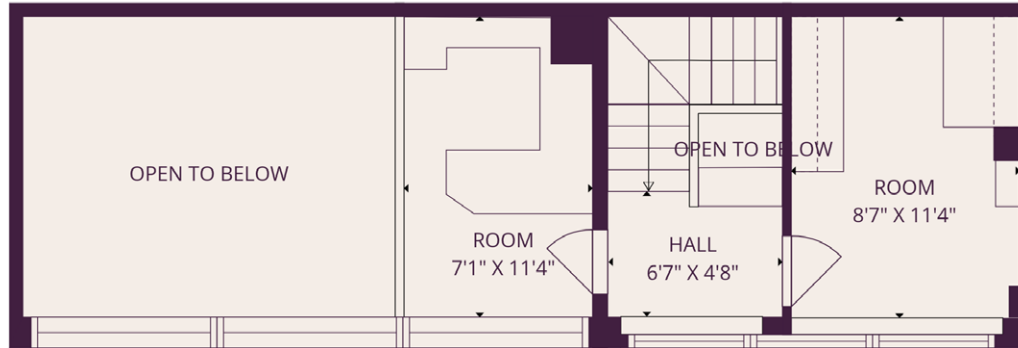
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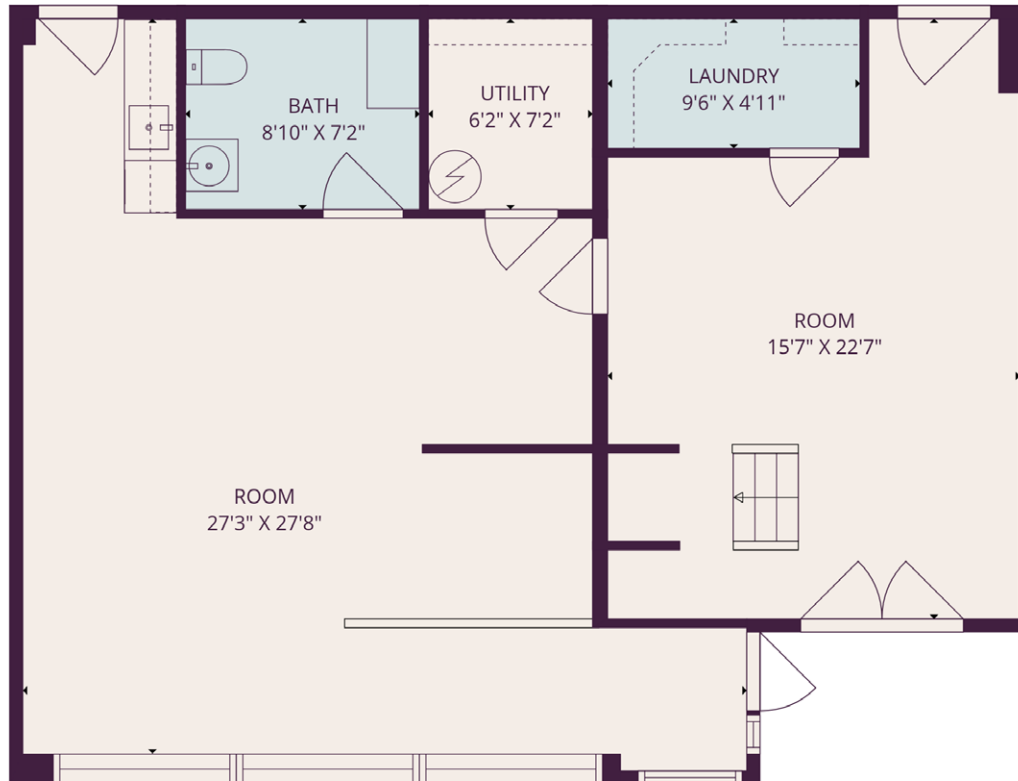
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SECOND FLOOR



FIRST FLOOR



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LOCATION OVERVIEW



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Land Use	CMU	BRMU	RRMU	NBMU	Specific Use Regulations
Commercial – Retail					
Eating and Drinking Establishments					
Bars and Taverns	—	P	MUP	MUP	Breweries, Distilleries, and Wineries may be allowed as an accessory use to a restaurant – with alcohol sales. In NBMU, Restaurants – Drive-through only permitted with CUP within area bounded by El Camino Real, Trousdale Drive, Magnolia Drive, and Murchison Drive.
Night Clubs	—	—	—	CUP	
Outdoor Dining	P	P	P	P	
Restaurants	P	P	CUP	CUP	
Restaurants – Drive-through	—	—	—	CUP	
Food and Beverage Sales					
Alcohol Sales Store	—	MUP	—	—	
Convenience Store	P	P	MUP	CUP	
General Market	P	P	P	P	
Nurseries and Garden Centers	—	—	—	—	
Retail Sales					
General	P	P	P	P	No outdoor storage or sales permitted in conjunction with any permitted use, except for permitted temporary sales.
Large Format	—	—	—	—	
Specialized	CUP	CUP	CUP	CUP	



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Land Use	CMU	BRMU	RRMU	NBMU	Specific Use Regulations
Vehicle Fuel Sales and Accessory Service	CUP	—	—	CUP	
Vehicle Sales					
Auto and Light Truck	—	—	—	—	
Heavy Equipment Sales (and Rentals)	—	—	—	—	
Commercial – Services and Recreation					
Animal Care Services					
Boarding/Kennels	—	—	—	—	
Pet Hotels	—	—	—	—	
Grooming	P	P	P	P	No overnight animal stays permitted.
Veterinarian	P	P	MUP	MUP	
Banks and Financial Institutions	P	P	P	P	
Check Cashing and Pay Day Loan Establishments	—	—	—	—	
Commercial Recreation – Large Scale	—	—	CUP	CUP	
Commercial Recreation – Small Scale	MUP	MUP	MUP	MUP	
Day Care Centers	MUP	MUP	MUP	MUP	See Section 25.48.090 SFO Safety Compatibility Zone 3: Commercial facilities defined in accordance with Health and Safety Code, Section 1596.70, et seq., and licensed to serve 15 or more children not allowed. Family day care homes and noncommercial employer-sponsored facilities ancillary to place of business allowed with a CUP.



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Land Use	CMU	BRMU	RRMU	NBMU	Specific Use Regulations
Food Preparation (catering)	MUP	A	MUP	MUP	
Funeral Services and Cemeteries	—	—	—	—	
Office – Co-Working	P	P	P	P	
Office – Medical or Dental	P	P	CUP	P	In CMU and BRMU, permitted on upper stories; CUP for ground floor. In RRMU, limited to 5,000 sq. ft.
Office – Professional	P	P	P	P	
Office – Research and Development	P	—	P	MUP	
Personal Services – General	P	P	P	P	
Personal Services – Specialized	CUP	CUP	CUP	CUP	See Section 25.48.230
Studios – Arts	P	P	P	P	
Theaters – Live	—	CUP	CUP	CUP	SFO Safety Compatibility Zone 2: Facilities seating more than 300 people not allowed.
Theaters – Movie or similar	—	—	CUP	CUP	SFO Safety Compatibility Zone 2: Facilities seating more than 300 people not allowed.
Educational Services					
Schools, Primary and Secondary	CUP	—	CUP	CUP	Public and private schools serving preschool through grade 12 not allowed in RRMU or NBMU.
Trade Schools	—	—	—	—	
Tutoring and Educational Services	P	P	CUP	CUP	
Industry, Manufacturing and Processing, Warehousing, and Wholesaling Uses					
Breweries, Wineries, and Distilleries	MUP	MUP	MUP	MUP	See Section 25.48.250 (Tasting Rooms as an Accessory Use).



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Food Processing and Production	—	—	CUP	—	SFO Safety Compatibility Zone 3: CUP required if use entails hazardous materials. Biosafety Level 3 and 4 facilities not allowed. SFO Safety Compatibility Zone 2: Not allowed if use entails hazardous materials.
Laboratories/Research and Development	—	—	P	P	
Light Industrial	—	—	MUP	—	In NBMU, Small Collection recycling facility only permitted with CUP within area bounded by El Camino Real, Trousdale Drive, Magnolia Drive and Murchison Drive. See Section 25.48.200
Personal Storage	—	—	CUP	—	
Recycling facilities	—	—	—	—	
Light Processing	—	—	MUP	—	
Reverse Vending Machine(s)	—	—	MUP	—	
Small Collection	—	—	CUP	MUP	
Vehicle Services and Repair					
Major (Major Repair/Body Work)	CUP	—	—	—	
Minor (Minor Repair/Maintenance)	CUP	—	—	—	
Vehicle Rental	A	A	—	A	
Car Wash	—	—	—	—	
Warehousing/Logistics	—	—	CUP	—	
Wholesaling	—	—	A	—	Accessory to a permitted industrial or live/work use.



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Lodging					
Extended Stay Hotels	—	—	—	—	
Hostels	—	—	—	—	
Hotels and Motels	CUP	CUP	—	CUP	In CMU, only permitted if less than 20 rooms.
Mixed Uses					
Mixed-Use Developments	P	P	P	P	With individual specific uses subject to land use regulatory requirements set forth in this table.
Public and Quasi-Public Uses					
Assembly Facilities					
Community Assembly Facility	—	—	CUP	—	SFO Safety Compatibility Zone 2: Facilities seating more than 300 people not allowed.
Religious Assembly Facility	CUP	—	CUP	CUP	SFO Safety Compatibility Zone 2: Facilities seating more than 300 people not allowed.
Community Open Space	P	P	P	P	
Emergency Shelters – Permanent	—	—	P	—	See Section 25.48.100
Emergency Shelters – Temporary	A	—	A	A	See Section 25.48.110
Government Buildings and Facilities	P	P	P	P	
Hospitals	—	—	—	—	
Low Barrier Navigation Center	P	P	P	P	See Section 25.48.170
Medical Clinics	P	—	CUP	CUP	
Park and Recreation Facilities, Public	P	P	P	P	
Residential Uses					
Caretaker Quarters	—	—	A	—	



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Land Use	CMU	BRMU	RRMU	NBMU	Specific Use Regulations
Communal Housing	P	P	P	P	
Elderly and Long-Term Care	—	—	CUP	CUP	Nursing homes not allowed in RRMU or NBMU.
Family Day Care – Small	P	P	P	P	
Family Day Care – Large	MUP	MUP	MUP	MUP	
Live/Work	P	P	P	—	Live/Work not permitted on ground floor on Broadway or California Drive. See Section 25.48.150
Single-Unit and Two-Unit Dwellings	—	—	—	—	New single-and two-unit dwellings not permitted. See Section 25.56.020.B for expansion of existing uses.
Multi-Unit Dwellings	P	P	P	P	Multi-unit dwellings not permitted on ground floor in BRMU.
Residential Care Facilities					
Limited	P	—	P	P	
General	CUP	—	CUP	CUP	See Section 25.48.220
Senior	CUP	—	CUP	CUP	See Section 25.48.220
Supportive and Transitional Housing	See Section 25.48.240				
Transportation, Communication, and Infrastructure Uses					
Air Courier, Terminal, and Freight Services	—	—	—	—	
Park and Fly, Accessory	—	—	—	—	
Park and Fly, Primary Use	—	—	—	—	
Parking Facility, Accessory	A	A	A	A	
Parking Facility, Primary Use	—	—	—	—	See exception in Section 21.14.020.D for RRMU only.



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Land Use	CMU	BRMU	RRMU	NBMU	Specific Use Regulations
Publicly Owned and Operated Drainage Facilities and Improvements	—	—	—	—	
Transit Facilities	—	—	—	CUP	
Utility Structures and Service Facilities	CUP	CUP	MUP	MUP	
Vehicle Storage	—	—	—	—	See exception in Section 21.14.020.D for RRMU only
Wireless Telecommunication Facilities	See Section 25.48.300				
Specific and Temporary Uses					
Adult Entertainment Uses	—	—	—	—	
Donation Box – Outdoor	—	—	—	—	
Drive-Through or Drive-Up Facilities	—	—	—	CUP	In NBMU, only permitted with CUP within area bounded by El Camino Real, Trousdale Drive, Magnolia Drive and Murchison Drive.
Outdoor Storage	—	—	CUP	—	Must be related to immediately abutting uses which are permitted or conditional in the district. See Section 25.48.190
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	TUP	See Section 25.48.190
Temporary Uses	TUP	TUP	TUP	TUP	See Section 25.48.260
Urban Agriculture	P	P	P	P	See Section 25.48.290