



# DISCOVERY STATION

South East Corner El Camino Real & S  
Spruce Ave, South San Francisco, CA



&



SAFeway.

OPENING SUMMER 2026

## RETAIL SPACES AVAILABLE

2,139 SF endcap with outdoor seating

3,542 SF divisible

3,100 SF freestanding restaurant building

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PROPERTY

# Highlights



Anchored by a brand new 68,000 SF Safeway, operating 24 hours a day, 7 days a week.



High-traffic location at the southeast corner of El Camino Real and Spruce Avenue in South San Francisco.



Prime co-tenancy with national brands, including Safeway and Chipotle Mexican Grill



Outstanding access and visibility with easy connections to Hwy 380, 101, and 280, and within walking distance to BART and Caltrain.



Ample on-site parking and convenient ingress/egress for local shoppers and commuters

**AVAILABLE SPACES:**



- 2,139 SF end cap with outdoor seating
- 3,542 SF (divisible)
- 3,100 SF freestanding restaurant building



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	21,783	141,997	316,211
Average Household Income	\$162,142	\$180,025	\$179,502
Daytime Population	26,754	136,512	290,141

**TRAFFIC COUNTS**

Source: 2025 Esri.

El Camino Real	48,500 ADT
Hwy 280	160,000 ADT
Hwy 380	135,000 ADT

# Trade Area

99 RANCH MARKET

Daly City

82

280 METRO CENTER



SERRAMONTE CENTER



Colma

COSTCO WHOLESALE

COSTCO WHOLESALE

GELLERT MARKETPLACE



82

SAFeway Relocating to Discovery Station

South San Francisco

SAFeway

SAFeway

DISCOVERY STATION

CORPORATE OFFICES

Genentech  
A Member of the Roche Group

amazon

ReadySpaces

septerna

YALI BIO

CARTOGRAPHY BIOSCIENCES

Allogene

CHEMPARTNER  
DEDICATED TO LIFE SCIENCE

QLSF  
Biotherapeutics

GEODIS

1

280

101

SAN BRUNO TOWNE CENTER



COSTCO WHOLESALE

Lunardi's MARKETS

380

San Bruno

EUREKA SQUARE



35

BAYHILL SHOPPING MALL



SHOPS AT TANFORAN



# Site Plan



# Site Plan - Exhibit A



**LEGEND**

- Common Trash Area
- Non-Exclusive Short Term Parking
- Safeway Only Parking Spaces

# Renderings





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