

FOR LEASE | PRIME RETAIL OPPORTUNITY

# 1223 Burlingame Avenue

\$9.00 PSF • BURLINGAME, CA

TRINA  
TURK

TRINA  
OUTLET

Ronald Karp

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DRE #00881890

# HIGHLIGHTS

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AVAILABLE	July 1, 2026
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SIZE	±2,000 SF
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BASE RENT	\$9.00/SF
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NNN ESTIMATE	±\$1.25/SF
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ADDRESS	1223 Burlingame Avenue
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ZONING	BurlingameAve Commercial Zone (BAC)
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APN#	029-204-030
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1223 Burlingame Avenue

# HIGHLIGHTS

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Located on the heart of Burlingame Avenue, 1223 Burlingame Avenue presents a rare opportunity to lease space along one of the Peninsula's most established and walkable retail corridors.

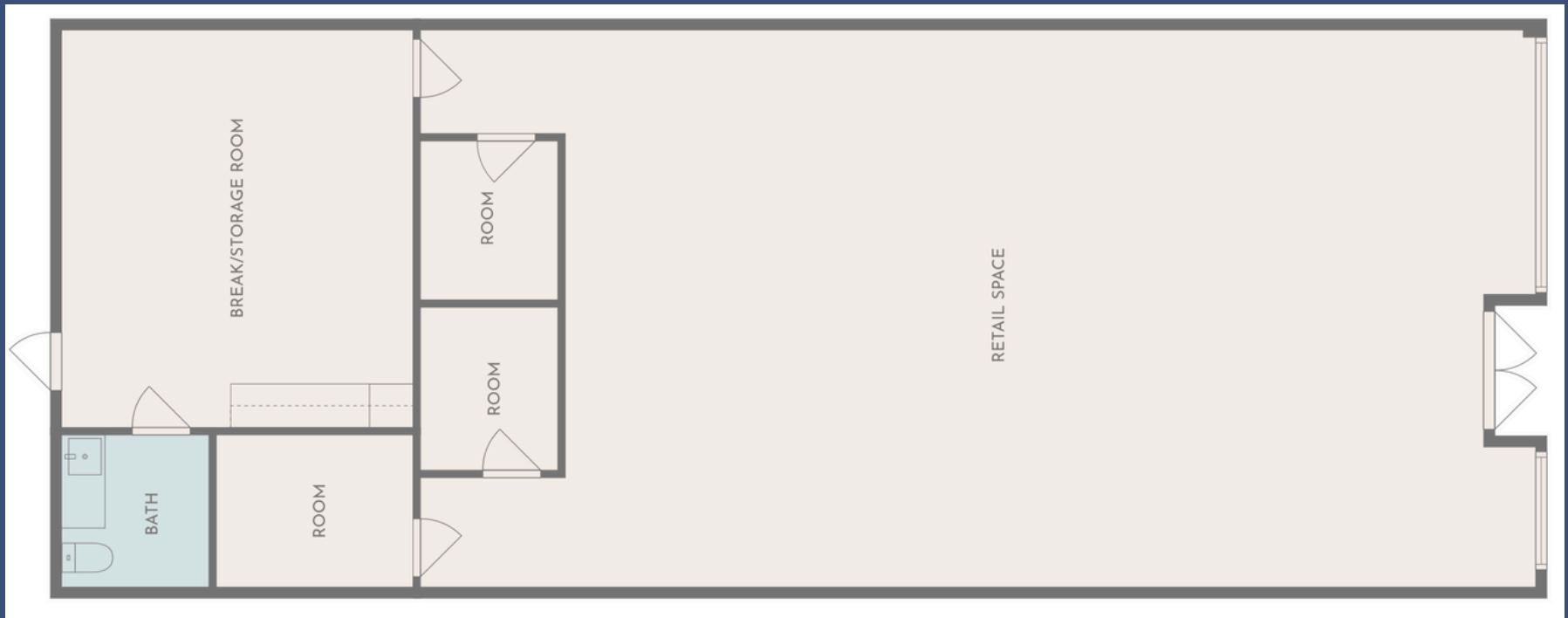
The property benefits from consistent pedestrian traffic, strong surrounding demographics, and immediate proximity to both national retailers and high-quality local concepts.

The space is well-suited for retail, showroom, boutique fitness, wellness, service, or experiential uses seeking visibility in a proven shopping district.



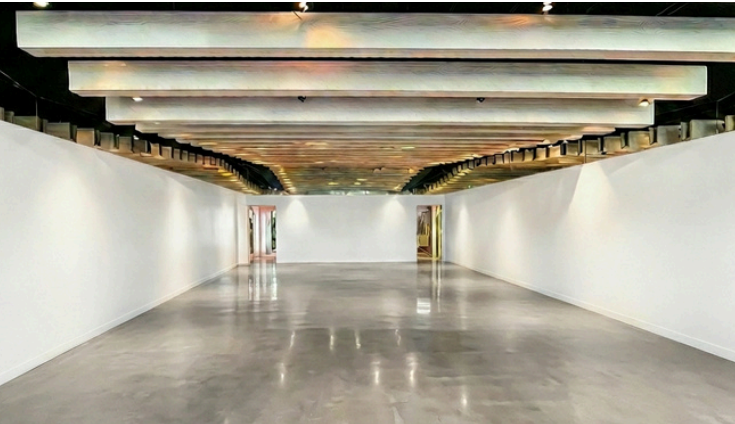
# SITE PLAN

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1223 Burlingame Avenue

# PHOTOS



# AREA MAP

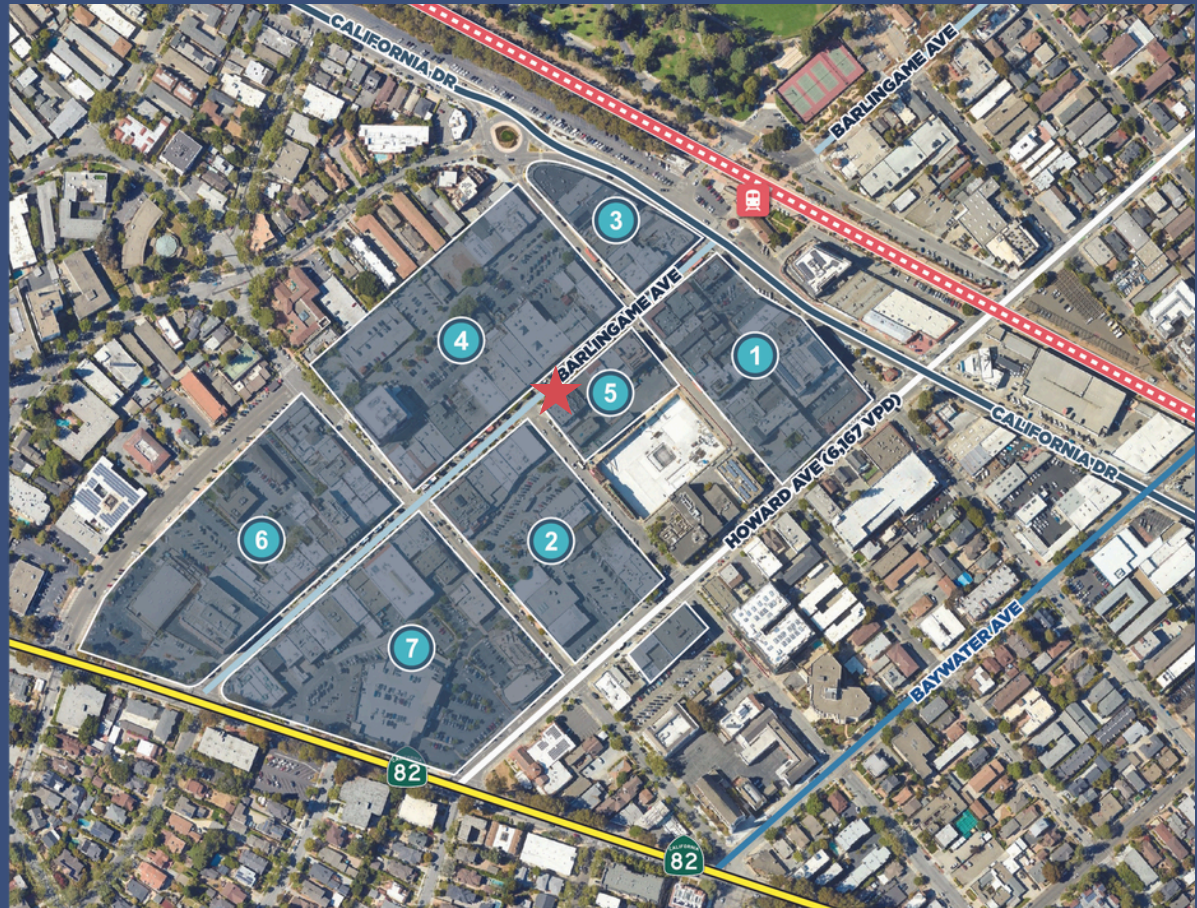
**1** Calico Mykonos  
 MINTS & HONEY PEDDY FLYNN'S  
 Deja Vu Juice Bar  
 Mediterranean Kitchen  
 Kerns Fine Jewelry

**2** Apple  
 SALT & STRAW  
 bluemercury topdrawer  
 PAPER SOURCE

**3** Twelvemonth SALTYARD Restaurant & Bar  
 BLUE LINE  
 VELVET  
 Starbucks  
 STACKS

**4** VANS lululemon Copenhagen Bakery & Cafe  
 TOPPER — 1940 —  
 Madswell ANTHEM SAN FRANCISCO BOBA GUYS Central  
 ATHLETA BARNES & NOBLE

**5** SEPHORA Yves Delorme PARIS  
 Kingalaba Restaurant  
 BUSY LIZZIES wahlburgers Peet's COFFEE  
 ★



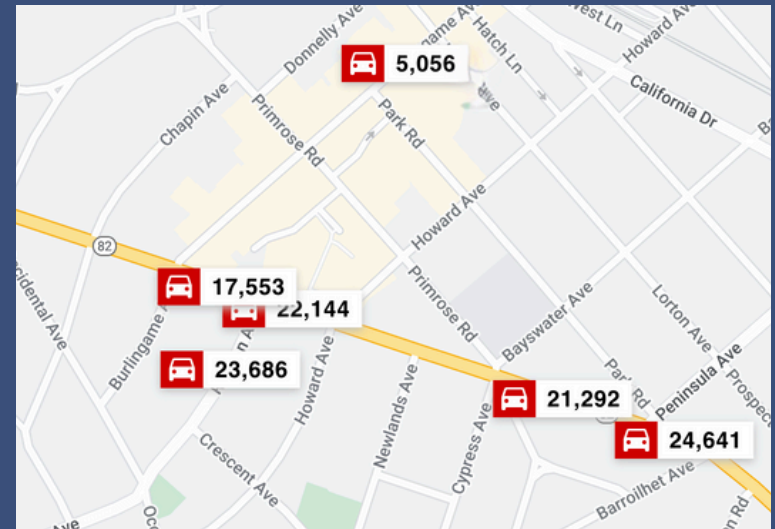
**6** Mancini's SLEEPWORLD MASALA Desi Cafe BevMo!  
 TEMPUR-PEDIC MOLLIE STONE'S MARKETS USPS.COM  
 vineyard vines Bay City MEDICAL SUPPLIES  
 PIZZERIA DELFINA WARBY PARKER DEL OLIVA OLIVE OIL & VINEGAR SAM MALOUF AUTHENTIC LUXURY

**7** PANDA EXPRESS CHINESE KITCHEN MIKE'S LOVE & SANDWICHES Palmetto ASIAN BOX  
 FIVE GUYS W PIZZA HEART  
 happylemon. BR BASKIN-ROBBINS RASOI Restaurant & Lounge SAFEWAY WELLS FARGO

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# LOCATION

	5 Miles	10 Miles
POPULATION	219,955	577,561
DAYTIME POPULATION	121,313	292,912
AVERAGE HOUSEHOLD INCOME	\$204,836	\$190,746
COLLEGE DEGREE OR HIGHER	59.8%	53.4%
GRADUATE DEGREE	27.6%	23.0%
TOTAL RETAIL SPEND/HH	\$4.79 Billion	\$11.26 Billion
TOTAL F&B SPEND/HH	\$1.44 Billion	\$1.37 Billion



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