

SUB-LEASE OPPORTUNITY



MILLBRAE, CA

Walgreens #7970

± 13KSF + DT | \$215,000/yr, MG | Oct '32

45 S. EL CAMINO REAL

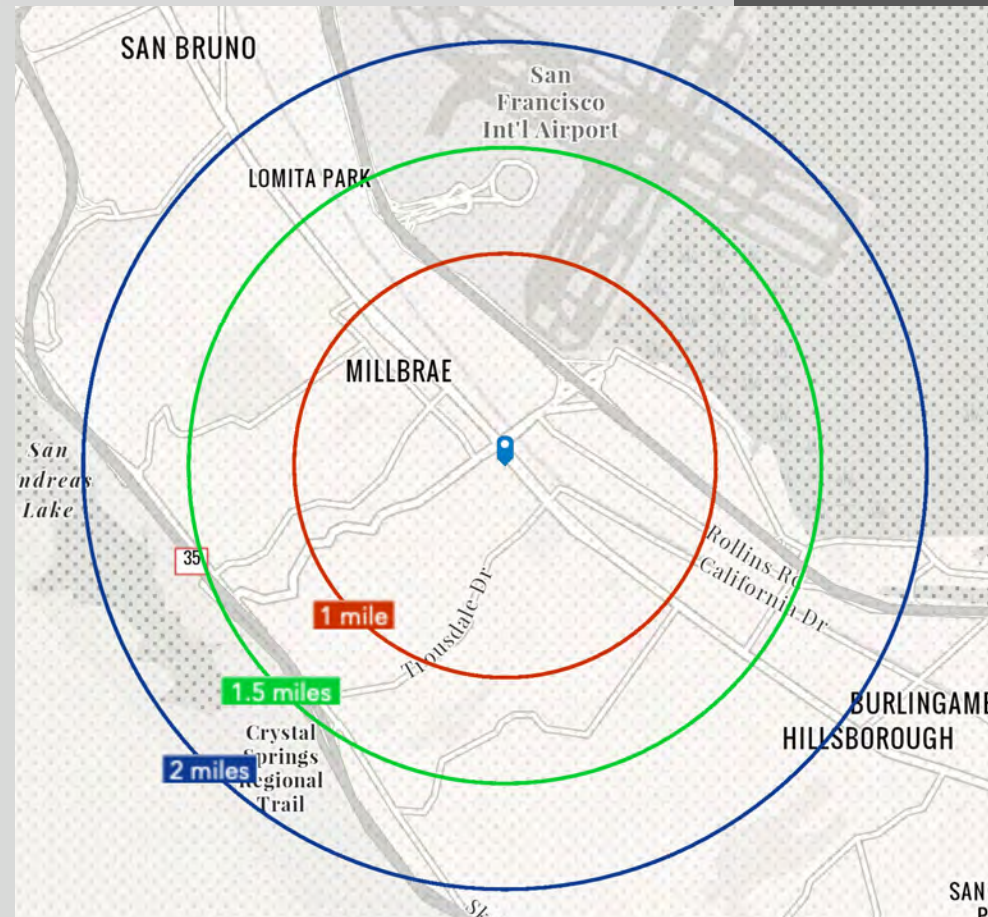


Property Overview

- ✦ **Rent.** \$215,000/yr, Modified Gross*
* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 10/31/32
- ✦ **Walgreens Premises.** ±13,120 SF (±9,120 SF – 1st floor) + drive through
- ✦ **Signage.** Shared pylon + building
- ✦ **Opportunity.** Immediate occupancy, long-term sublease at below market rent
- ✦ **Signalized Intersection.** NWC of El Camino Real & Murchison Dr (±33K VPD)
- ✦ **Zoning.** CMU, Millbrae - [Permitted Use Info](#)
- ✦ **Prohibited Uses.** Retail pharmacy, children's play facility, closeout or liquidation store, educational facility, fitness, auto sales or storage, car wash, office, restaurant, any industrial use and/or church.

Location Overview

- ✦ **Central Millbrae Retail Intersection.**
 - ✦ ±33K VPD at subject intersection
 - ✦ ± 0.25 mile - CalTrain Station Millbrae
 - ✦ ± 0.5 mile - 101
- ✦ **Mills-Peninsula Medical Center.**
 - ✦ ± 0.5 mile; 301 bed hospital



'23 Estimates	1 Mile	1.5 Miles	2 Miles
Population	17,871	35,417	52,138
Households	6,457	12,678	18,808
Avg. HH Inc.	\$192,604	\$205,548	\$206,375
S El Camino Real – Daily Traffic Count Estimate			25,300
Murchison Dr – Daily Traffic Count Estimate			7,807



Caltrain

Lucky



Luperdi's MARKETS CVS pharmacy

Sutter Health
Mills-Peninsula
Medical Center

Mills High
School

101

S. El Camino Real - 25,300 VPD

SUBLEASE OPPORTUNITY

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Milbrae Ave



S. El Camino Real - 25,300 VPD



Murchison Dr - 7,807 VPD



SUBLEASE OPPORTUNITY



millbrae

45 S. EL CAMINO REAL



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FIRE LANE NO PARKING

millbrae

45 S. EL CAMINO REAL



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SUB-LEASE TERMS

SUGGESTED RENT*

\$215,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

10/31/32 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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