



# For Sublease

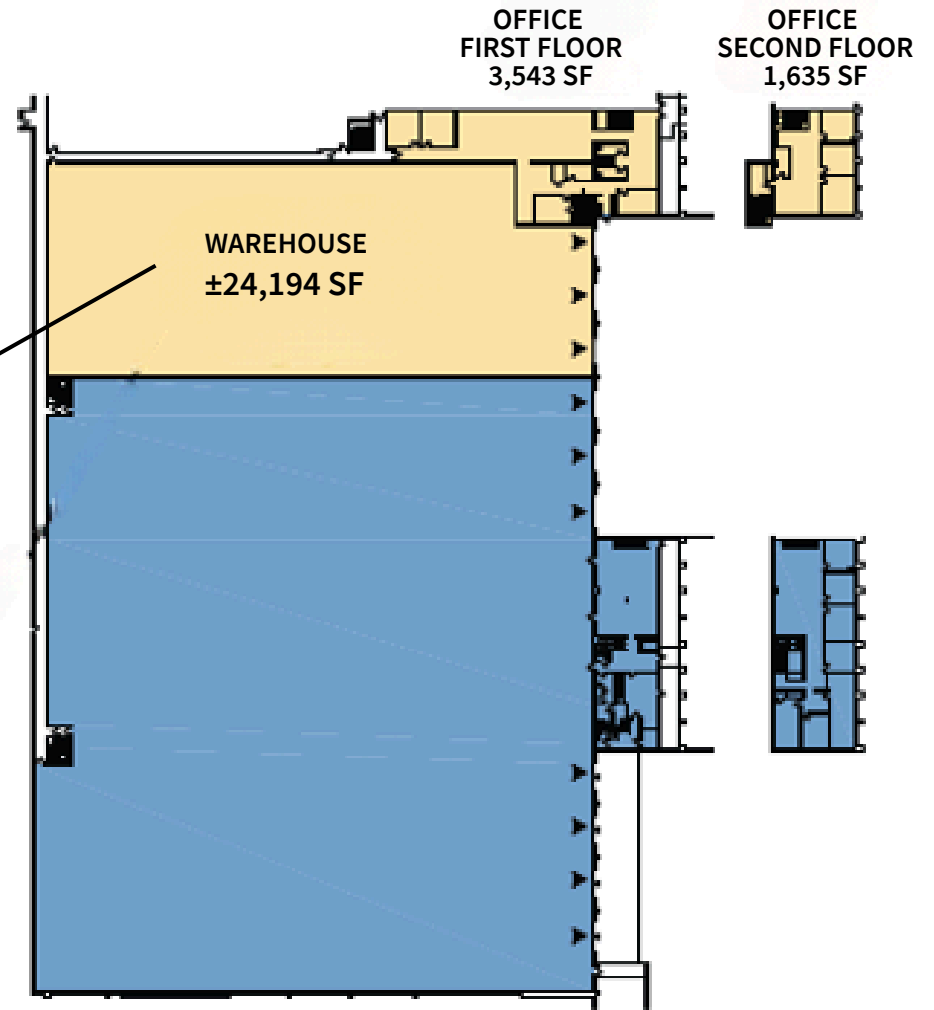
## 576 Eccles Avenue

South San Francisco

±24,194 SF

Prime Warehouse &  
Distribution Space

- AVAILABLE
- LEASED
- BACKGROUND LAND
- DOCK DOOR
- DRIVE-IN DOOR
- NORTH



## Property Highlights & Floor Plan



Total size approximately ±24,194 SF  
Office SF ±5,178 SF



- Dock platform with 3 doors, and  
room on platform for 5 trucks  
- 1 large drive in ramp



Clear height 26' - 30'



Approximately 1/100 parking ratio



Sublease term through 2/28/2029



Rate: Negotiable, OPEX is est at \$0.40/SF



Available 7/1/2026











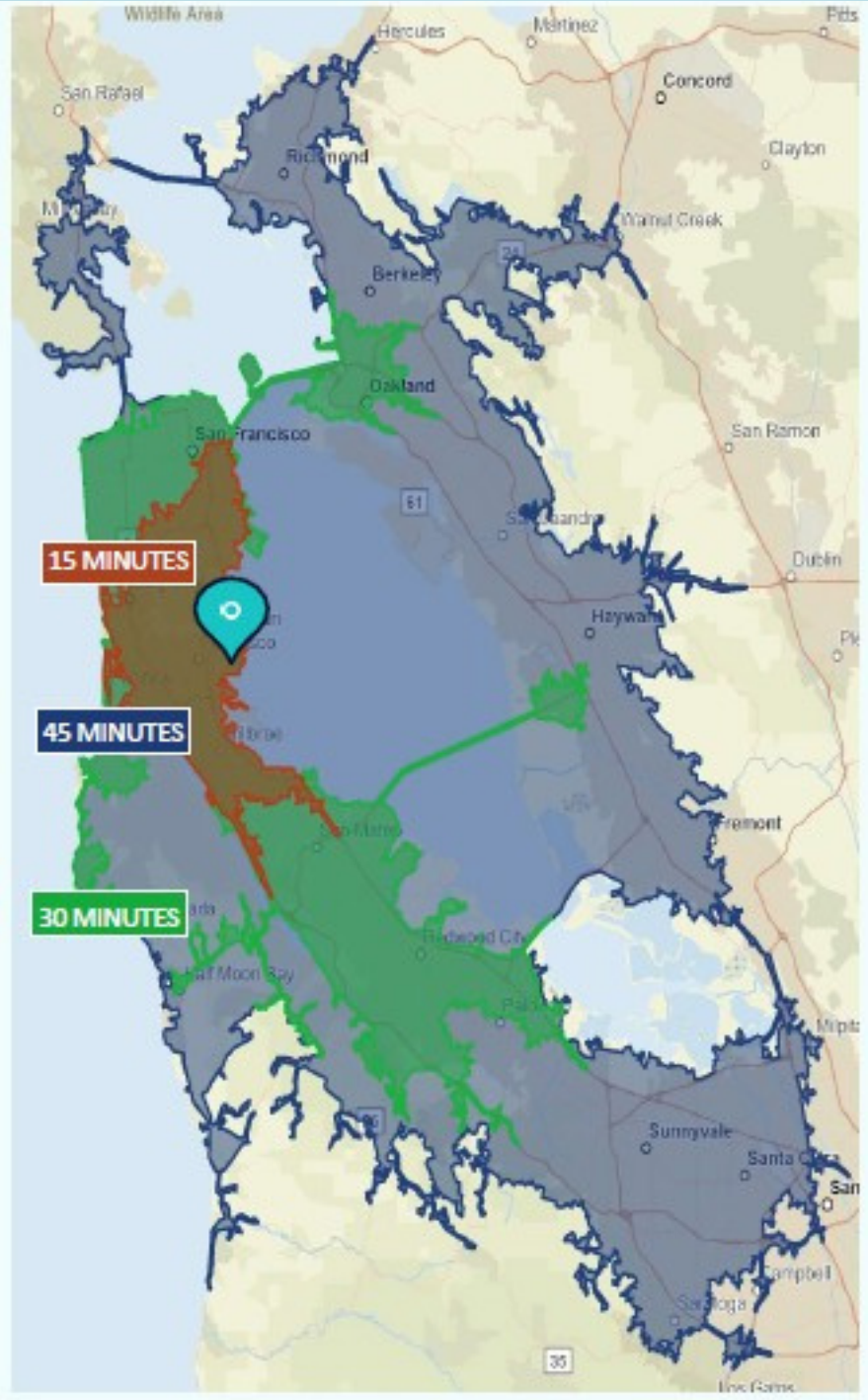
Demographics

ACCESS TO LABOR AND CONSUMERS

	Within 15 miles	Within 30 miles	Within 45 miles
2025 Total Population	2,151,002	4,686,517	6,966,628
2025 Total Household	848,843	1,751,561	2,527,184
2025 Millennial Population	679,038	1,333,361	1,931,782
2025 Median Home Value	1,367,734	1,367,897	1,275,494
2025 Median Household Income	132,925	144,709	143,181
2025 Manufacturing Employees	73,299	197,098	350,186
2025 Occupation: Transportation/ Material Moving	60,195	118,709	178,396
2025 Occupation: Management/Business/ Financial	186,951	382,072	535,943

Location

DRIVE TIMES





# AERIAL AMENITIES

Centrally located on the SF Peninsula with close proximity to a multitude of amenities such as grocery, restaurants, pharmacy, and other consumer goods.

Highways 101, 380, 280 and El Camino Real all within reach.

6-minute drive to SFO



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