

SOUTH SAN FRANCISCO, CA

**228-230 SHAW ROAD**

**FOR SUBLEASE**

**REDUCED RATE +  
YEAR 1 INCENTIVE**



**Freestanding ±65,571 SF  
Office/Warehouse Building**

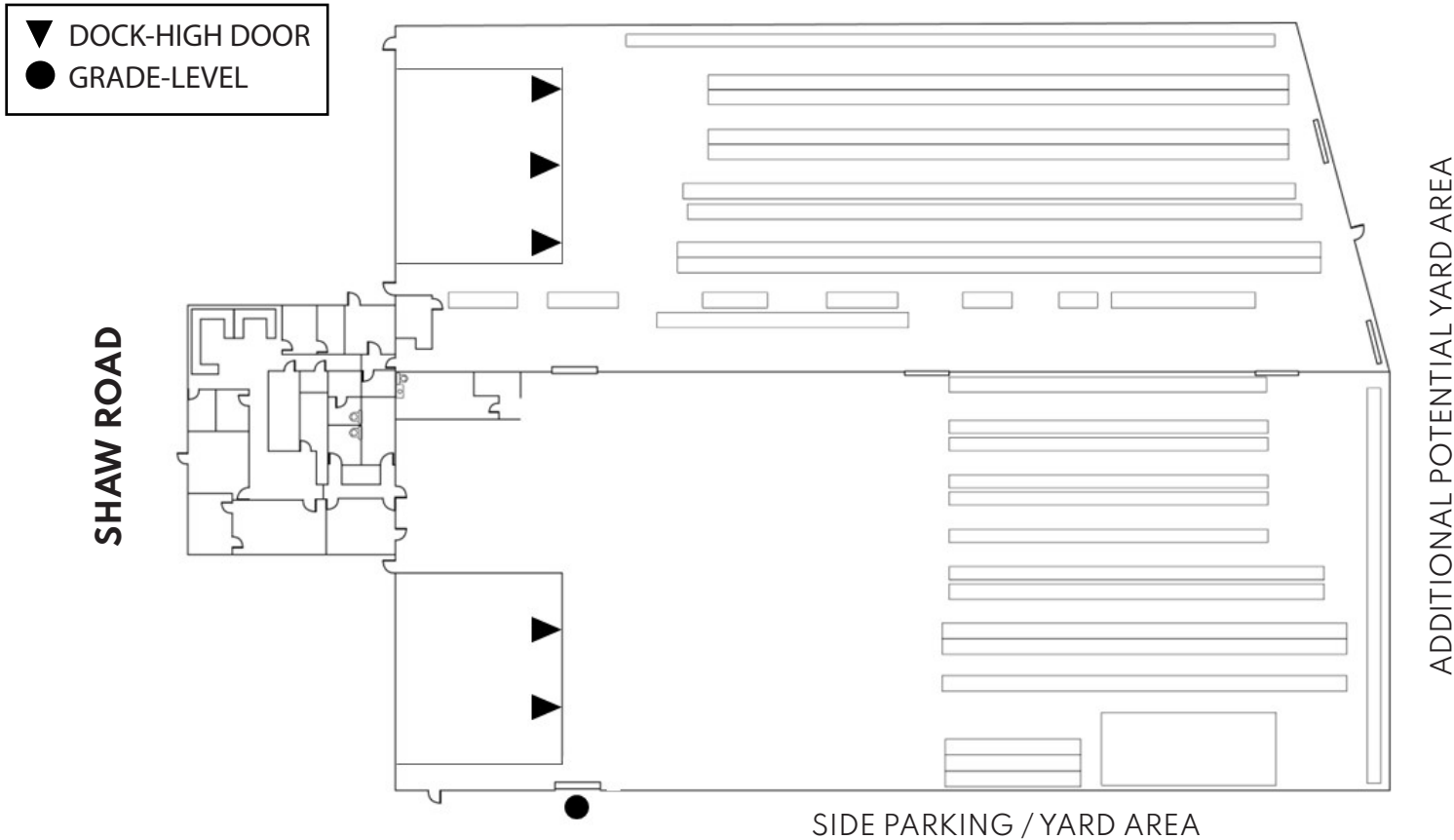
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## THE SITE

# Freestanding ±65,571 SF Office/Warehouse Building





## SITE HIGHLIGHTS

 ±65,571 SF Total

 ±4,060 SF office


 Dock-high Doors:  
Five (5) recessed  
loading position


 Grade-level Loading:  
One (1)

 20' clear height

 Power 600AMPS  
@240V 3-phase 4W

 Parking  
44 striped stalls

 Yard: ±11,000+ SF  
fenced yard area

 Sublease Term through  
6/30/2027

**Asking Rate: \$1.65**  
**\$1.50 NNN (Sublease Rate)**  
**50% Rent Year 1**

Available: 60 – 90 days

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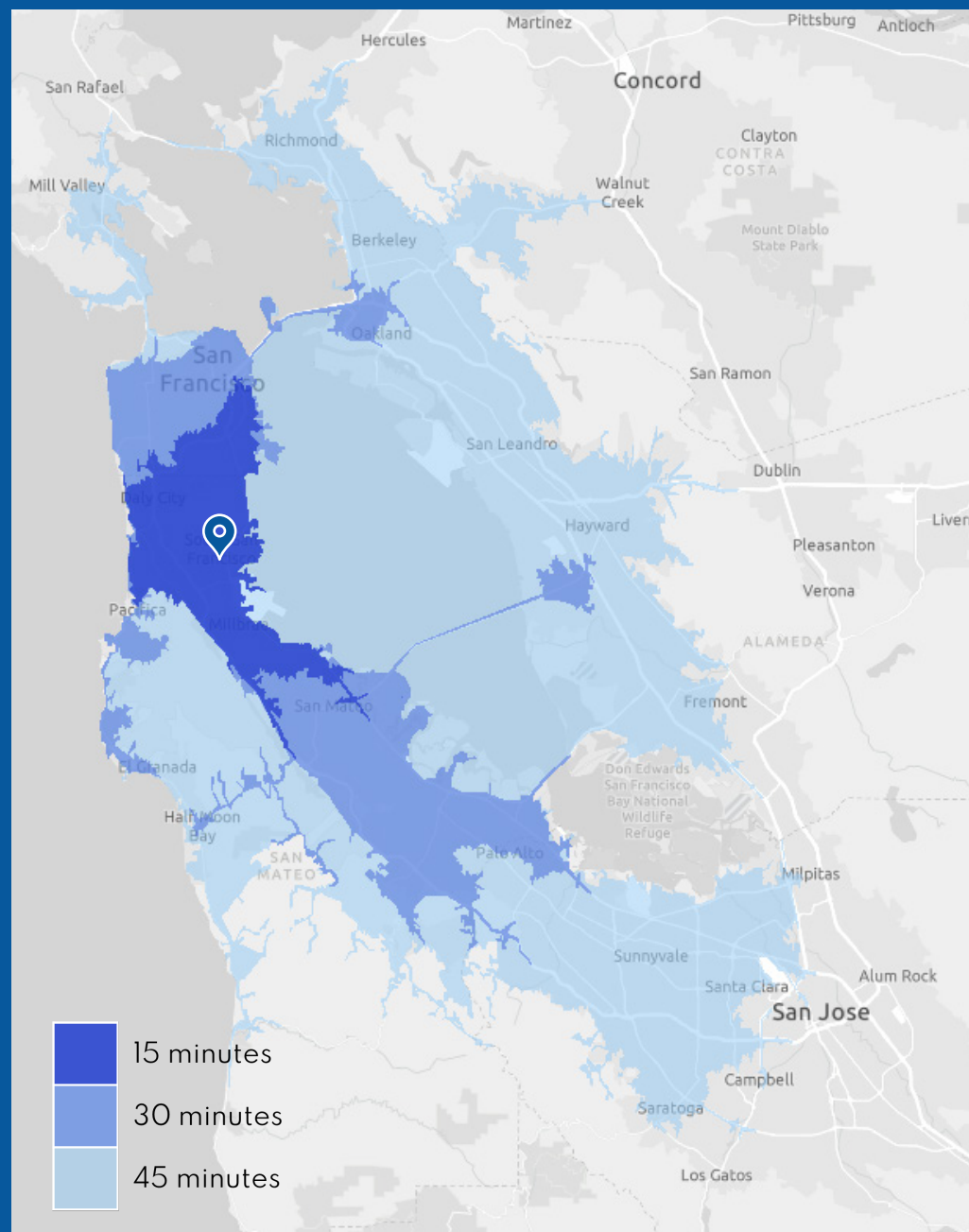
## DEMOGRAPHICS

# ACCESS TO LABOR AND CONSUMERS

	Within 15 minutes	Within 30 minutes	Within 45 minutes
2023 Total Population	553,619	1,694,744	3,881,560
2023 Total Households	184,420	663,298	1,456,163
2023 Millennial Population	149,939	489,981	1,054,096
2023 Median Home Value	\$1,218,519	\$1,441,689	\$1,351,018
2023 Median Household Income	\$118,528	\$129,742	\$127,338
2023 Manufacturing Employees	12,438	42,127	185,900
2023 Occupation: Transportation/ Material Moving	20,858	45,198	107,629
2023 Occupation: Computer/ Mathematical	23,313	98,605	247,126

## LOCATION

# DRIVE TIMES





LOCATION

# GETTING AROUND

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

Walking distance to  
Caltrain & BART

Adjacent to SFO

228-230 SHAW ROAD  
SOUTH SAN FRANCISCO  
CALIFORNIA



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