

SOUTH SAN FRANCISCO, CA

250 HILLSIDE BLVD.

FOR SUBLEASE

**REDUCED RATE +
YEAR 1 INCENTIVE**



**Freestanding ±29,800 SF
Office/Lab/Manufacturing Building**

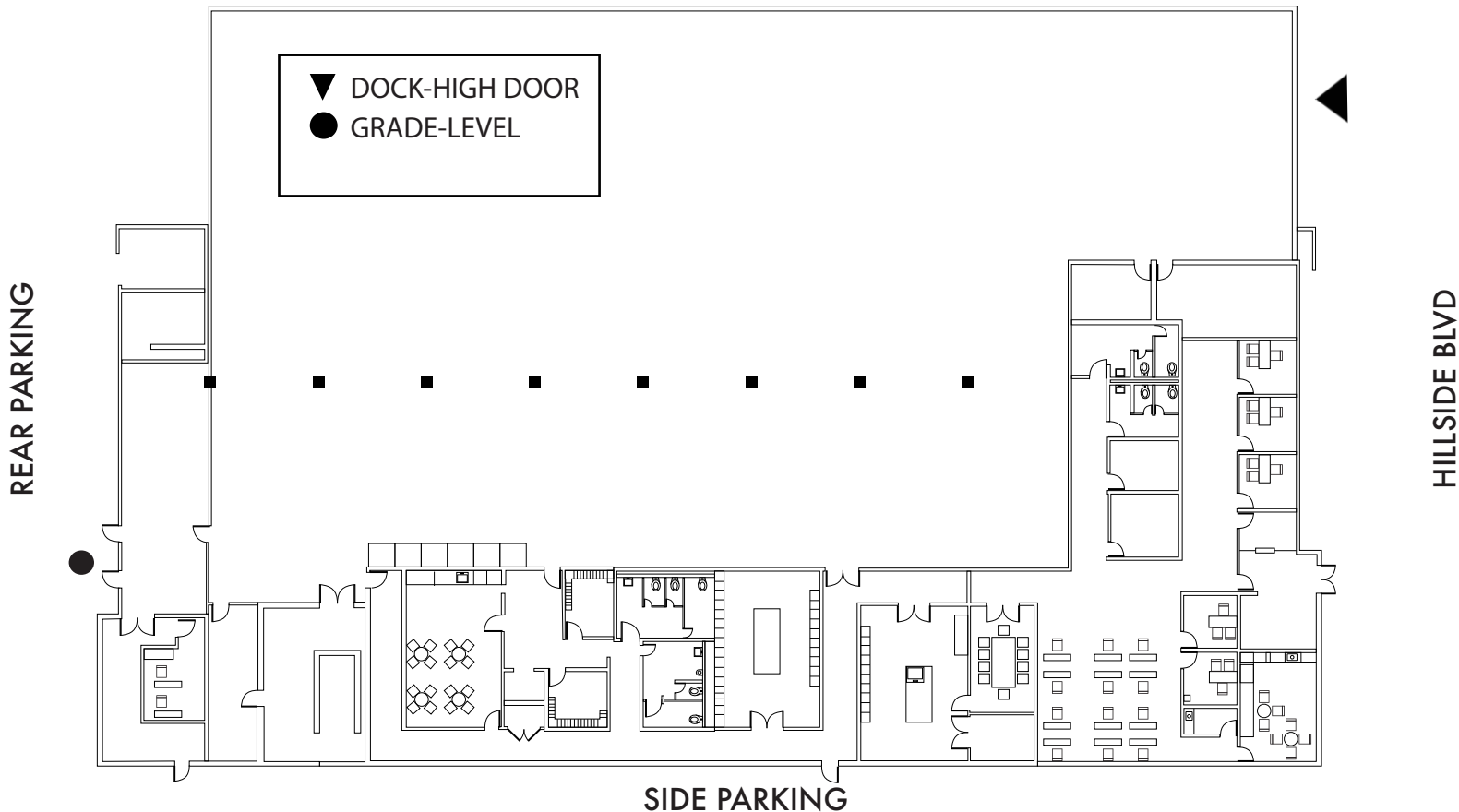
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THE SITE

Freestanding ±29,800 SF Office/Lab/Manufacturing Building




SITE HIGHLIGHTS

 ±29,800 SF total

 ±8,500 SF
office/lab space


 Dock-high doors:
one (1) recessed
loading positions

 Grade-level loading:
one (1)

 20' Clear height

 Power: 1600amps
@480v 3-phase 4w

 Parking:
37 striped stalls

 Sublease term through
3/31/2026

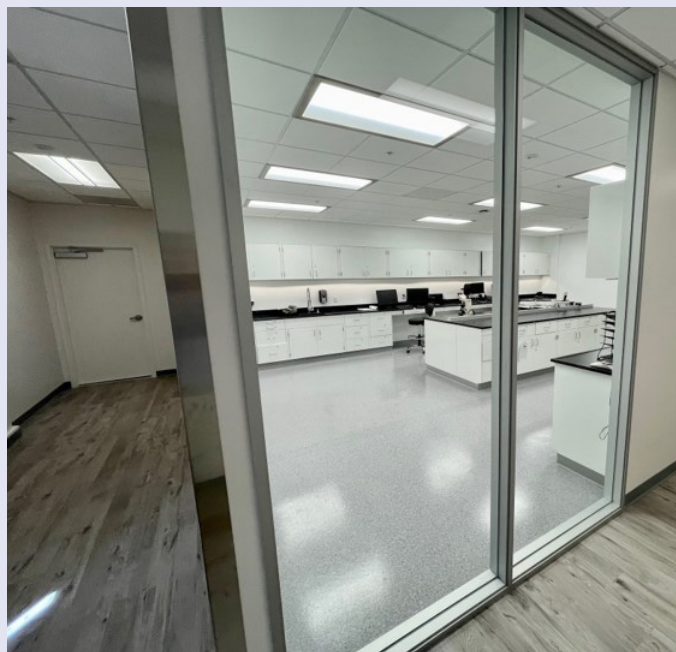
Asking Rate: \$1-75
\$1.50 NNN (Sublease Rate)
50% Rent Year 1

Available: September 1, 2024
(Possibly sooner)

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INTERIOR

250 HILLSIDE BOULEVARD



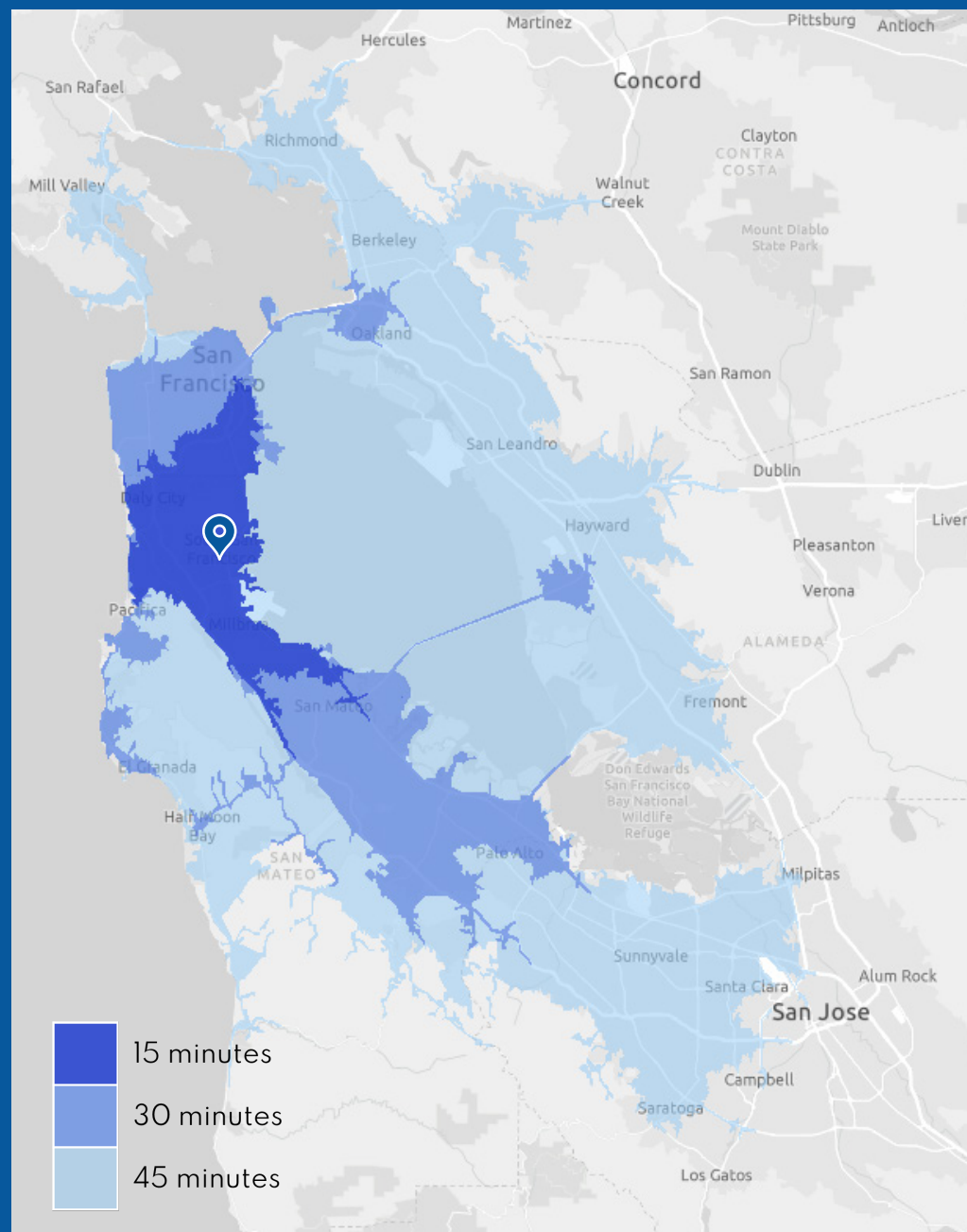
DEMOGRAPHICS

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

Adjacent to SFO

250 HILLSIDE BOULEVARD
SOUTH SAN FRANCISCO,
CALIFORNIA



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