

SAN BRUNO, CALIFORNIA

# 1178 CHERRY AVENUE

±7,200 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE  
100% CONDITIONED & CLIMATE CONTROLLED

**AIRPORT TRADE CENTER**  
**FOR LEASE**



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



**Jason Cranston**  
RE License #01253892  
T +1 650 480 2100  
M +1 650 333 5173  
jason.cranston@jll.com

**David Sesi**  
RE License #01981744  
T +1 650 480 2136  
M +1 310 892 3825  
david.sesi@jll.com

**Ada Wong**  
RE License #02024607  
T +1 415 395 7277  
M +1 510 378 0388  
AdaY.Wong@jll.com

**STOCKBRIDGE**

THE SITE

# ±125,000 SF MULTI-TENANT INDUSTRIAL/FLEX PARK

8.8 ACRES

## SITE HIGHLIGHTS



Dock-high and grade-level loading



16' – 17'  
clear height



Fire sprinklers



2.0/1,000 SF  
parking ratio



Power varies by  
building/unit



Excellent access to  
HWY's 280, 380 & 101  
and El Camino Real;  
walking distance to  
BART & Caltrain

▲ DOCK HIGH DOOR  
△ GRADE LEVEL DOOR

AVAILABLE

SNEATH LANE

CHERRY AVENUE

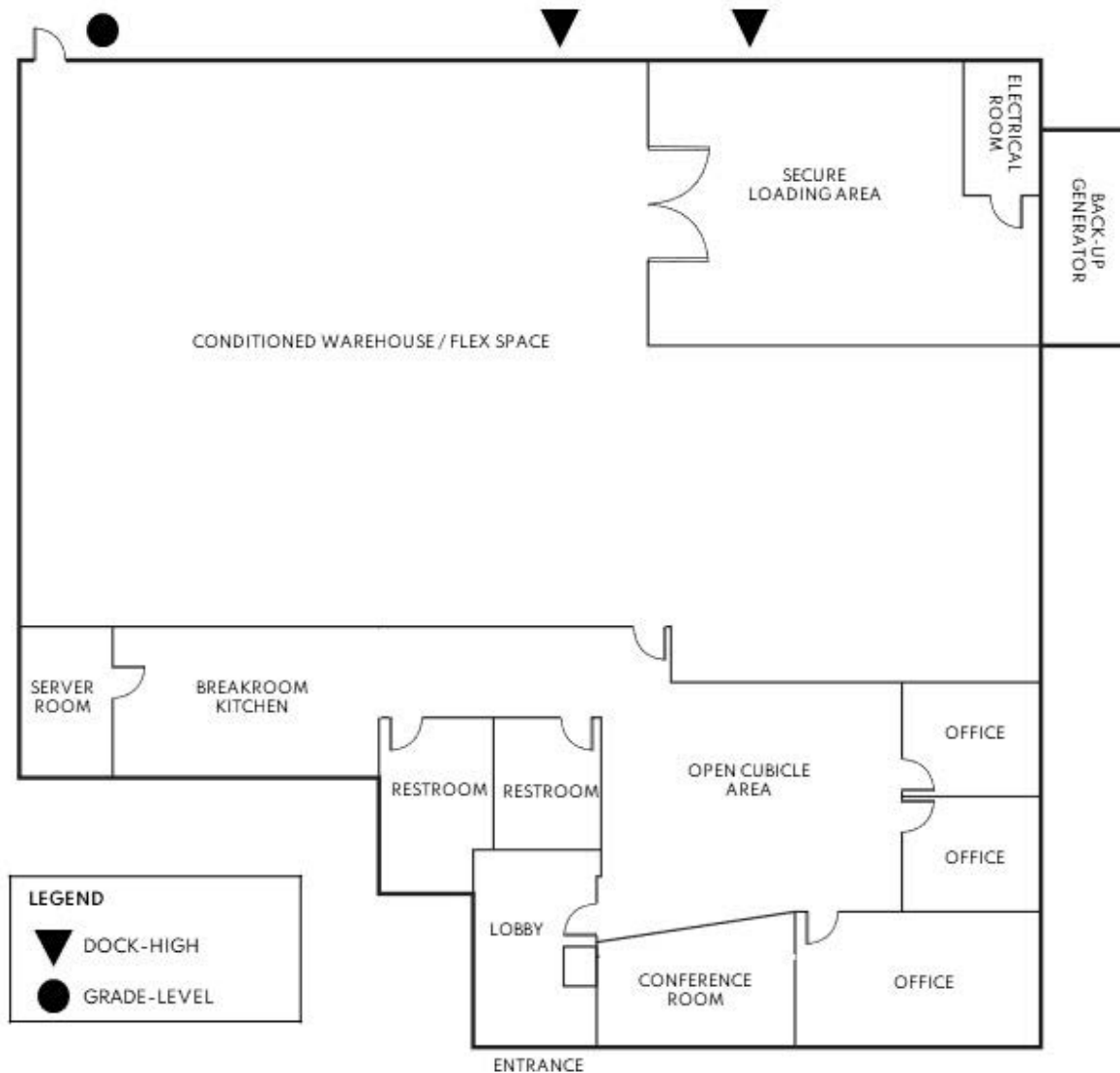


1178 CHERRY AVENUE · SAN BRUNO, CALIFORNIA

AVAILABLE SPACE FOR LEASE

# 1178 CHERRY AVENUE

±7,200 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE



## SPACE HIGHLIGHTS



±7,200 SF **Total**  
±2,500 SF Office



100% **HVAC** office



### LOADING

One (1) dock-high door  
(potential for 1 more dock &  
grade-level door)



**Power:** 400AMPS 3 Phase - 4 Wire  
120/208, 120/240V (to be verified  
by Tenant's electrician) BACK-UP  
GENERATOR in-place



**Lease rate:** ~~\$2.45~~ \$2.25 NNN  
(OPEX est. \$0.58)



**Available:** Now





# INTERIOR & EXTERIOR

1178 CHERRY AVENUE

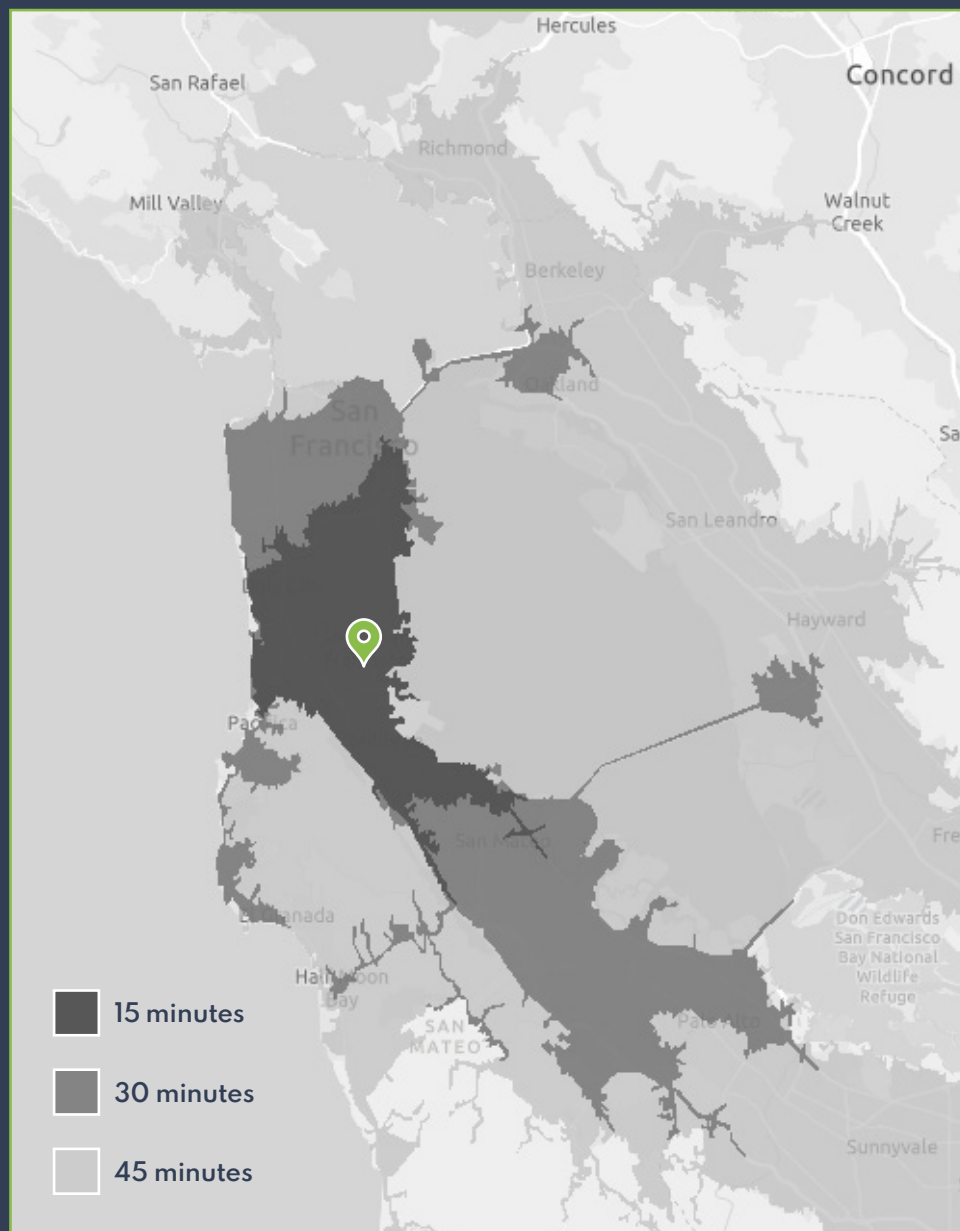
## DEMOGRAPHICS

# 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





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

Walking distance to BART & Caltrain

5-minute drive to SFO

1178 CHERRY AVENUE  
SAN BRUNO, CALIFORNIA





## LOCATION

# GETTING AROUND

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

Walking distance to  
BART & Caltrain

5-minute drive to SFO

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SAN BRUNO, CALIFORNIA

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