



FOR LEASE

301 Grand Avenue S. San Francisco, CA

Extremely Rare Top Floor Opportunity

Property Highlights

- Third floor: ±3,689 SF
- Rare start-up brick & mortar opportunity in downtown core
- Multiple-office layout with great window lines
- Adjacent to city parking garage and several parking lots
- On-site elevator for easy accessibility
- Great corner street frontage location
- Easy access to all downtown amenities
- Five-minute walk to Caltrain and SamTrans stations
- Excellent access to US 101, I-280 & I-380

CONTACT

JP Custodio

Vice President
+1 650 486 2218
jp.custodio@colliers.com
CA Lic. 01353018

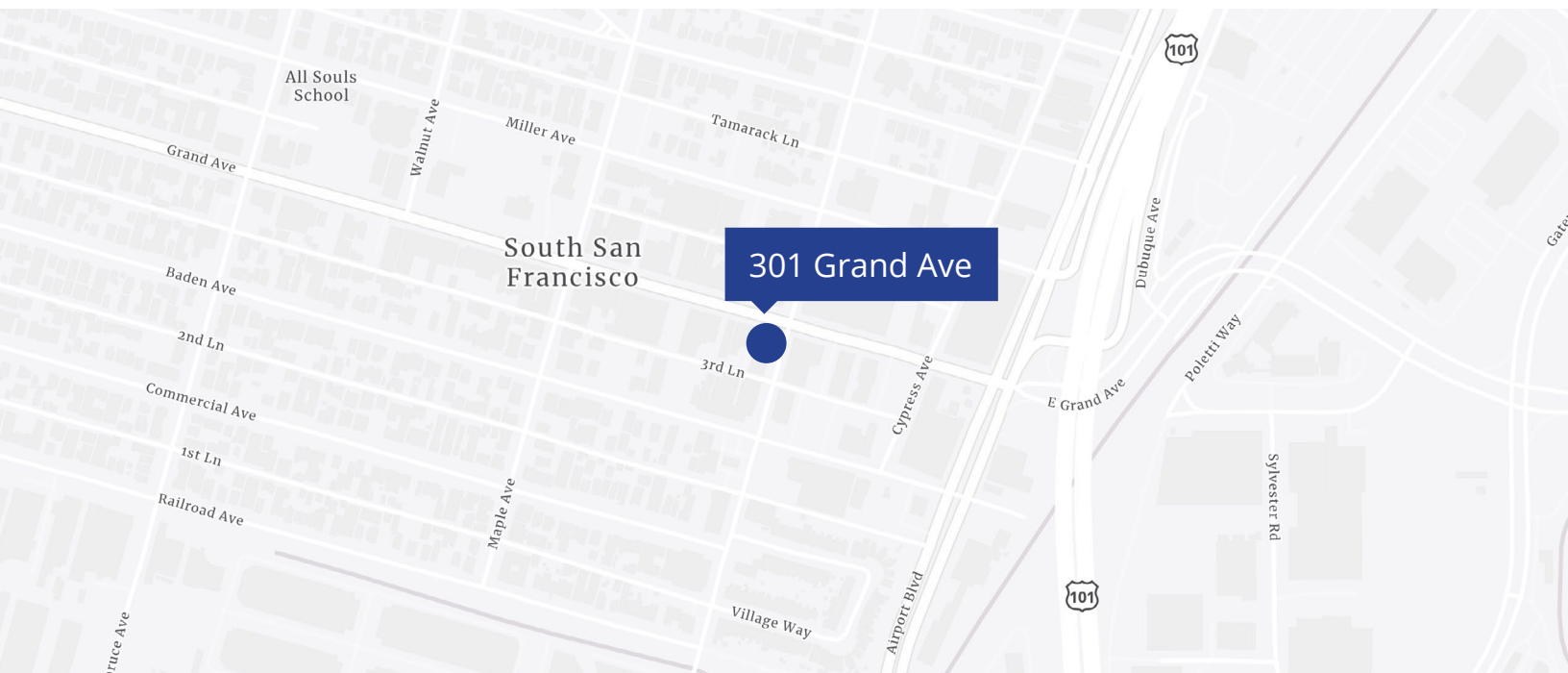
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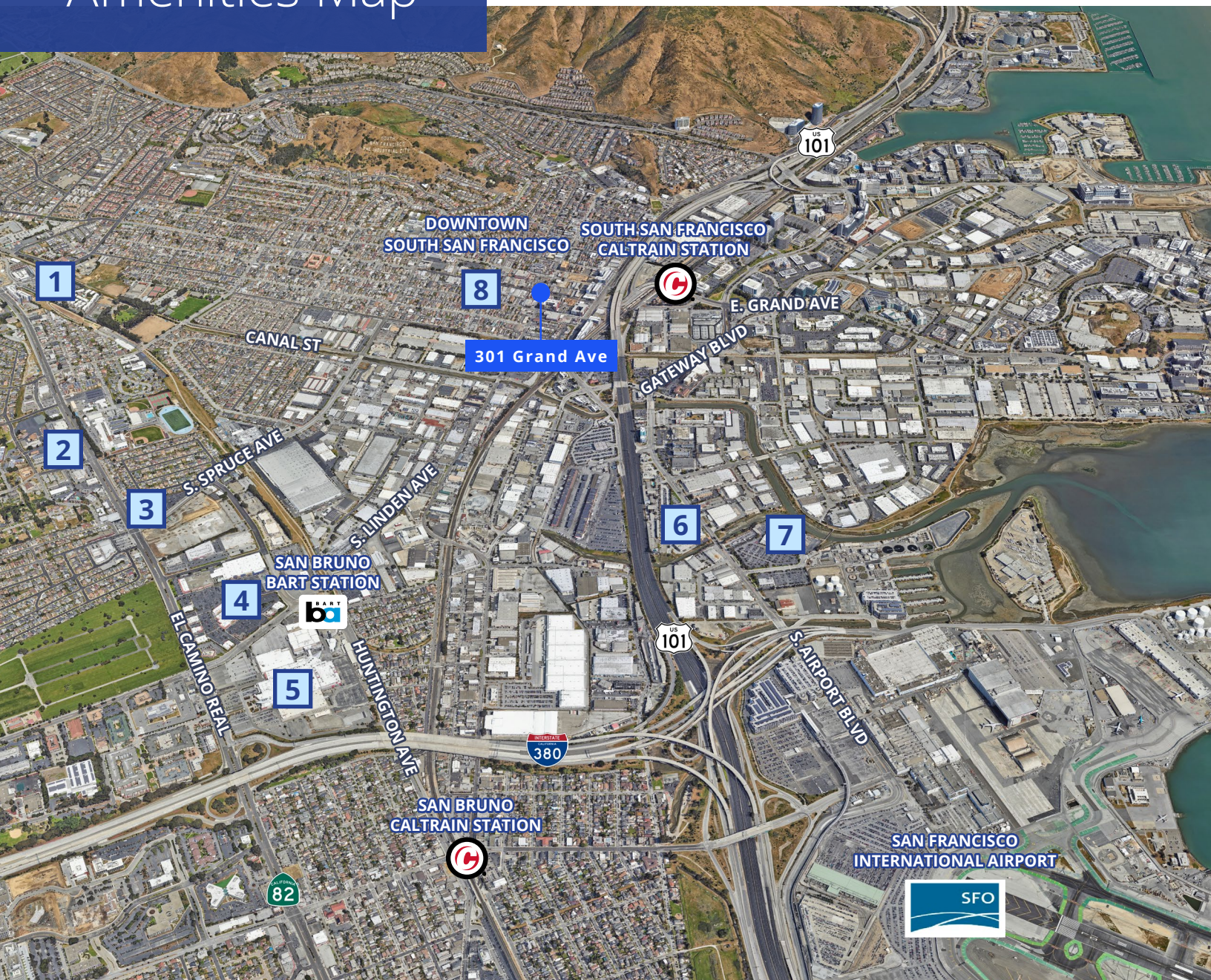
203 Redwood Shores Pkwy
Suite 125
Redwood City, CA 94065
P: +1 650 486 2200
colliers.com/sanfranciscobayarea

Floor Plan

Third Floor: ±3,689 SF | \$1.60 NNN PSF



Amenities Map



1 Safeway

2 McDonald's
Dollar Tree
Taco Bell
Royal Pin Donuts
El Faro's Mexican Food
Walgreens

3 See's Candies

4 **San Bruno Towne Center**
Lowe's Home Improvement
Lucky
Popeyes Louisiana Kitchen
Subway
U.S. Bank
Red Robin Gourmet
Red Lobster
AT&T
Chuck E. Cheese's

L&L Hawaiian Barbecue
DXL Big + Tall
Chase Bank
BevMo!
Marshalls
Starbucks
Burger King
US Post Office
T-Mobile
Metro by T-Mobile
Cricket Wireless
Sally Beauty
Supercuts
Quickly

5 **The Shops at Tanforan**
Cinemark Century Theatres
Planet Fitness
BJ's Restaurant & Brewhouse
Petco
Chipotle Mexican Grill

Panda Express
Cold Stone Creamery
GameStop
Target
Starbucks
Auntie Anne's
Sunglass Hut
T-Mobile
JCPenney
Finish Line
Dairy Queen
Sarku Japan
Happy Lemon

6 Goodwill Wholesale
Dunkin' Donuts
McDonald's
South San Francisco
Conference Center
Rodeway Inn SFO
Four Points by Sheraton

Double Tree by Hilton
Holiday Inn Express
Best Western Plus
See's Candies
Hotel Nova
SFO Airport Travelodge
Hotel Focus SFO
Fairfield Inn & Suites

7 Costco Wholesale

8 **Downtown South SF**
Peet's Coffee
Dumpling Empire
Kamu Sushi
Cafe Bunn Mi
Sky Cafe
Thai Satay
Ristorante Buon Custo
Amami San

Taqueria Nochistlan
Cricket Wireless
Dumpling and Cajun Seafood
Starbucks
Cheung Hing BBQ Seafood
Cochinita
J&J Bakery
Grand Palace Seafood
BeauTea
Grill Kebabs and Gyros
Brothers Cafe
Taqueria El Farolito
Ben Tre
Mom's Tofu House
Cable Car Cafe
La Torta Sabrosa
Donut King