

WESTBOROUGH

SQUARE

SOUTH SAN FRANCISCO, CALIFORNIA

±95,000 SF NEIGHBORHOOD SHOPPING CENTER

±5,000
Average Daily Traffic

GELLERT BOULEVARD

±195,000
Average Daily Traffic



±23,000
Average Daily Traffic

WESTBOROUGH BOULEVARD

PROPERTY HIGHLIGHTS



Immediate
I-280 Access



Signalized
Intersection



Excellent
Visibility



Strong
Demographics



Daily Needs
Tenancy

TRAFFIC COUNTS (ADT)



I-280 (at Westborough Blvd) **±195,000**



Westborough Blvd (at Center) **±23,000**



Gellert Blvd (at Center) **±5,000**

ANNA WINTERS

Senior Vice President
+1 925 279 4624
Anna.Winters@colliers.com
CA Lic. 01837708

Colliers

Excellent Access & Visibility



Demographics

	1 Mile	2 Miles	3 Miles
Current Total Population	32,257	94,053	164,844
Current Total Households	10,171	31,413	54,718
Median Household Income	\$158,541	\$150,595	\$141,393

	1 Mile	2 Miles	3 Miles
Median Home Value	\$1,227,360	\$1,204,259	\$1,215,040
Total Businesses	391	1,940	4,966
Total Employees	2,818	22,404	52,116



ANNA WINTERS

Senior Vice President
+1 925 279 4624
Anna.Winters@colliers.com
CA Lic. 01837708

WESTBOROUGH — SQUARE —

SOUTH SAN FRANCISCO, CALIFORNIA

Space Available



PRIME LOCATION

Surrounded by established national and regional retailers.



EXCELLENT VISIBILITY

Prominent storefront with high-exposure on Gellert Blvd. and the west side of the center.



CONVENIENT ACCESS

Easy access to I-280 with ample parking for customers.

Join Established Retailers



ANNA WINTERS

Senior Vice President
+1 925 279 4624
Anna.Winters@colliers.com
CA Lic. 01837708

WESTBOROUGH — SQUARE —

SOUTH SAN FRANCISCO, CALIFORNIA

Well Positioned. Easily Accessible.



Tenant List

SUITE	TENANT
101	Pho's Siagon
102	Quickly
103	Kumon Learning Center
104	AVAILABLE - ±1,419 SF
106	South City Smile
107	BMO
200	Five Guys
201	Tokyo Sushi & Bar
202	Paris Baguette Bakery
203	Hula Hoops
204	Lum Optometry
205	Round Table Pizza
206	Lily Nail Care 2
208	Korean Restaurant
301	Hidden Tiger
302	UPS Store
303	NG's Cooking
304	1 Hr Cleaner
306	Goldilocks Restaurant & Bakery
601	Chase Bank
603	Phil's Coffee
ANCHOR A (Building 4)	Pacific Market Grocery
ANCHOR B (Building 5)	Walgreens

*All sizes and demising walls are approximate

*Plan not to scale



ANNA WINTERS
Senior Vice President
+1 925 279 4624
Anna.Winters@colliers.com
CA Lic. 01837708

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. May 2026

WESTBOROUGH
— SQUARE —
SOUTH SAN FRANCISCO, CALIFORNIA