

Sports Bar/Restaurant Building Available

Immediate Occupancy

5,000 Jobs within Walking Distance

Address:	1250 Grundy Lane, San Bruno, CA 94066 (Bay Hill Business Park)		
Site:	74,301 square feet or 1.71 acres		
Building:	<i>Free Standing</i> with approximately 8,345 square feet plus outdoor patio area		
Seating:	248 Seats (210 Table / 38 Bar)		
On-Site Parking:	90 Spaces (11 per 1,000) with additional street parking		
Signage:	Illuminated Freeway Pylon sign.		
Previous Tenant:	TGI Fridays		
Historic Restaurant Sales:	2008	\$3,425,000	(\$410/sf)
	2007	\$3,585,000	(\$430/sf)
	2006	\$3,415,000	(\$409/sf)
	2005	\$3,895,000	(\$466/sf)
	2004	\$3,575,000	(\$428/sf)
Asking Rent:	Negotiable		
FF & E:	Available		
Lease Type:	Absolute NNN		
Brokerage Commission:	Broker Cooperation		

The Restaurant is located within the Bay Hill Business Park and is visible from Freeway 380. The Business Park includes 11 office buildings containing approximately 1,500,000 square feet. The Business Park enjoys direct access from 380 Freeway via El Camino Real and Freeway 280 via San Bruno Avenue. More than 5,000 people are employed within the Business Park. Additionally, the Business Park includes a Courtyard by Marriot Hotel and a Kaiser Permanente Medical Facility.

For a summary of the area demographics, aerial photo of the area and photos of the building visit <http://www.brandenburg-properties.com/props/a-c-nc-rest.htm>.

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FORMER TGI FRIDAY'S

FOR LEASE

1250 Grundy Lane, San Bruno California



LOCATION:

Located within the desirable Bay Hill Business Park with direct access from I-380 via El Camino Real & I-280 via San Bruno

DESCRIPTION:

- ±8,345 SF freestanding building with patio - 248 seating capacity
- 1.71 acres
- Existing, fully built out restaurant
- Excellent visibility & signage
- Good access from heavy traffic areas
- Significant on site parking (90 spaces)
- Located within Bay Hill Business Park which includes 11 office buildings totaling ±1,500,000 SF
- ±5,000 employees within easy walking distance of Restaurant
- Bay Hill Business' include: YouTube Headquarters, Wal-Mart.com Headquarters, Iron Port Headquarters, Marriott Courtyard and a Kaiser Permanente Facility among others



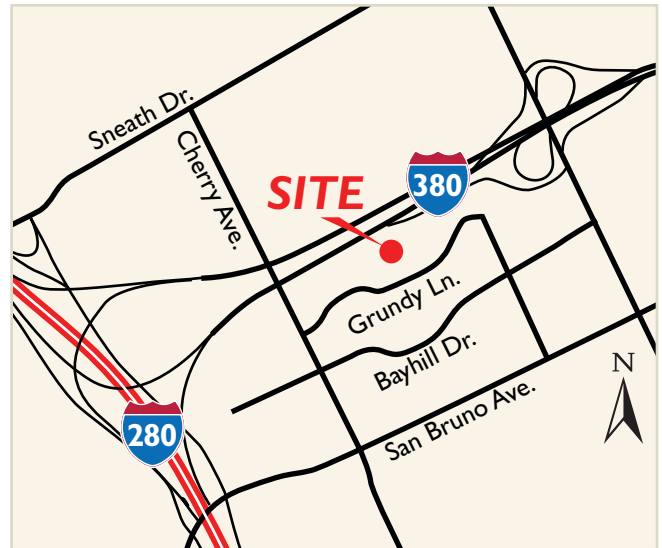
DEMOS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Daytime Pop	12,963	74,390	147,858
Population	24,143	129,311	239,073
Households	9,008	43,880	81,390
Ave. HH Income	\$84,601	\$92,414	\$98,832



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1250 Grundy Lane, San Bruno California



1. 1250 Grundy Lane
2. YouTube Headquarters
3. Bay Hill Shopping Center
4. Wal-Mart.com Headquarters

5. Kaiser Permanente
6. Iron Port Headquarters
(Cisco owned Company)
7. Marriott Courtyard
8. Chili's

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