



AVAILABLE FOR SUBLEASE ±27,276 SF TURNKEY DEALERSHIP + SERVICE CENTER

475 Serramonte Boulevard // Colma, California 94014

Get in touch

Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Executive Summary



Lease Rate:

**\$4.05/SF/Month
NNN**

Offering Summary

Building Size:	±27,276 SF
Lot Size:	±117,928 SF
Year Built:	2004
Zoning:	Commercial
NNN:	\$0.55/sf/month
Lease Expiration Date:	12/10/2032

Property Highlights

Modern Build-Out (2023): Recently completed with a sleek, highly modernized design and impeccable maintenance.

Extensive EV Infrastructure: Equipped with 13 Level-2 EV chargers - 8 in the service center and 5 in the detail bay, providing robust support for electric vehicle operations.

Detail Bay Efficiency: Features 5 oversized, double-wide grade-level doors for streamlined vehicle movement and detailing operations.

Service Bay Capacity: Includes 14 operable vehicle lifts and 7 service doors, ensuring maximum workflow efficiency and throughput.

Expansive Parts Room: A large, two-level parts storage area with an illuminated exterior sign for visibility and convenience.

Ample Parking & Display Area: Offers 209 exterior vehicle stalls plus space for 6 vehicles indoors, ideal for inventory, service, or customer use.

Jonathan G. Hanhan
Group Leader & EVP

408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President

408.693.8763
devon.stout@compass.com
CalDRE #01997975

Showroom Photos

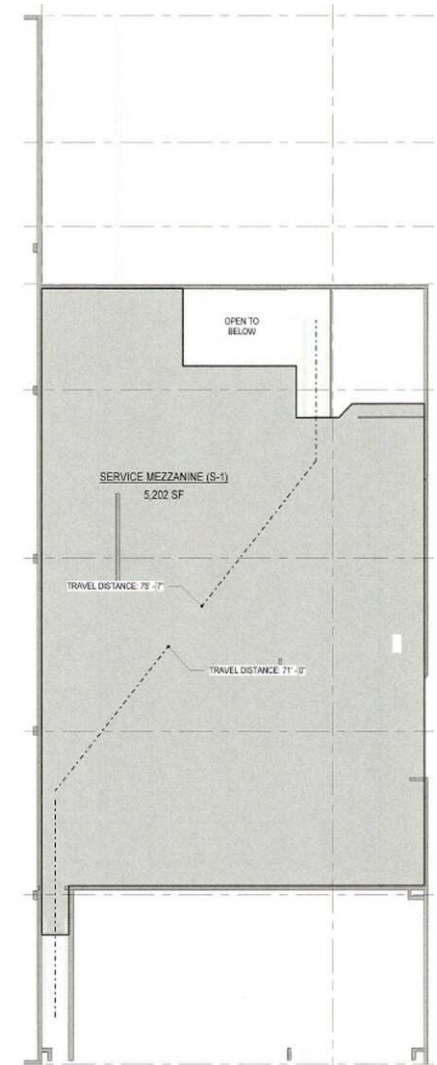
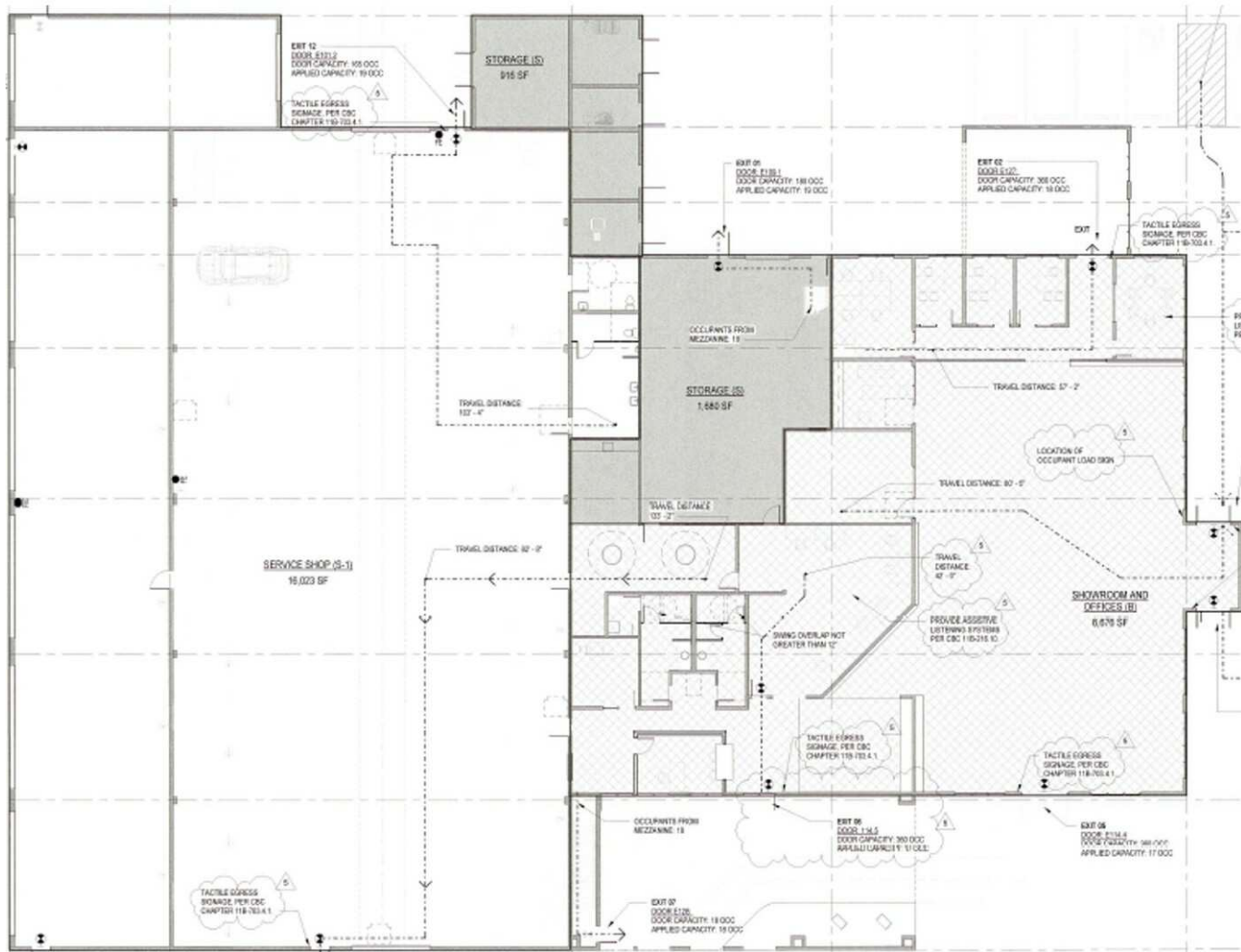


Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

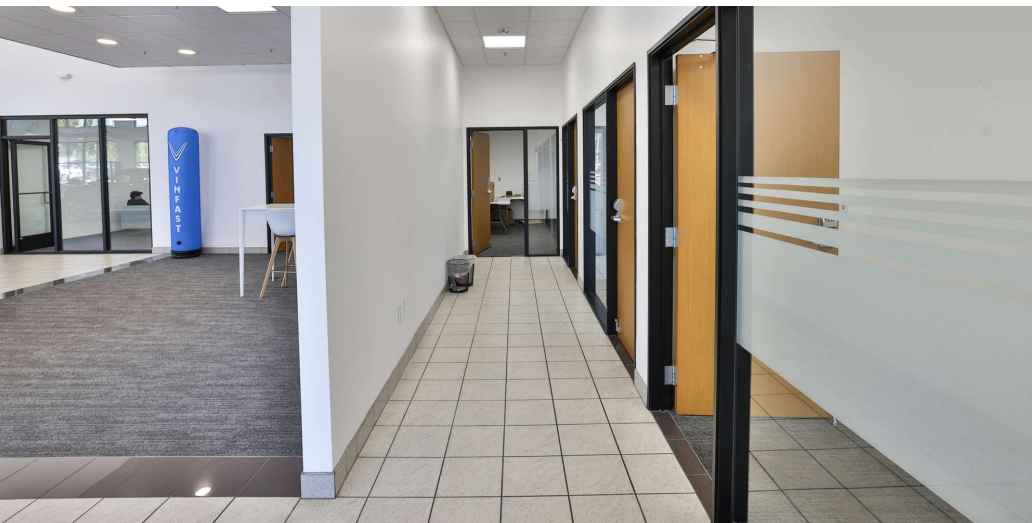
Site Plan



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Interior Photos



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Additional Photos

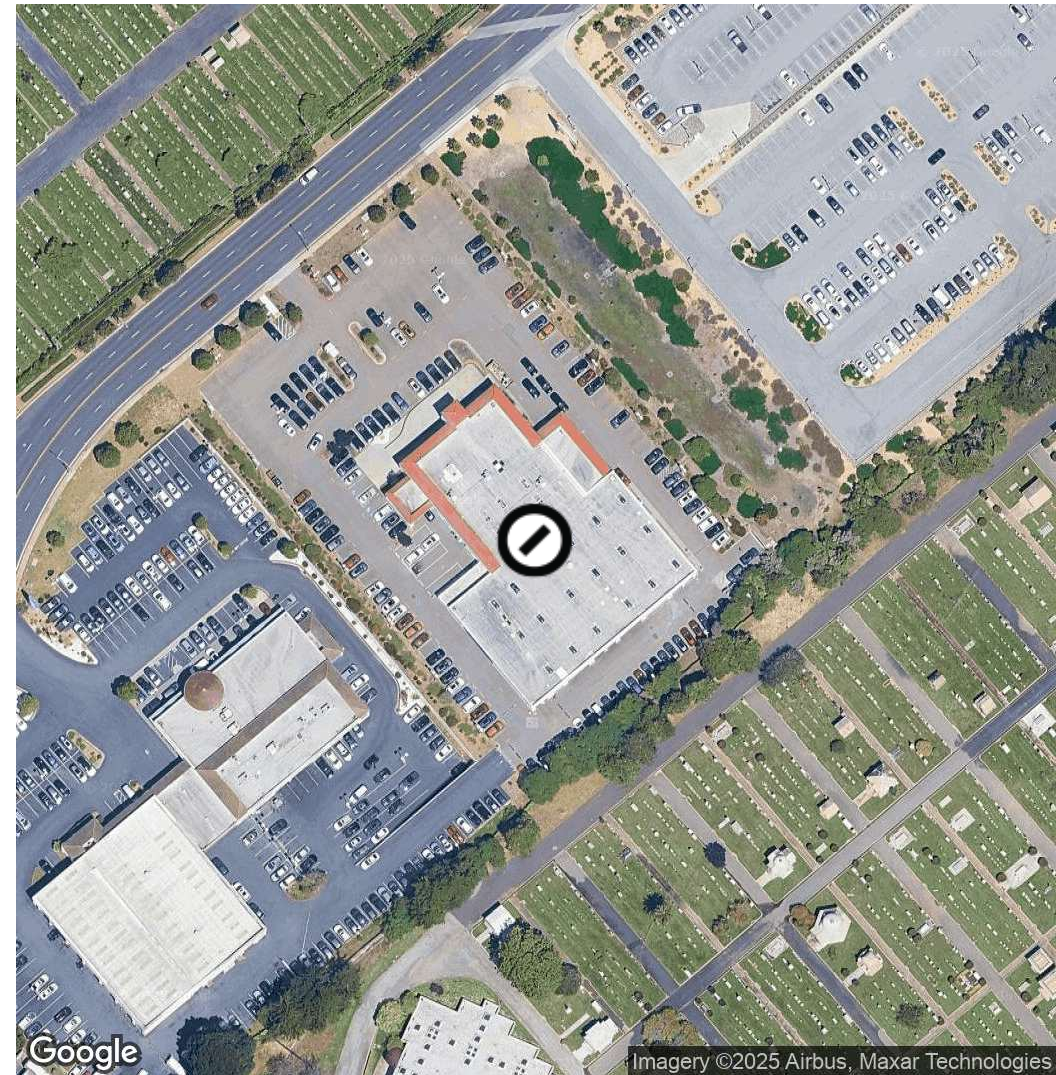
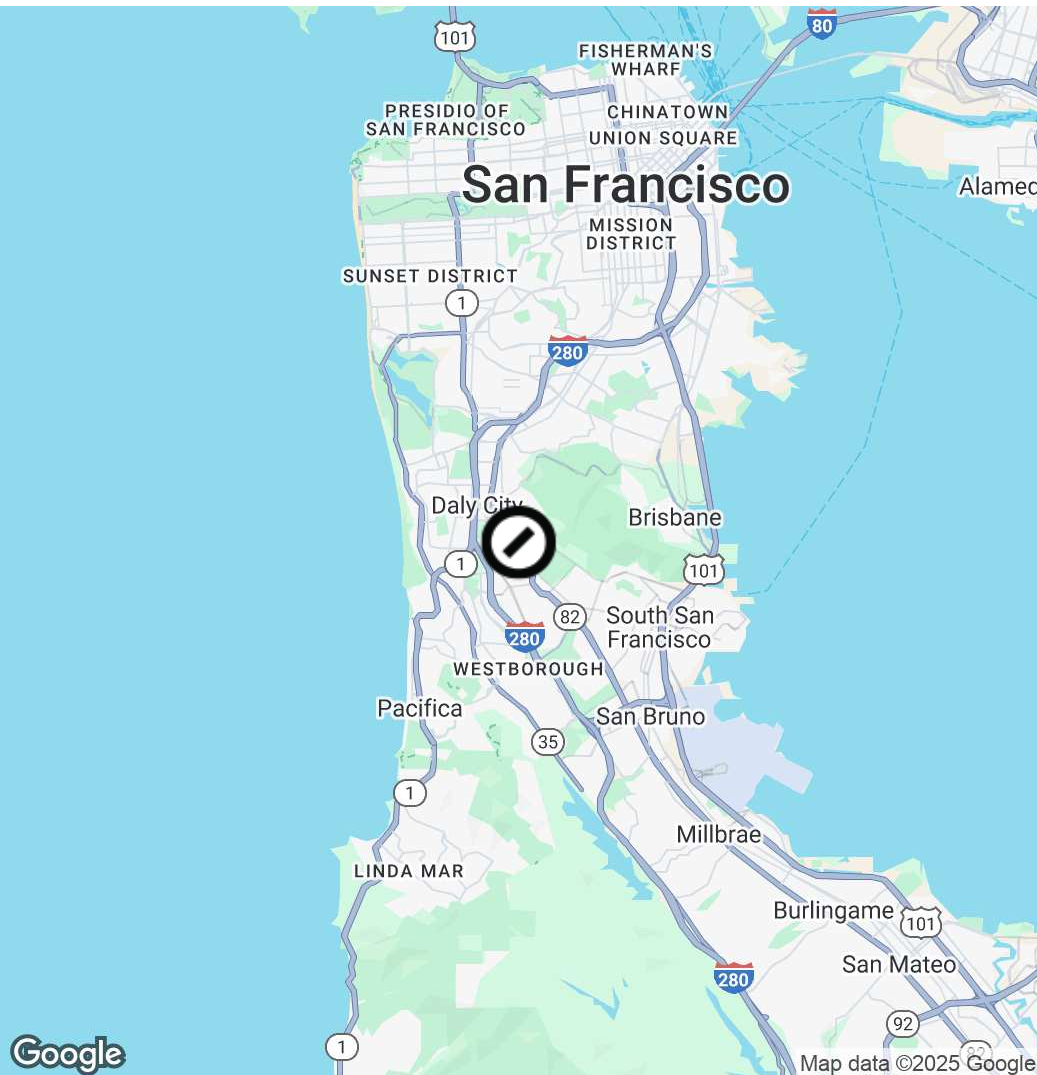


Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Location Maps



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Retailer Map



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

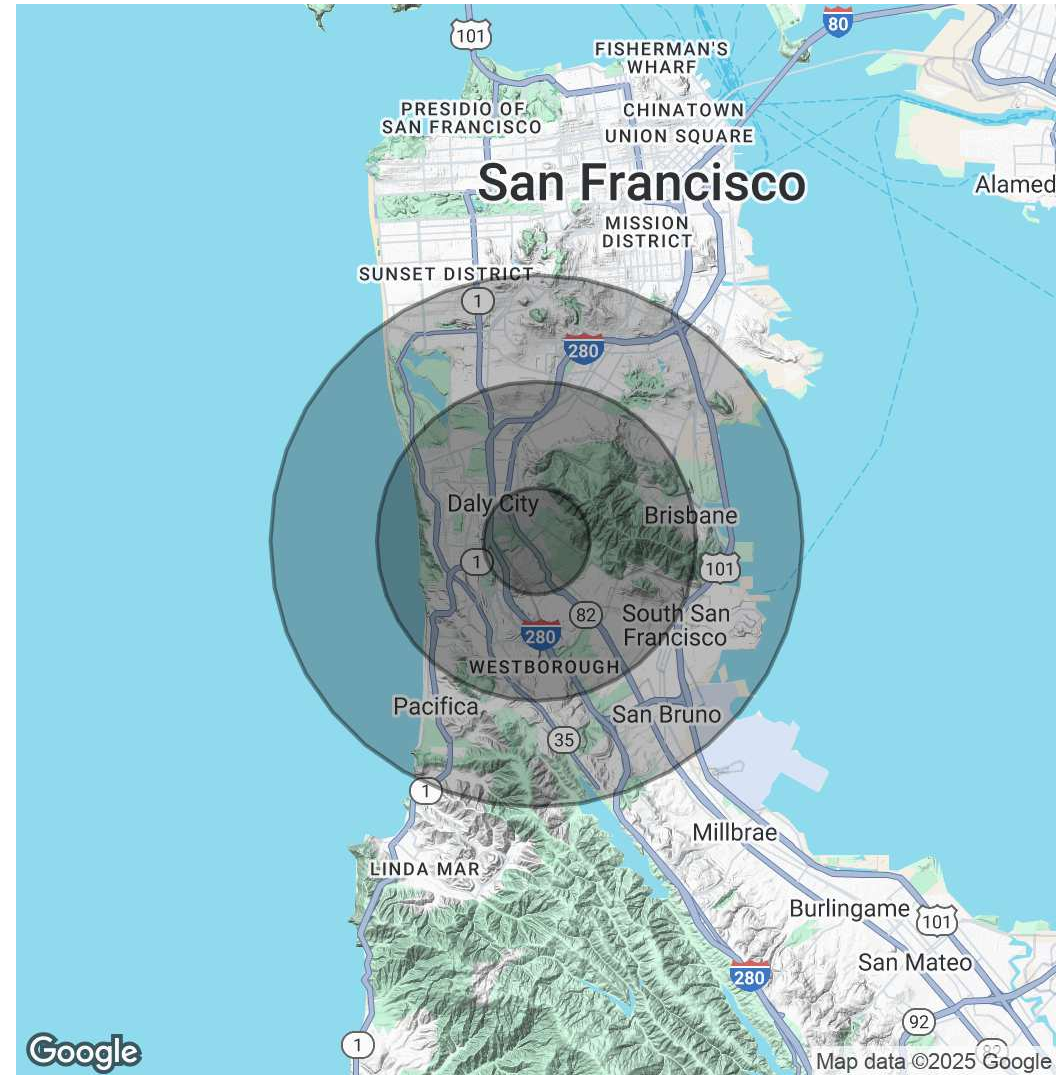
Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	13,863	233,994	472,746
Average Age	43	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,854	73,367	154,522
# of Persons per HH	2.9	3.2	3.1
Average HH Income	\$144,352	\$162,350	\$176,461
Average House Value	\$920,897	\$1,185,599	\$1,277,077

Demographics data derived from AlphaMap



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Additional Photos



Jonathan G. Hanhan
Group Leader & EVP
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Senior Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.