

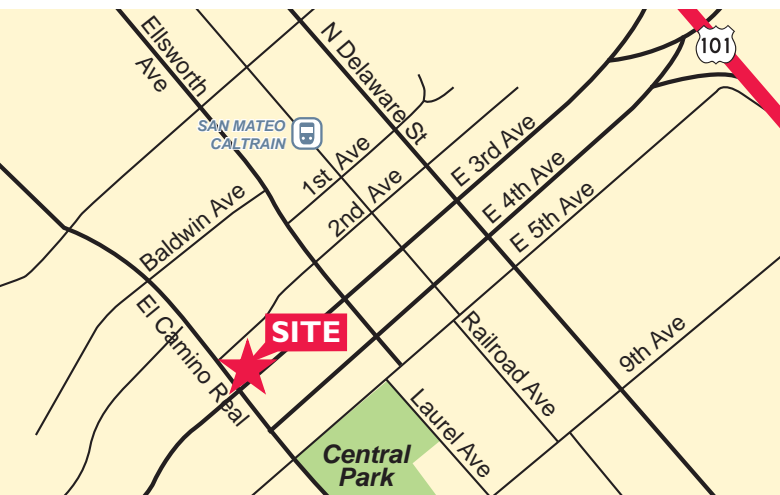
# Unique Investment (Possible User) Property for Sale

10 E. 3rd Avenue, San Mateo



## ±2,652 Square Feet Available (Plus ±485 SF Mezzanine)

As exclusive agents, we are pleased to offer the following space:



- ◆ Irreplaceable Location on 3rd Avenue, San Mateo (One Building from El Camino Real, between Motif Building and Draper University)
- ◆ Public Garage One-Half Block Away at El Camino Real and 2nd Avenue
- ◆ Minutes from Caltrain
- ◆ Currently Leased (Call for Details)
- ◆ ±2,652 SF Building (Plus ±485 SF Mezzanine)
- ◆ Zoned: CBD (Central Business District)
- ◆ Sale Price: \$2,550,000
- ◆ DO NOT DISTURB TENANT

**Roger Oser** Senior Managing Director 650.358.5262 [rosen@newmarkccarey.com](mailto:rosen@newmarkccarey.com) CA RE License #00826289

**Mark Lockenmeyer** Managing Director 650.358.5257 [mlockenmeyer@newmarkccarey.com](mailto:mlockenmeyer@newmarkccarey.com) CA RE License #01995166

**Newmark  
Knight Frank**

901 Mariners Island Boulevard, Suite 125, San Mateo, CA 94404

[www.ngkf.com](http://www.ngkf.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

18-0386-03/18