



# BUILDING L

60 E 31ST AVE, SAN MATEO

**±39,000 Square Feet**



**Howard E. Dallmar** | Vice Chairman  
650.688.8530 | [hdallmar@ngkf.com](mailto:hdallmar@ngkf.com) | CA RE License #00864566

**Kevin Cunningham** | Vice Chairman  
650.688.8521 | [kcunningham@ngkf.com](mailto:kcunningham@ngkf.com) | CA RE License #01322886

**Sarah Bohannon** | Managing Director  
650.358.5268 | [sbohannon@ngkf.com](mailto:sbohannon@ngkf.com) | CA RE License #01940402



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**±39,000 SF**  
CLASS A  
Office Space

- Directly across the street from the Hillsdale Caltrain Station
- Immediate access to world class amenities
- The North Block renovation provides a campus like setting activated by shops, restaurants, recreation and a luxury cinema
- Prominent identity and signage opportunities on El Camino Real and E Sailer Drive
- 4/1,000 SF parking ratio



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## GREAT VISIBILITY

Directly across the street from the Hillsdale Caltrain Station, the office space has prominent signage available on El Camino Real



# LOCATION/ ACCESS

## BAY MEADOWS SAN MATEO

FIELDWORK BREWING TINBOT ARTISAN BURGERS BLUE BOTTLE COFFEE

## PARK PLACE AT BAY MEADOWS

STARBUCKS COFFEE MENDOCINO FARMS THE HABIT BURGER GRILL CRAVECH CHIPOTLE MEXICAN GRILL WHOLE FOODS MARKET PEETS COFFEE & TEA

## BUILDING L 60 E 31ST AVE, SAN MATEO

cinépolis west elm SHAKE SHACK PINSTRIPES lululemon BELCAMPO

Caltrain Jersey Mike's SUBS

## HILLSDALE SHOPPING CENTER

ANDERSEN BAKERY The Cheesecake Factory macy's NORDSTROM Paul Martin's California PIZZA KITCHEN Apple H&M TRADER JOE'S THE COUNTER BARNES & NOBLE BOUDIN OLD NAVY DSW



**BevMo!**

E HILLSDALE BLVD

EL CAMINO REAL

# SITE PLAN



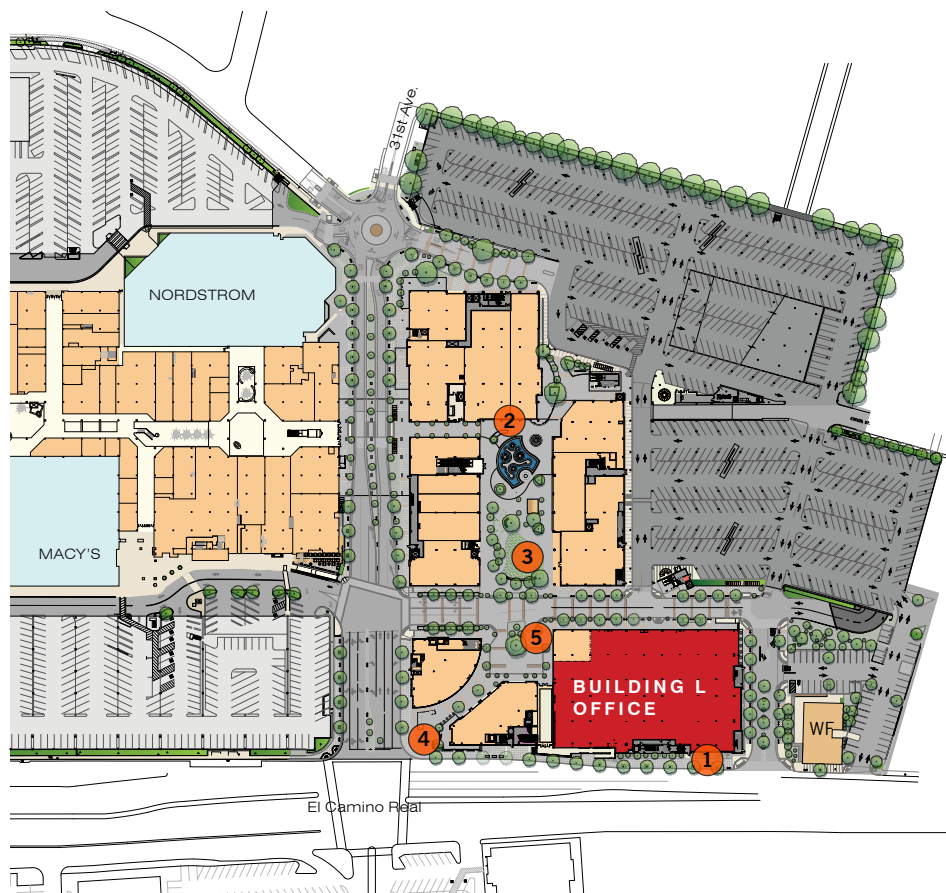
Directly across the street from the new CalTrain Station under construction, the office space a prominent address and great visibility



The central plaza connects the interior mall with destination outdoor shops and restaurants



Shake Shack, Apple, Palette, Midici , Cinepolis, Pinstripes and many more tenants located on the new central plaza will provide a rich array of entertainment, dining and retail experiences



The North Block at Hillsdale Shopping Center will create a destination outdoor shopping and entertainment district



Activated by shops, restaurants, bowling, and a luxury cinema, the plaza will have a broad appeal both day and night



The gateway intersection of 31st and El Camino Real serves as a primary access point to Hillsdale Shopping Center, Nordstrom, the North Block Central Plaza, and residential neighborhoods

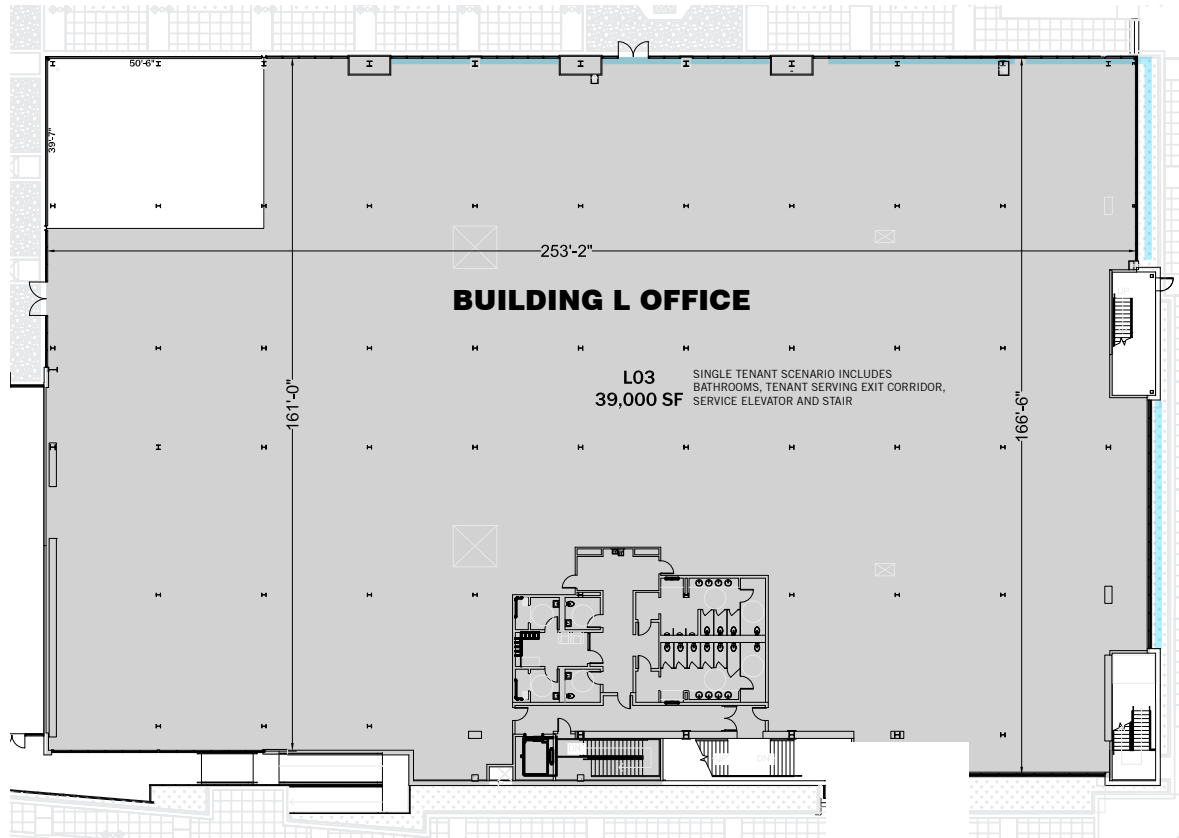


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# FLOOR PLAN ±39,000 SF

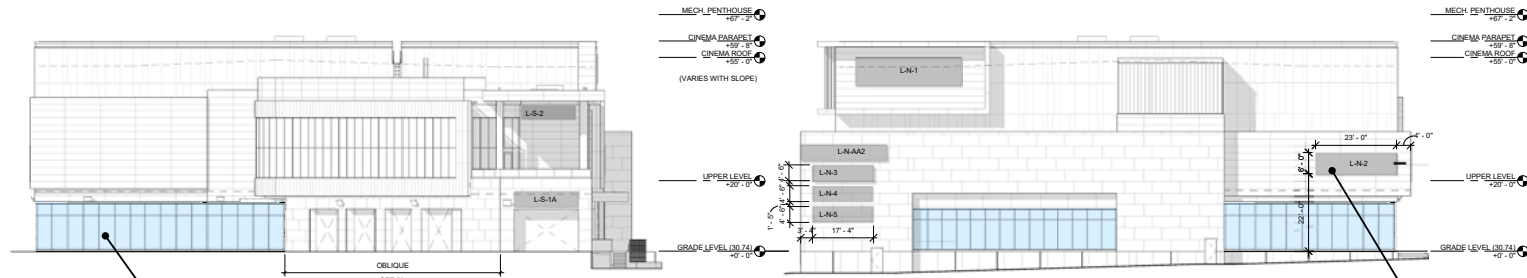
E Sailer Drive



El Camino Real

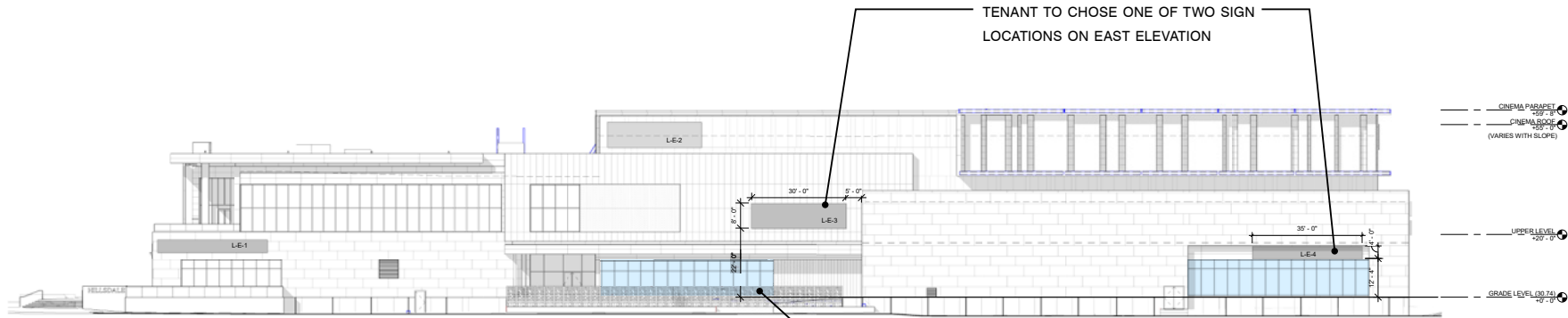
- Currently in shell condition
- Large, flexible floor plate for technology or professional service Tenant
- Floor to ceiling glass and high dimensions maximizing natural light
- State of the art exposed concrete design
- Delivering for Tis in Q3 2020

# BUILDING ELEVATIONS



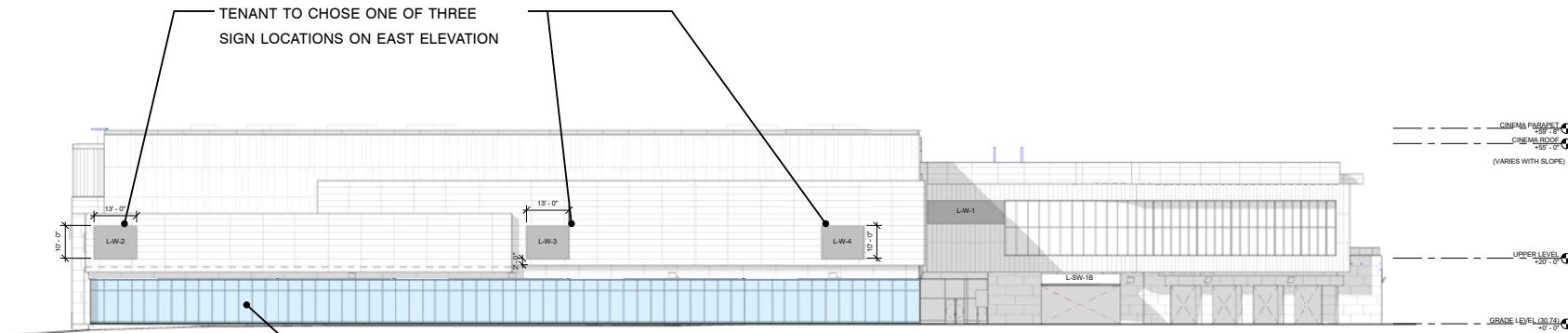
BLUE COLOR INDICATES LANDLORD PROVIDED STOREFRONT TYP.

SIGN LOCATION FOR NORTH ELEVATION



BLUE COLOR INDICATES LANDLORD PROVIDED STOREFRONT TYP.

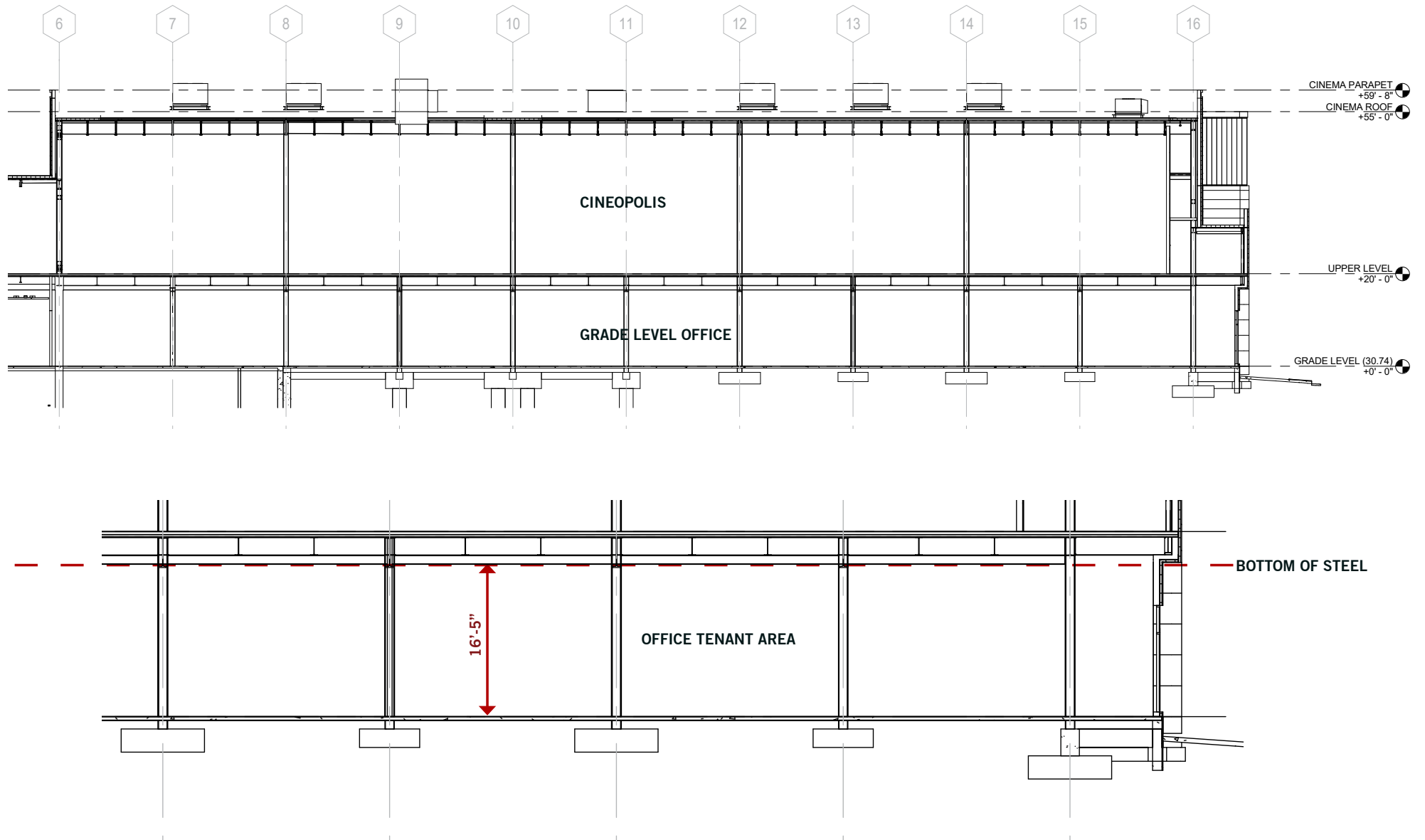
TENANT TO CHOOSE ONE OF TWO SIGN LOCATIONS ON EAST ELEVATION



BLUE COLOR INDICATES LANDLORD PROVIDED STOREFRONT TYP.

TENANT TO CHOOSE ONE OF THREE SIGN LOCATIONS ON EAST ELEVATION

# BUILDING SECTION







# BUILDING L

60 E 31ST AVE, SAN MATEO

## BROAD APPEAL BOTH DAY AND NIGHT

Shake Shack, Apple, Palette, Midici, Cinépolis, Pinstripes, Lululemon, Belcampo, The Refuge and many more tenants located on the new central plaza will provide a rich array of entertainment, dining and retail experiences.

**cinépolis** west elm



NORDSTROM

**PINSTRIPES**  
BISTRO BOWLING BOCCE

**BELCAMPO**





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2950 South Delaware Street, Suite 125, San Mateo, CA 94403



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