



135 SOUTH B STREET

SAN MATEO, CALIFORNIA

±1,680 SF PRIME B STREET, SAN MATEO - RETAIL / RESTAURANT SPACE AVAILABLE
ON BEST BLOCK IN SAN MATEO

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ABOUT SAN MATEO

San Mateo is a dynamic downtown with significant new office, residential, and retail being added throughout the market. Downtown San Mateo is a highly walkable neighborhood in the heart of the Peninsula with strong office density, new arrivals mingle with locals, and art and color dot the streets. Downtown San Mateo is located at the center of the Peninsula, located midway between San Francisco and Palo Alto.

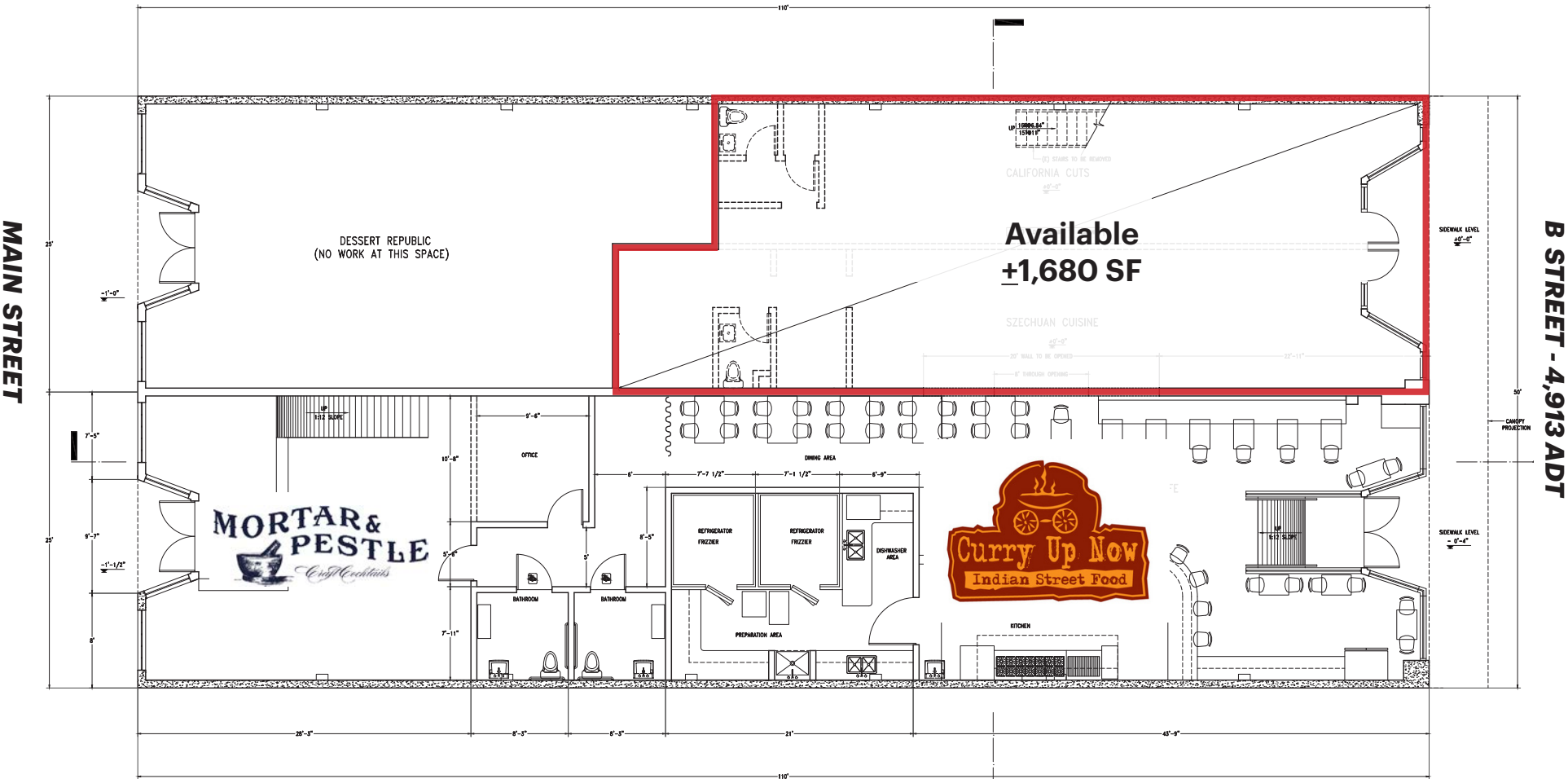
LOCATION DESCRIPTION

Located on the best block of Downtown San Mateo, this retail/restaurant space is conveniently located next to the popular Philz Coffee, Orange Theory Fitness, Curry Up Now, and Inchins Bamboo Garden. Neighboring the property is the Main Street Parking Garage providing ample parking stalls and easy access to downtown San Mateo.

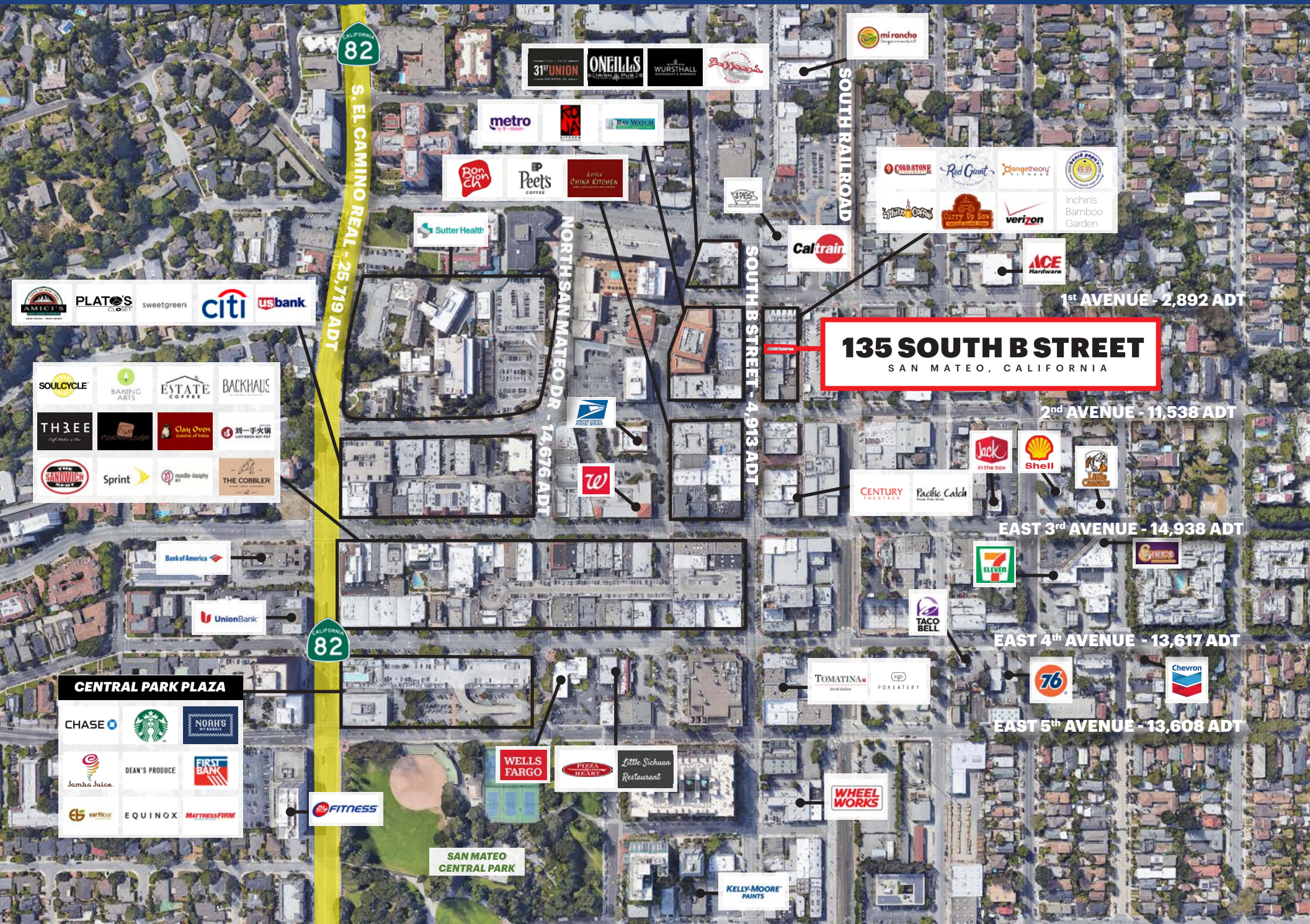
PROPERTY PROFILE



AVAILABLE SPACE	±1,680 SF	
TRAFFIC COUNT	South B Street	4,913 ADT
	1st Avenue	2,892 ADT
	2nd Avenue	11,538 ADT
ASKING RENT	\$42/SF/YR	
NNN EXPENSES	\$12.40/SF/YR	
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • ±1,680 SF adjacent to Curry Up Now • Retail / Restaurant Space located on the best block of B Street in Downtown San Mateo • Free Rent / TI Available with Strong Credit • Ample Area Street and Garage Parking • Two Blocks to Caltrain Station 	







CALIFORNIA 82

S. EL CAMINO REAL - 26,719 ADT

31ST UNION ONEILL'S WURSTHALL THE MOUNTAIN BAR

metro

Don Don Ch Peet's COFFEE LITTLE CHINA KITCHEN

Sutter Health

NORTH SAN MATEO DR - 14,676 ADT

SOUTH B STREET - 4,913 ADT

SOUTH RAILROAD

mi rancho

COLD STOVE Red Giant Jangtheony's INCHINS Bamboo Garden

Caltrain

ACE Hardware

1ST AVENUE - 2,892 ADT

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AMICIS PLATO'S CLOSET sweetgreen citi us bank

SOULCYCLE BAKING ARTS ESTATE COFFEE BACKHAUS
THREE Clay Oven 刘一手火锅
SANTOVICH Sprint spoolie disply THE COBBLER

2ND AVENUE - 11,538 ADT

JACK in the BOX Shell PACIFIC CATCH CENTURY THEATERS

EAST 3RD AVENUE - 14,938 ADT

Bank of America UnionBank

7-ELEVEN

EAST 4TH AVENUE - 13,617 ADT

CENTRAL PARK PLAZA

CHASE Starbucks NORTH'S BY MARKET
Jamba Juice DEAN'S PRODUCE FIRST BANK
earthcur EQUINOX MATTRESS FIRM

CALIFORNIA 82

24 FITNESS

SAN MATEO CENTRAL PARK

WELLS FARGO PIZZA HEART Little Sichuan Restaurant

TOMATINA POKERATERY

76

Chevron

EAST 5TH AVENUE - 13,608 ADT

WHEEL WORKS

KELLY-MOORE PAINTS



POPULATION

1 MILE	3 MILES	5 MILES
40,343	135,725	241,988



**ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$169,648	\$199,620	\$208,632



**HOUSEHOLD INCOME
DISTRIBUTION**

1 MILE	3 MILES	5 MILES
4,053	16,401	32,308



**MEDIAN HOME VALUE
\$1,000,000 or More**

1 MILE	3 MILES	5 MILES
1,670	6,805	13,838



**COLLEGE DEGREE
BACHELOR DEGREE OR
HIGHER**

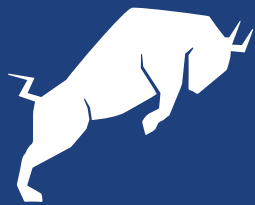
1 MILE	3 MILES	5 MILES
15,362	58,906	111,637



**TOTAL RETAIL
EXPENDITURES**

1 MILE	3 MILES	5 MILES
\$4,063	\$4,629	\$4,803





LOCKEHOUSE

CHRIS HOMS

(650) 548-2687

chris@lockehouse.com

License #01901922

EMMA HIMSL

(925) 239-1840

emma@lockehouse.com

License #02108950