

# FOR SALE 945 S. CLAREMONT STREET

SAN MATEO, CA 94402

OWNER/USER INVESTMENT  
OPPORTUNITY NEAR DOWNTOWN  
SAN MATEO

FUTURE  
DEVELOPMENT

S. CLAREMONT ST

10TH AVE

**Marc Pope**  
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View Site Specific  
**COVID-19**  
PREVENTION PLAN

 **CUSHMAN &  
WAKEFIELD**

**FOR SALE**

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**10,338 SF BUILDING | 10,568 SF LOT | SALE PRICE: \$3,500,000**

## PROPERTY HIGHLIGHTS

- 3 Unit Light-Industrial Property
- Easy Access to Downtown San Mateo and Freeways 101, 92 & 280
- Current Auto Repair Onsite

## BUILDING DETAILS

- Year Built: 1967
- .24 Acre Site
- (1) ±2,500 SF Unit, (1) ±2,838 SF Unit, (1) ±5,000 SF Unit
- 18-20' Clear Height
- Four (4) 13' Grade Level Loading Doors
- Zoned: M-1
- APN: 033-312-150

DOWNTOWN  
SAN MATEO

CENTRAL  
PARK

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## RENT ROLL

SUITE	STATUS	LED	TENANT	SF	CURRENT RENT (PSF)	PRO FORMA RENT (PSF)
951 S Claremont	Leased	7/31/2021	Flowater	±2,500 SF	\$4,425/Month Current Rent (\$1.77 Gross/PSF)	\$4,625/Month Market Rent (\$1.85 NNN /PSF)
501 10th Ave	Leased	7/31/2021	Flowater	±2,838 SF	\$4,881.36/Month Current Rent (\$1.72 Gross/PSF)	\$5,250.30/Month Market Rent (\$1.85 NNN /PSF)
945 S Claremont	Leased	8/31/2020	Claremont Auto	±5,000 SF	\$6,250/Month Current Rent (\$1.25 Gross/PSF)	\$9,250/Month Market Rent (\$1.85 NNN /PSF)
<b>TOTALS:</b>				<b>±10,383 SF</b>	<b>\$15,556.36/Month Current Rent</b>	<b>\$19,125.30/Month Market Rent</b>

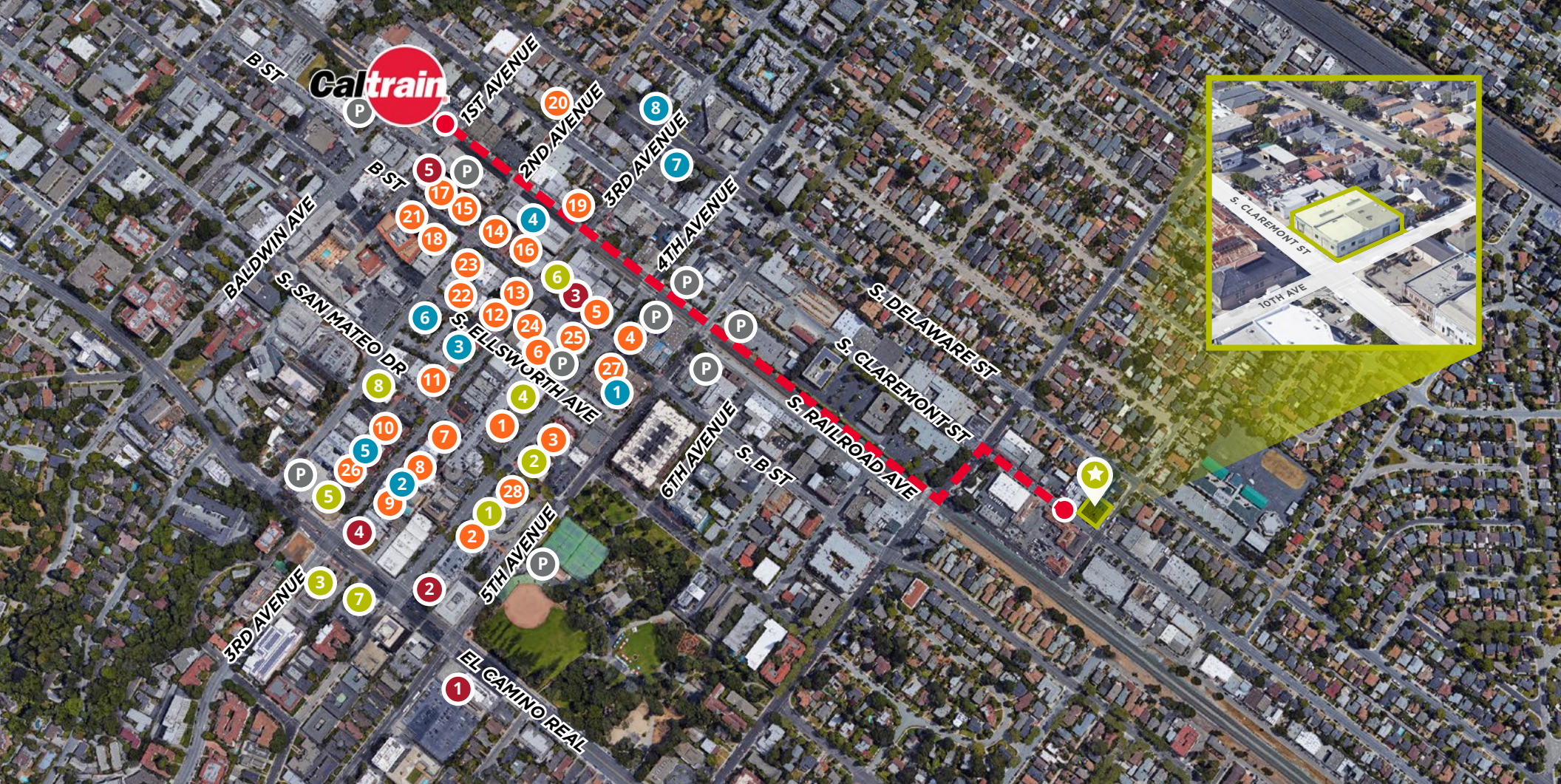


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## RESTAURANTS

- |                          |                                |                        |
|--------------------------|--------------------------------|------------------------|
| 1 Central Park Bistro    | 10 Amici's East Coast Pizzeria | 18 Vault 164           |
| 2 Jamba Juice            | NI-MO Japanese Cuisine         | 19 Red Crawfish        |
| Starbucks                | 3rd Ave Sports Bar & Grill     | 20 Kokko               |
| Noah's Bagels            | Masu Japanese Bistro           | 21 CREAM               |
| 3 Pizza My Heart         | 11 Shabuway                    | 22 Himawari            |
| Hummus                   | Vespucci Ristorante Italiano   | Little Sheep           |
| Little Sichuan           | 12 Roti Indian Bistro          | 23 Izakaya Mai         |
| Tomatina                 | Ajisen Ramen                   | 24 Sushi Sam's Edomata |
| 4 Amour Amour Cafe       | 13 Peet's Coffee & Tea         | North Beach Pizza      |
| Pancho Villa Taqueria    | 14 Kingfish                    | 25 Pausa Bar & Cookery |
| 6 Gyu-Kaku Japanese BBQ  | 15 Curry Up Now                | 26 Hotaru              |
| 7 Zablu-Zabu             | Osteria Coppa                  | 27 Viognier            |
| 8 Porterhouse San Mateo  | 16 Pacific Catch               | 28 Champagne Seafood   |
| 9 Three Restaurant & Bar | 17 Philz Coffee                |                        |

## SERVICES

- 1 Draeger's Market
- 2 Draper University
- 3 Walgreen's
- 4 Century 12 San Mateo
- 5 Hero City
- 6 U.S. Post Office
- 7 ARCO
- 8 Shell

## FITNESS

- 1 24 Hour Fitness
- 2 Equinox
- 3 Core Power Yoga
- 4 SoulCycle
- 5 Orange Theory

## BANKS

- 1 Chase Bank
- 2 Wells Fargo Bank
- 3 Bank of America
- 4 Bank of the West
- 5 Citibank
- 6 HSBC Bank
- 7 Union Bank
- 8 U.S. Bank

## PARKING

- |   |                       |
|---|-----------------------|
| P | 2ND & ECR Garage      |
| P | Main St Garage        |
| P | Tennis Court Garage   |
| P | Central Garage        |
| P | 5th/B Lot             |
| P | 4th/B Lot             |
| P | Transit Center Garage |
| P | 5th/Claremont Lot     |
| P | 4th/Claremont Lot     |

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### Amenities:

1. Century Theaters
2. 24-Hour Fitness
3. Bank of America
4. Bank of the West
5. Fed Ex Kinkos
6. Draeger's
7. Equinox Fitness
8. Peet's Coffee
9. Starbucks Coffee
10. Union Bank of California

11. U.S. Post Office

12. Walgreen's

13. Wells Fargo Bank

### Restaurant:

14. 231 Ellsworth

15. Amici's East Coast Pizzeria

16. Bella Mangiata Cafe

17. Capellini Ristorante

18. Jeffrey's Hamburger Court

19. Kingfish

20. Le Boulange

21. Noah's Bagels

22. North Beach Pizza

23. Sushi Sam's

24. Thai Satay Restaurant

25. Viognier

26. Vault 164

27. La Cumbre

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