

2555 Flores St

Commercial Marketing



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CLEARPOINT

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About the Space

2555 Flores St, San Mateo, CA 94403



Executive Summary

Square Footage
420, 493, or 1,250 sq. ft.

CAM Costs
\$100/mo

Floor Level
3 and 4

Year Built
1965

Rental Rate/Month
\$3.00/SF/mo

Lease Term
Negotiable

Zoning Type
B

Date Available
Now

Lease Type
Full Service Gross

Space Condition
Average - Excellent
Full Build-Out

Highlights of Space

Great Views

Flexible Lease Terms

On-Site, Street & Public Parking

Easy Access to 25th Ave

Nearby Hillsdale Caltrain Station

SamTrans Bus Stop at 25th
Ave & El Camino Real

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Neighborhood Overview



About the Neighborhood

San Mateo's vibrant Twenty-Fifth Avenue neighborhood, a walkable commercial district known for its popular restaurants, cafés, professional offices, and close proximity to Hillsdale Caltrain and Hillsdale Shopping Center. With strong daytime activity, easy commuter access, and a dense surrounding residential population, the area is an excellent location for businesses seeking visibility, convenience, and a built-in customer base.

Amenities & Shopping

1. San Mateo County Event Center
2. Michaels
3. Hillsdale Shopping Center
4. Trader Joe's
5. Safeway
6. Bay Meadows Park
7. The Peninsula Golf & Country Club
8. 24 Hour Fitness

Coffee Shops

1. Kaizen & Coffee
2. Blue Bottle Coffee
3. Dulzura Cafe

Restaurant & Bars

1. Li's Knife Cut Noodle
2. Pho Element
3. Sushi Edomata
4. Seapot Hot Pot & KBBQ
5. Fieldwork San Mateo
6. Palette Tea Garden
7. Mikiya Wagyu Shabu House
8. The Cheesecake Factory

Transportation

1. Hillsdale Station
2. Hayward Park Station
3. Bus Line - 397 & ECR

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Neighborhood Images



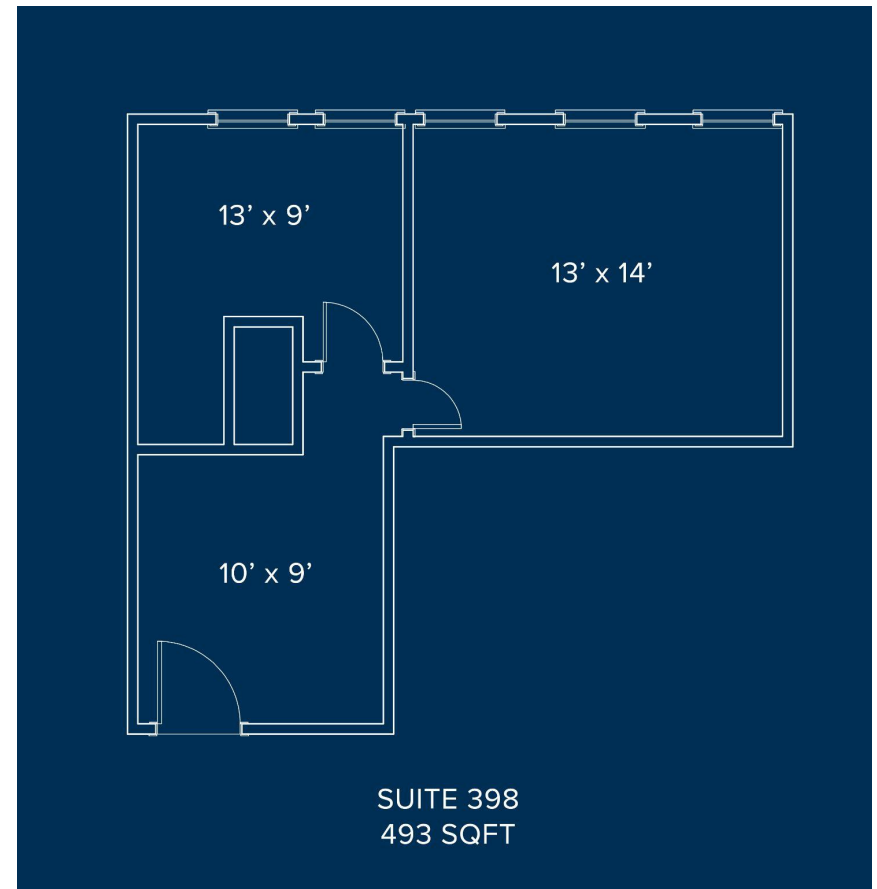
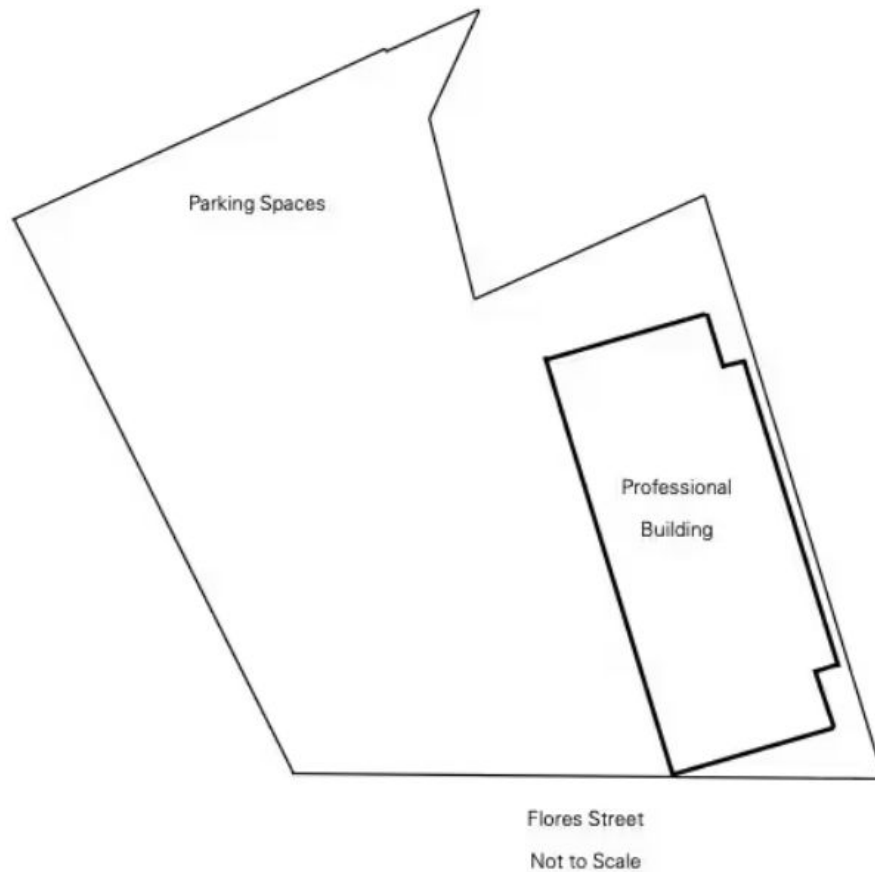
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Floor Plans

2555 Flores St



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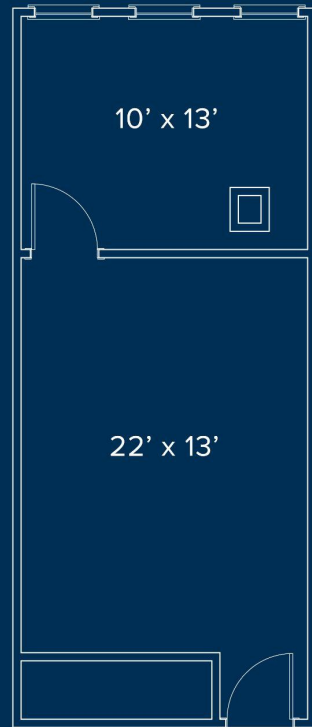
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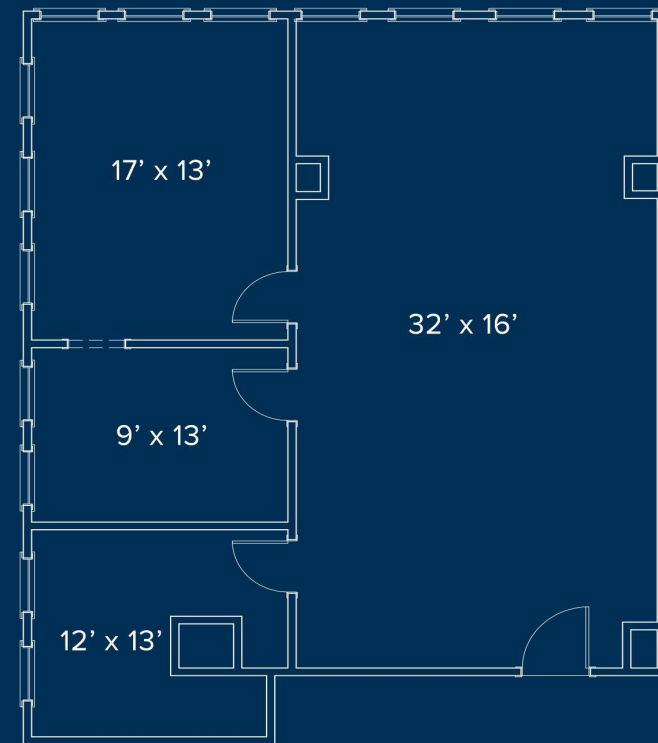


Floor Plans

2555 Flores St



SUITE 450
420 SQFT



SUITE 480
1,250 SQFT

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Our Services



Leasing Services

We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

1 Month Rent Fee for Residential Units

6-8% of Gross Rent of Lease for Commercial Units



Property Management

We quietly run your building's day-to-day. From repairs to electrical and plumbing, we handle every tenant request so your time stays untouched. Every invoice and expense is logged, tracked, and reported for clear, transparent books.

10-12% of Gross Rent of Lease for Commercial Units



Tenant Buyouts

We run voluntary cash-for-keys from first call to key handoff. Clear offers, signed releases, and firm timelines. You recover the unit quickly and re-rent at market rate. If it is nonpayment or just cause, our eviction counsel takes over.

Case-by-case. Inquire for more details.



Leasing Services



Marketing materials & photography

We shoot with pro lenses and controlled lighting, then refine in commercial editors for bright, true-to-life images. Final files are optimized for web and print so every flyer and listing loads fast and looks sharp.



Marketing the property on all platforms and our broker list

We publish to CoStar, Zillow, HotPads, Trulia, and MLS with optimized headlines and tags, then email our active broker network. Performance is tracked so you see impressions, clicks, and qualified inquiries.



Showings

We schedule and host all tours, confirm attendance, and tailor talking points to each prospect. Post-tour follow-ups and feedback are logged so you know interest level and next steps.



Vetting all tenants

We verify credit, identity, employment, and income through secure portals, including W-2s or alternatives when needed. Results are documented against your criteria with a clear recommendation for approval.



Lease contract

We draft the lease, add required disclosures and addenda, and route everything for e-signature via DocuSign to maximize convenience and accuracy. Fully executed copies and key dates are organized for your records.



Move-in coordination

We coordinate utility setup, insurance proof, key handoff, and a photo-documented checklist. Move-in dates, meter reads, and condition notes are stored so day one starts clean for everyone.

1 Month Rent Fee for Residential Units | 6-8% of Gross Rent of Lease for Commercial Units



Property Management



Day-to-day management

We are the single point of contact for residents, vendors, and city agencies, so you collect rent without the headaches. 24/7 maintenance intake, routine inspections, and a vetted vendor bench for plumbing, electrical, landscaping, and general trades.



Rent collection and resident accounting

Online portals for autopay and statements, with options for checks or mixed methods if needed. Delinquencies are tracked daily, late notices go out on time, and payment plans or legal next steps are documented.



Maintenance and vendor control

Work orders are scheduled, bid, and approved to your limits, with timestamped notes and photo-documented completion. Vendors are pre-qualified with W-9s and insurance, pricing is standardized, and payments are released only on verified scope to protect NOI.



Compliance and notices

City and state requirements are calendared and handled, including habitability standards, notice periods, and security-deposit interest where applicable. Just-cause, rent board filings, and attorney handoffs are coordinated when needed.



Financials and bookkeeping

Monthly owner statements with income, expenses, and variance notes. Year-end reports and 1099s are delivered in Excel and PDF, ready for your CPA or ours, with ledger detail mapped to Schedule E categories.

10-12% of Gross Rent of Lease for Commercial Units



Top Leased Units

SRO / Student Housing



**35-45 Broad St,
San Francisco
35 Rooms**

LEASED

Multifamily



**237 41st St,
Oakland
48 Units**

LEASED

Commercial Flex Space



**340 Harriet St,
San Francisco
2,500 SF**

LEASED

Commercial Restaurant



**2449 Geneva Ave,
Daly City
1,600 SF**

LEASED

Commercial Plaza



**29 Cambon Dr,
San Francisco
15 Units**

LEASED

Multifamily



**120 Portola Dr,
San Francisco
36 Units**

LEASED

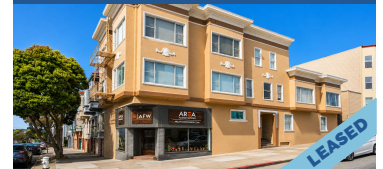
Multifamily



**259 Dolores St,
San Francisco
12 Units**

LEASED

Commercial Retail



**246 Judah St,
San Francisco
1,000 SF**

LEASED

Mixed Use / Multifamily



**1199 Irving St,
San Francisco
5 Units**

LEASED

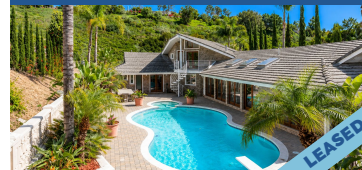
Luxury Duplex, Airbnb



**2630-2632 Great
Highway, San Francisco
2 Units**

LEASED

Luxury SFH



**10371 Greenbrier Rd,
Santa Ana
House**

LEASED

Commercial Strip Mall



**2237 - 2241 Irving St,
San Francisco
3 Units**

LEASED

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Top Managed Units

Luxury SFH



26 Urey Ct,
Irvine
House

LEASED

Commercial Strip Mall



2237 - 2241 Irving St,
San Francisco
3 Units

LEASED

Commercial Flex Space



340 Harriet St,
San Francisco
2,500 SF

LEASED

Commercial Restaurant



2449 Geneva Ave,
Daly City
1,600 SF

LEASED

Luxury SFH, Airbnb



2901 Crestmoor Dr,
San Bruno
House

LEASED

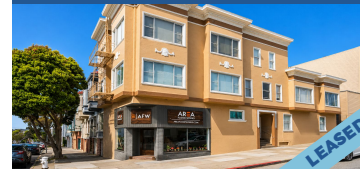
Multifamily



2337 Harrison St,
Oakland
12 Units

LEASED

Mix-Used



246 - 260 Judah St,
San Francisco
6 Units

LEASED

Luxury SFH



2127 Cabrillo St,
San Francisco
House

LEASED

Luxury Duplex, Airbnb



2630-2632 Great
Highway, San Francisco
2 Units

LEASED

Luxury SFH



10371 Greenbrier Rd,
Santa Ana
House

LEASED

Luxury SFH



133 Cresta Vista Dr,
San Francisco
House

LEASED

Commercial Strip Mall



2145 Geneva Ave,
San Francisco
2 Units

LEASED

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Top Recent Sales



**Multifamily -
Represented Buyer**

**831 35th St,
Oakland
\$1,300,000**



**Luxury SFH -
Represented Buyer**

**10371 Greenbrier Rd,
Santa Ana
\$975,000**



**Luxury SFH -
Represented Buyer**

**2215 Avalon St,
Costa Mesa
\$1,455,000**



**Commercial Building -
Represented Seller**

**3909 Grand Ave,
Oakland
\$1,150,000**



**Lagoon Front SFH -
Rep Buyer & Seller**

**609 Sand Hook Isle,
Alameda
\$1,500,000**



**Mixed Use/Multifamily -
Rep Buyer & Seller**

**830 E 28th St,
Oakland
\$1,300,000**



**Mix-Used -
Rep Buyer & Seller**

**246 - 260 Judah St,
San Francisco
\$2,100,000**



**Waterfront Duplex -
Rep Buyer & Seller**

**3227 Fernside Blvd,
Alameda
\$1,500,000**



**Luxury Duplex, Airbnb -
Represented Buyer**

**2630-2632 Great
Highway, San Francisco
\$3,400,000**



**Commercial Retail Condo -
Represented Seller**

**1490 Ocean Ave,
San Francisco
\$500,000**



**Single Family Home -
Represented Buyer**

**22791 Rumble Dr,
Lake Forest
\$1,300,000**



**Luxury SFH -
Represented Buyer**

**1845 Northwood Ct,
Oakland
\$1,900,000**



Transaction Services

We advise on acquisitions and sales. We help investors diversify, boost cash flow, capture appreciation upside, and use depreciation strategically for taxes.

Free Estimate of Value

A no-cost opinion of market value from our in-house commercial and residential analysts and real-estate specialists, with comps and rent assumptions.

1031 Exchange Expertise and Upleg Options

End-to-end guidance on tax-deferred exchanges, including QI coordination, 45/180-day timelines, and curated upleg options to defer capital gains.



Portfolio Analysis

Objective review of holdings for cash flow, risk, debt, and concentration. Clear insights and actions to optimize performance and future acquisitions.

Exclusive Access to Off-market Deals

Early looks via our owner network and broker ties, surfacing properties not publicly listed and improving your odds on pricing and terms.



Commercial Marketing

2555 Flores St, San Mateo, CA 94403

For Lease | 493 - 4,903 SF | Office Space

CLEARPOINT
Real Estate Investment Success Starts Here.



Residential Homes | Commercial Buildings | Multifamily | Leasing | Full-Service Portfolio Management | 1031 Exchanges



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