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NON-ENDORSEMENT NOTICE

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Activity ID #ZAD0020110

Marcus & Millichap

168 W 25TH AVE

EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY

168 W 25TH AVE



Listing Price
\$2,000,000



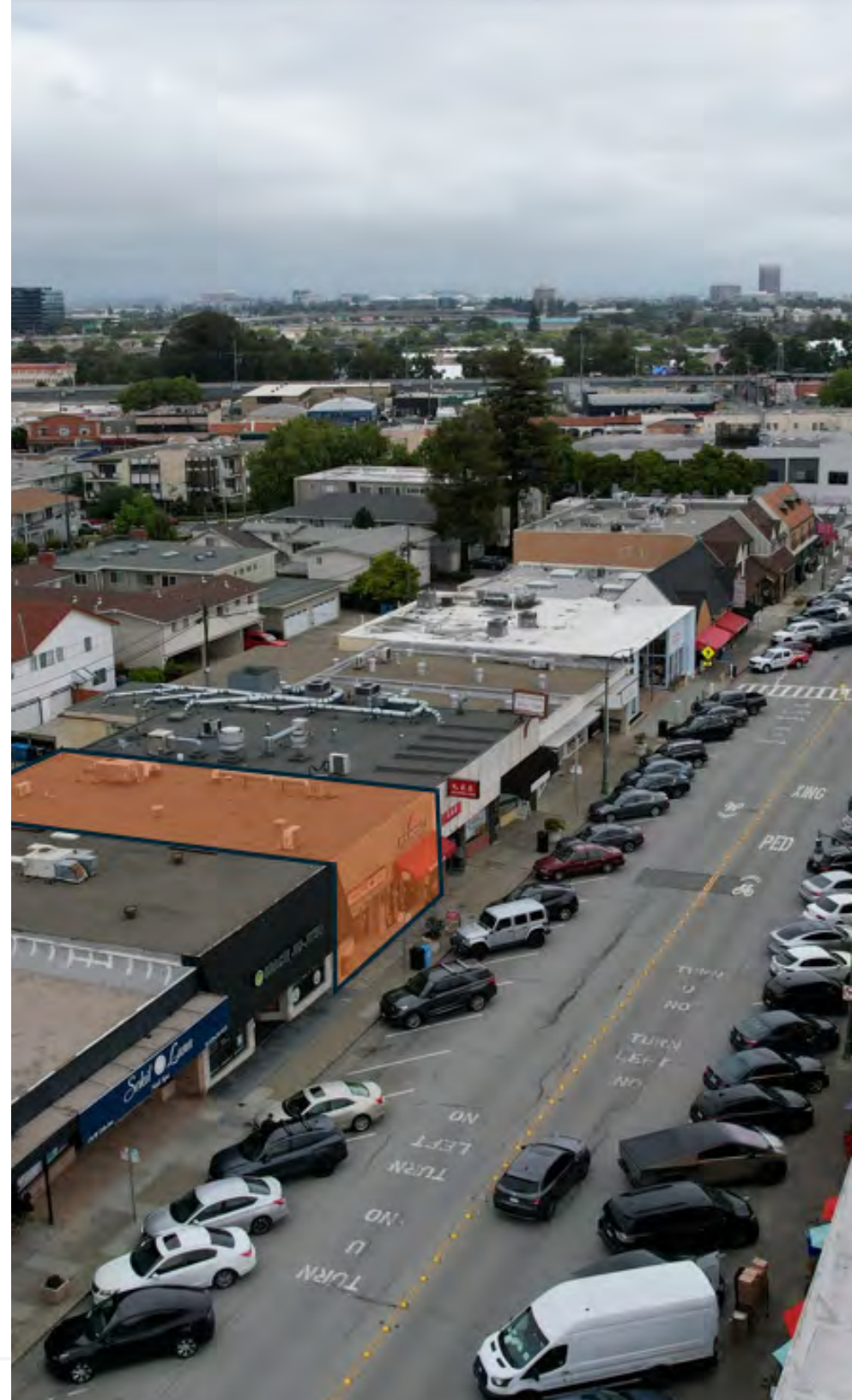
of Units
2

FINANCIAL

Listing Price	\$2,000,000
Price/SF	\$704.97

OPERATIONAL

Rentable SF	2,837 SF
# of Units	2
Lot Size	0.07 Acres (3,049 SF)
Occupancy	One Unit Occupied; One Unit Vacant
Year Built	1968



168-170 W 25TH AVE

San Mateo, CA 94403

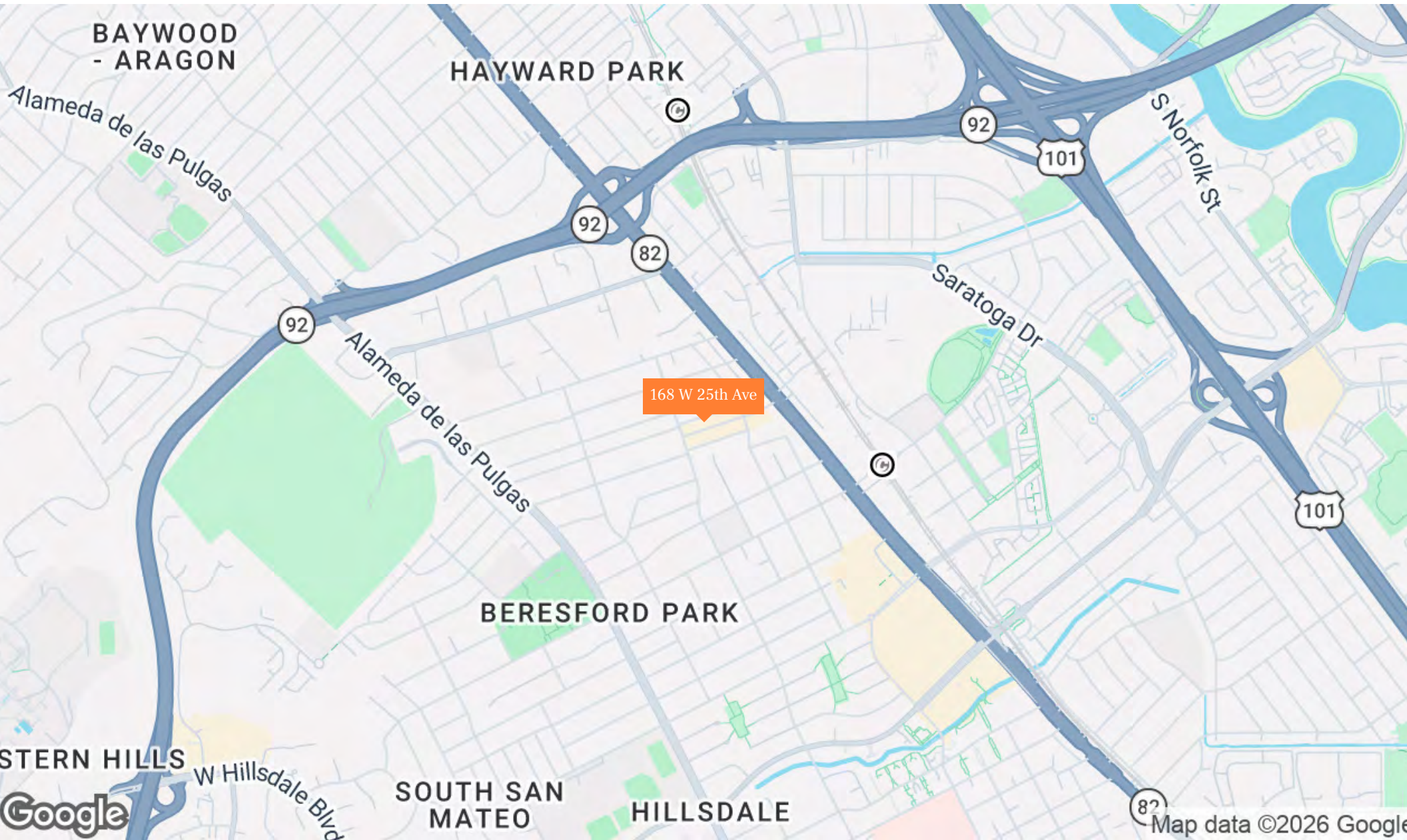
INVESTMENT OVERVIEW

Located at 168-170 W 25th Avenue in the heart of San Mateo, this well-maintained mixed-use retail property presents a rare opportunity for both investors and owner-users. The building consists of two retail units totaling approximately 2,415 square feet of ground-floor space, plus 422 square feet of bonus mezzanine/upstairs areas that provide added flexibility for office, storage, or creative use. Unit 170, formerly occupied by Yweight Spa, will be delivered vacant, creating an ideal opportunity for an owner-user or new tenant to immediately occupy the space. The neighboring tenant, PJ's Pizza, will remain in place and currently pays \$3,000 per month in rent, providing stable in-place income from day one. The property also features four on-site parking spaces in the rear and a recently replaced roof approximately three years old.

Ideally situated just off El Camino Real and near the Hillsdale Caltrain Station, the location benefits from excellent visibility, strong surrounding demographics, and convenient access throughout the Peninsula, including San Francisco and Silicon Valley. Surrounded by dense residential neighborhoods and established local businesses, this is an attractive opportunity to acquire a flexible retail asset in one of San Mateo's most desirable commercial corridors.

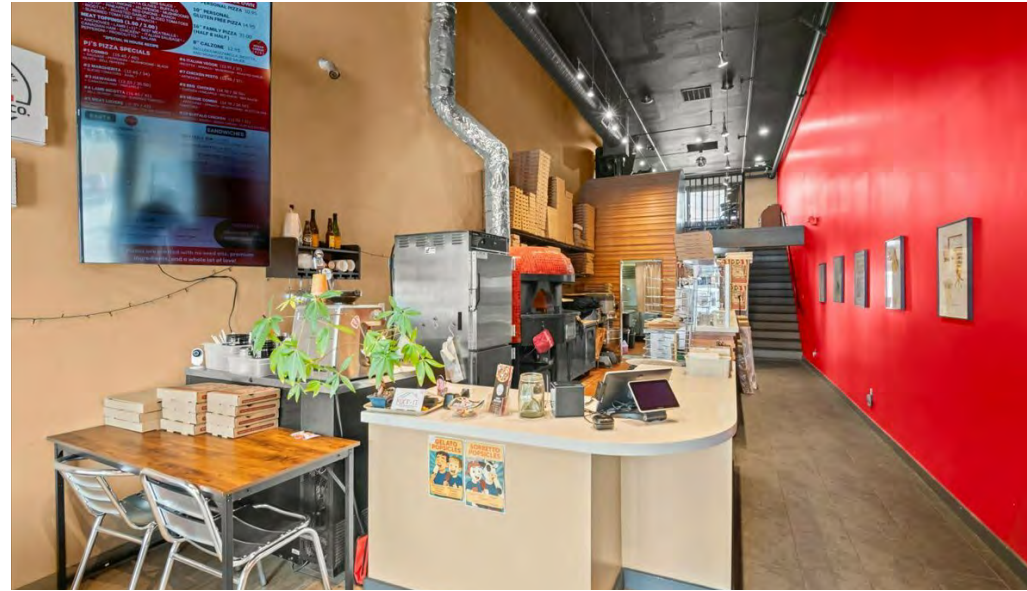
168-170 W 25TH AVE

REGIONAL MAP



168-170 W 25TH AVE

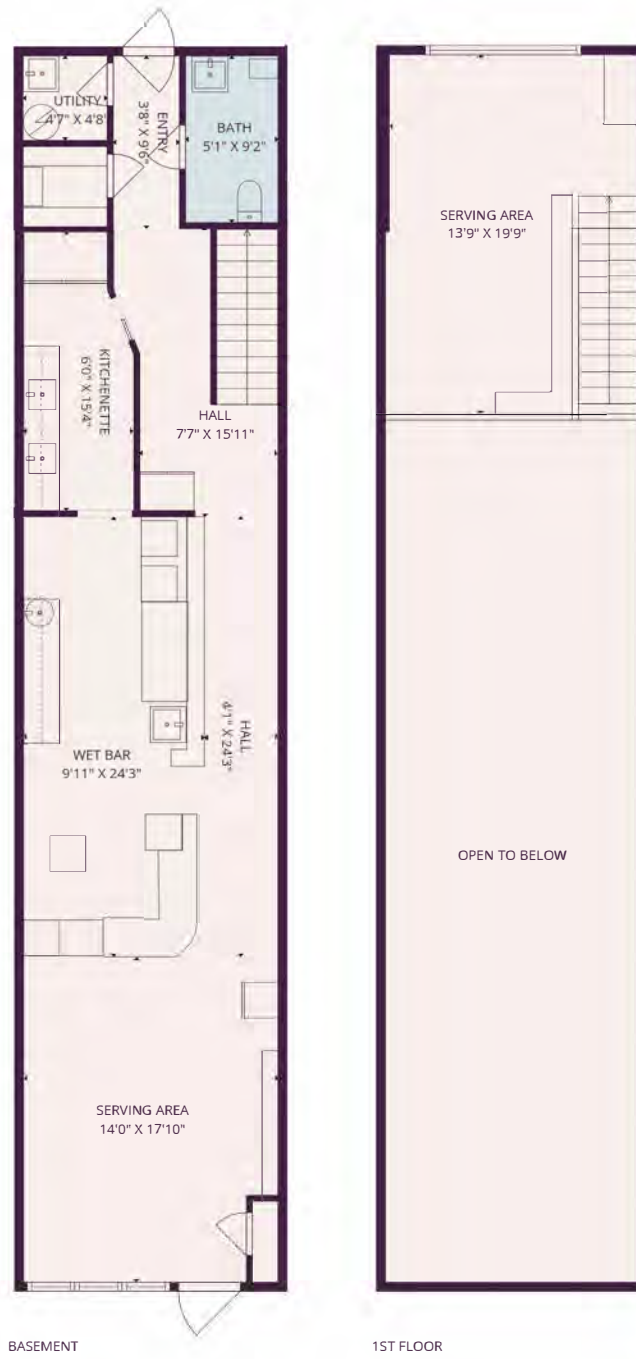
168 W. 25TH PHOTOS - PJ'S PIZZA



168-170 W 25TH AVE

168 W. 25TH PHOTOS - PJ'S PIZZA





BASEMENT

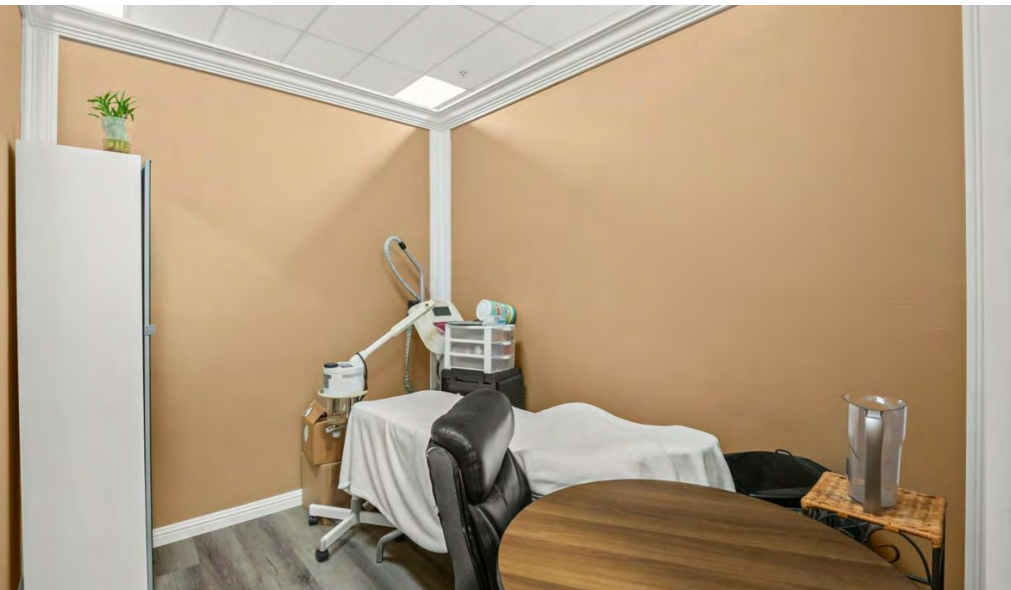
1ST FLOOR

Total Area: 1227 sq. ft
 Basement: 946 sq. ft, 1st Floor: 281 sq. ft
 Excluded: Open to below 664 sq. ft, Walls:
 165 sq. ft



168-170 W 25TH AVE

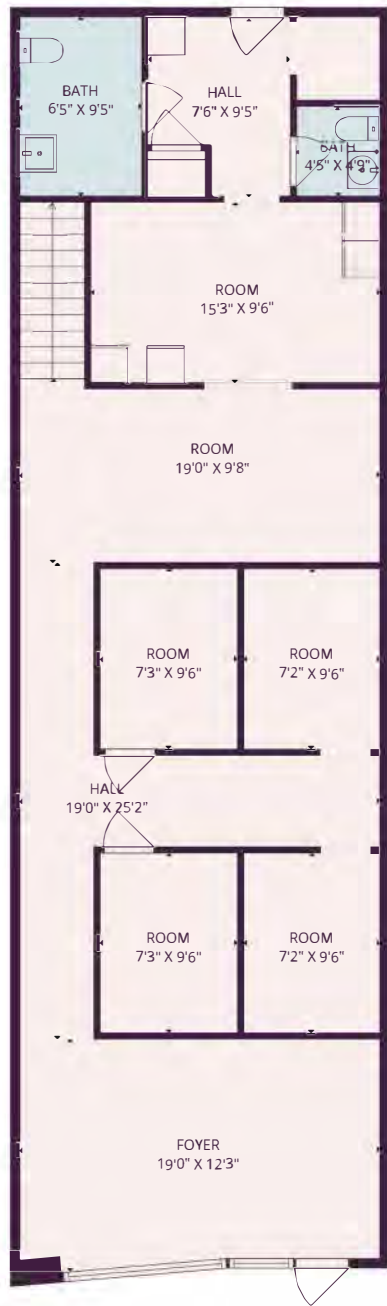
170 W 25TH PHOTOS - YWEIGHT SPA



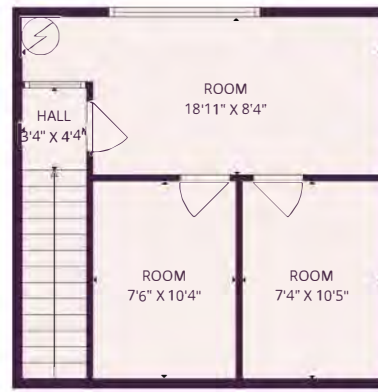
168-170 W 25TH AVE

170 W 25TH PHOTOS - YWEIGHT SPA





1ST FLOOR



2ND FLOOR

Total Area: 1610 sq. ft

1st Floor: 1248 sq. ft, 2nd Floor: 362 sq. ft

Excluded: Walls: 125 sq. ft



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