



For Sale

San Mateo, California

735 & 739 North Amphlett Boulevard



**\$5,425,000 /
4.47% CAP**



**Multifamily
Property**



Built in 1958



9,172 SF



0.2 Acres



95% Occupancy

Presented by

Regan Cherrington

O: 650.436.9316
regan.cherrington@kw.com
CA #02116601

KW Commercial - Peninsula Estates

1430 Howard Ave
Burlingame, CA 94010

Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial - Peninsula Estates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial - Peninsula Estates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial - Peninsula Estates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial - Peninsula Estates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial - Peninsula Estates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial - Peninsula Estates in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY SUMMARY	3
PROPERTY DETAILS	4
ADDITIONAL PHOTOS	5
FINANCIAL SUMMARY	6
INCOME & EXPENSES	7
RENT ROLL	8
UNIT MIX SUMMARY	9
SALE COMPS	10
SALE COMPS MAP & SUMMARY	11
DEMOGRAPHICS MAP & REPORT	12
AERIAL MAP	13
LOCATION MAP	14
REGIONAL MAP	15





Property Description

735 North Amphlett Boulevard presents an exceptional multifamily investment boasting meticulously maintained units within a solidly constructed asset. The property features efficient floorplans designed to attract long-term residents, complemented by thoughtful finishes throughout. Owners benefit from stable cash flow potential, proactive management opportunities, and the ability to enhance value through targeted leasing initiatives. Common areas are well kept, contributing to a strong resident experience while operational systems remain practical for ongoing upkeep. This property represents a compelling addition to any multifamily portfolio seeking reliable performance in a desirable San Mateo setting.

Property Highlights

- Desirable multifamily asset with proven tenant appeal
- Efficient unit layouts maximizing usable space
- Well-maintained common areas promoting resident retention
- Opportunity for rental growth through strategic leasing

Offering Summary

Sale Price:	\$5,425,000
Number of Units:	12
Lot Size:	0.2 Acres
Building Size:	9,172 SF
NOI:	\$242,361.00
Cap Rate:	4.47%



Each Office Independently
Owned and Operated

Sale Price	\$5,425,000
------------	-------------

Property Information	
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R400
Lot Size	0.2 Acres
APN #	033-033-020, 033-033-010

Location Information	
Street Address	735 & 739 North Amphlett Boulevard
City, State, Zip	San Mateo, CA 94401
County	San Mateo
Market	San Francisco
Sub-market	San Mateo/Burlingame

Building Information	
Building Size	9,172 SF
NOI	\$242,361.00
Cap Rate	4.47
Occupancy %	95.0%
Number of Floors	2
Year Built	1958



Investment Overview

Price	\$5,425,000
Price per SF	\$591
Price per Unit	\$452,083
GRM	14.82
CAP Rate	4.47%
Cash-on-Cash Return (yr 1)	4.47%
Total Return (yr 1)	\$242,361

Operating Data

Gross Scheduled Income	\$366,000
Other Income	\$1,200
Total Scheduled Income	\$367,200
Vacancy Cost	\$10,980
Gross Income	\$356,220
Operating Expenses	\$113,859
Net Operating Income	\$242,361
Pre-Tax Cash Flow	\$242,361



Income Summary

Vacancy Cost	(\$10,980)
--------------	------------

Gross Income	\$356,220
---------------------	------------------

Expenses Summary

Real Estate Taxes	\$63,759
-------------------	----------

Utilities	\$21,600
-----------	----------

Insurance	\$17,000
-----------	----------

Garbage	\$5,500
---------	---------

Repairs and Maintenance	\$6,000
-------------------------	---------

Operating Expenses	\$113,859
---------------------------	------------------

Net Operating Income	\$242,361
-----------------------------	------------------



Rent Roll

Suite	Bedrooms	Bathrooms	Rent
735 #1	1	1	\$2,600
735 #2	1	1	\$2,600
735 #3	1	1	\$2,500
735 #4	1	1	\$2,100
735 #5	1	1	\$2,300
735 #6	2	1	\$3,200
739 #1	1	1	\$2,200
739 #2	1	1	\$2,400
739 #3	1	1	\$2,500
739 #4	1	1	\$2,200
739 #5	1	1	\$2,700
739 #6	2	1	\$3,200
Totals			\$30,500
Averages			\$2,542



Each Office Independently
Owned and Operated

Unit Mix Summary

Unit Type	Count	% Of Total	Rent
1 br / 1 ba	10	83.30%	\$2,410
2 br / 1 ba	2	16.70%	\$3,200
Totals/Averages	12	100%	\$2,542



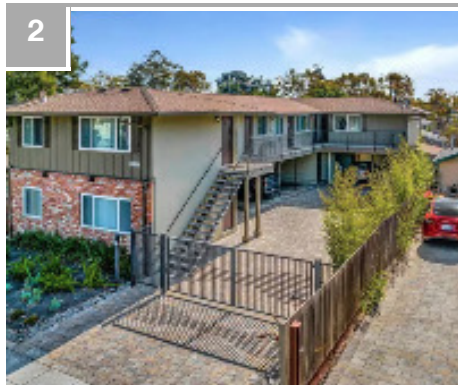
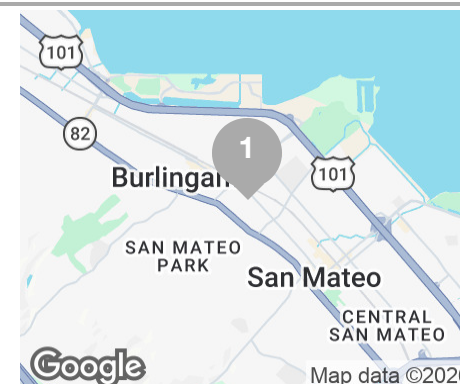
*Each Office Independently
Owned and Operated*



231 Villa Terrace
San Mateo, CA 94401

Sold 8/25/2025

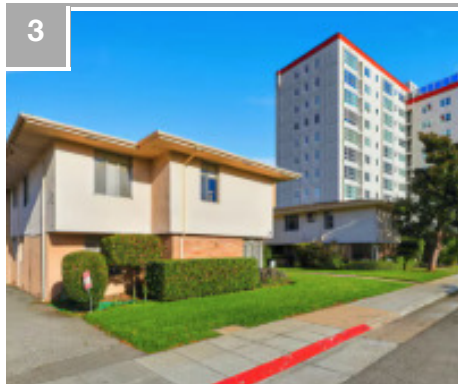
Price:	\$3,900,000	No. Units:	9
Cap Rate:	3.45%	Price/Unit:	\$433,333



1022 E 4th Ave
San Mateo, CA 94401

Sold 7/24/2025

Price:	\$2,700,000	No. Units:	7
Cap Rate:	4.13%	Price/Unit:	\$385,714



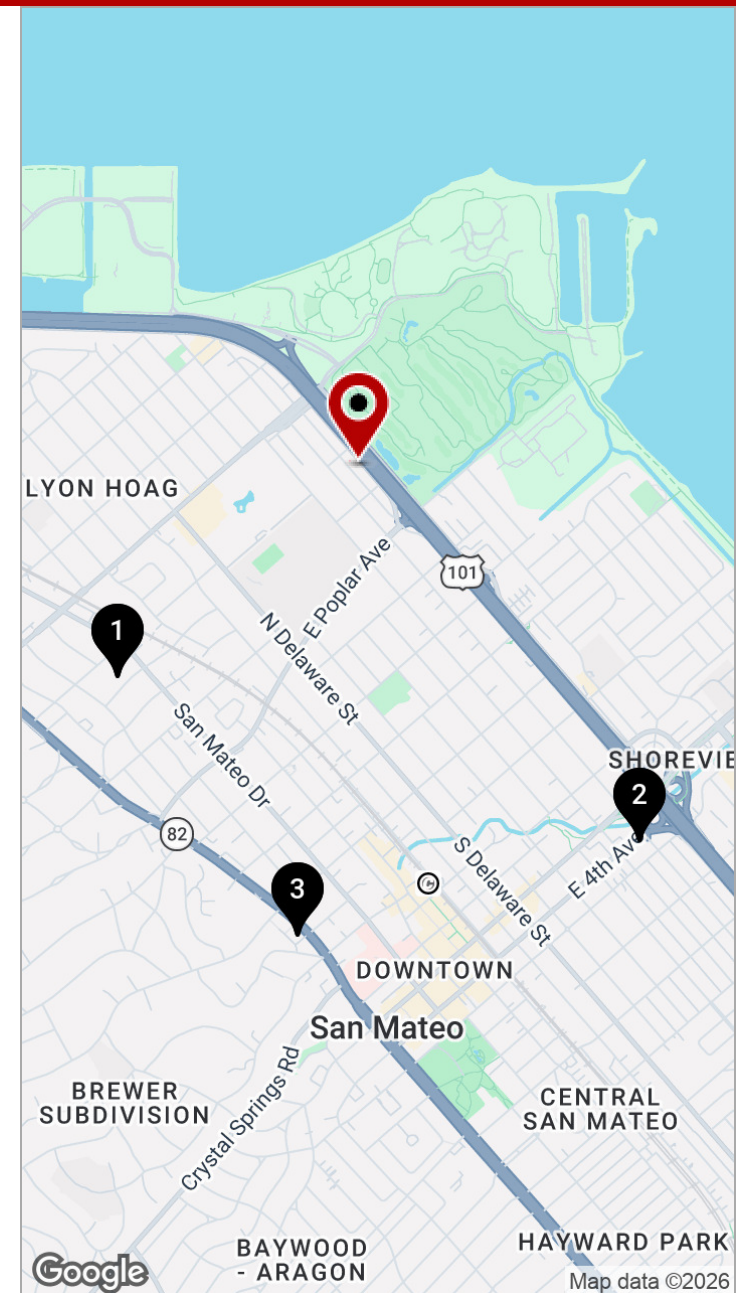
24 Baytree Way
San Mateo, CA 9440

Sold 4/1/2026

Price:	\$5,200,000	No. Units:	10
Cap Rate:	3.65%	Price/Unit:	\$520,000



	Name/Address	Price	No. Units	Cap Rate	Price/Unit
★	735 & 739 North Amphlett Boulevard San Mateo, CA 94401	\$5,425,000	12	4.47%	\$452,083
1	231 Villa Terrace San Mateo, CA 94401	\$3,900,000	9	3.45%	\$433,333
2	1022 E 4th Ave San Mateo, CA 94401	\$2,700,000	7	4.13%	\$385,714
3	24 Baytree Way San Mateo, CA 9440	\$5,200,000	10	3.65%	\$520,000
	Averages	\$3,933,333	8	3.74%	\$446,349

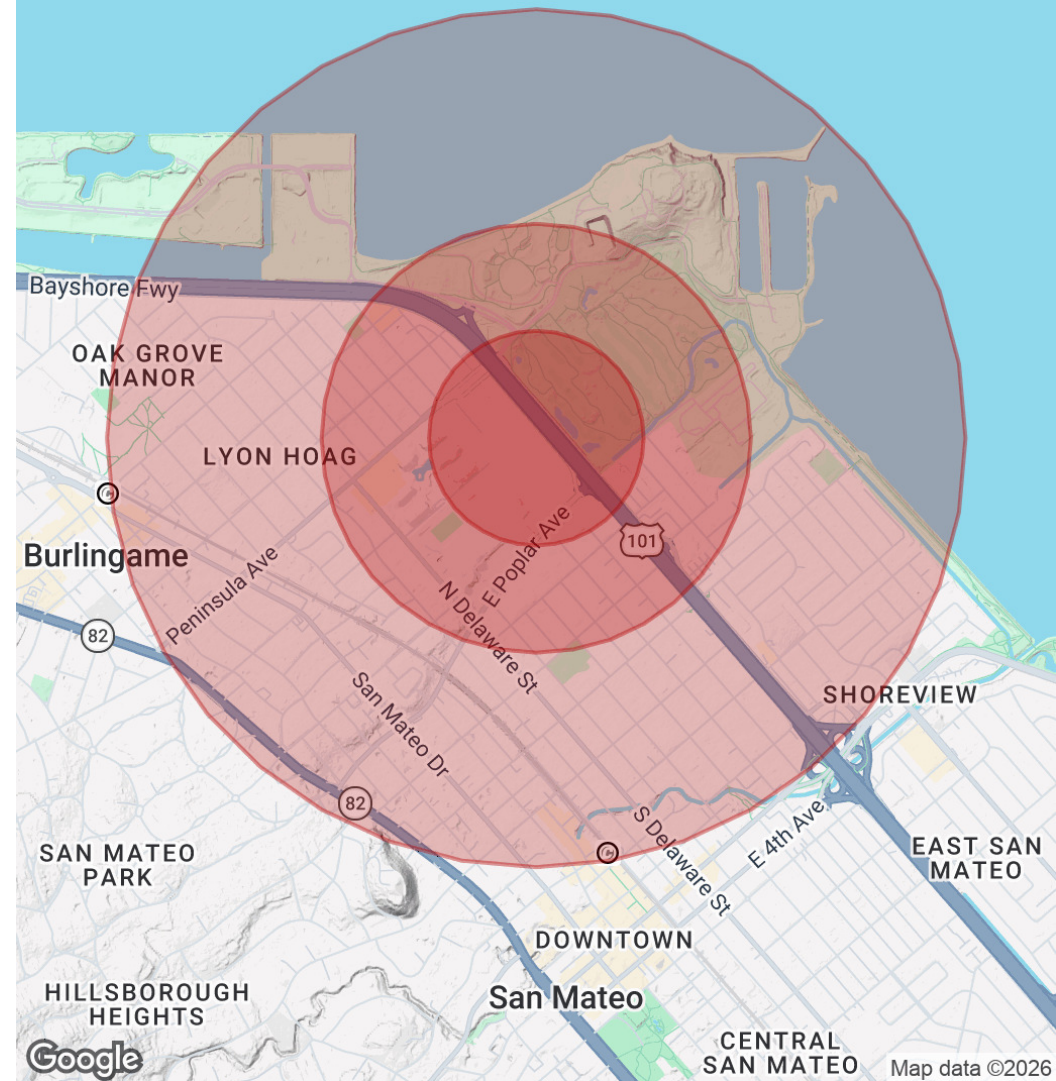


Each Office Independently
Owned and Operated

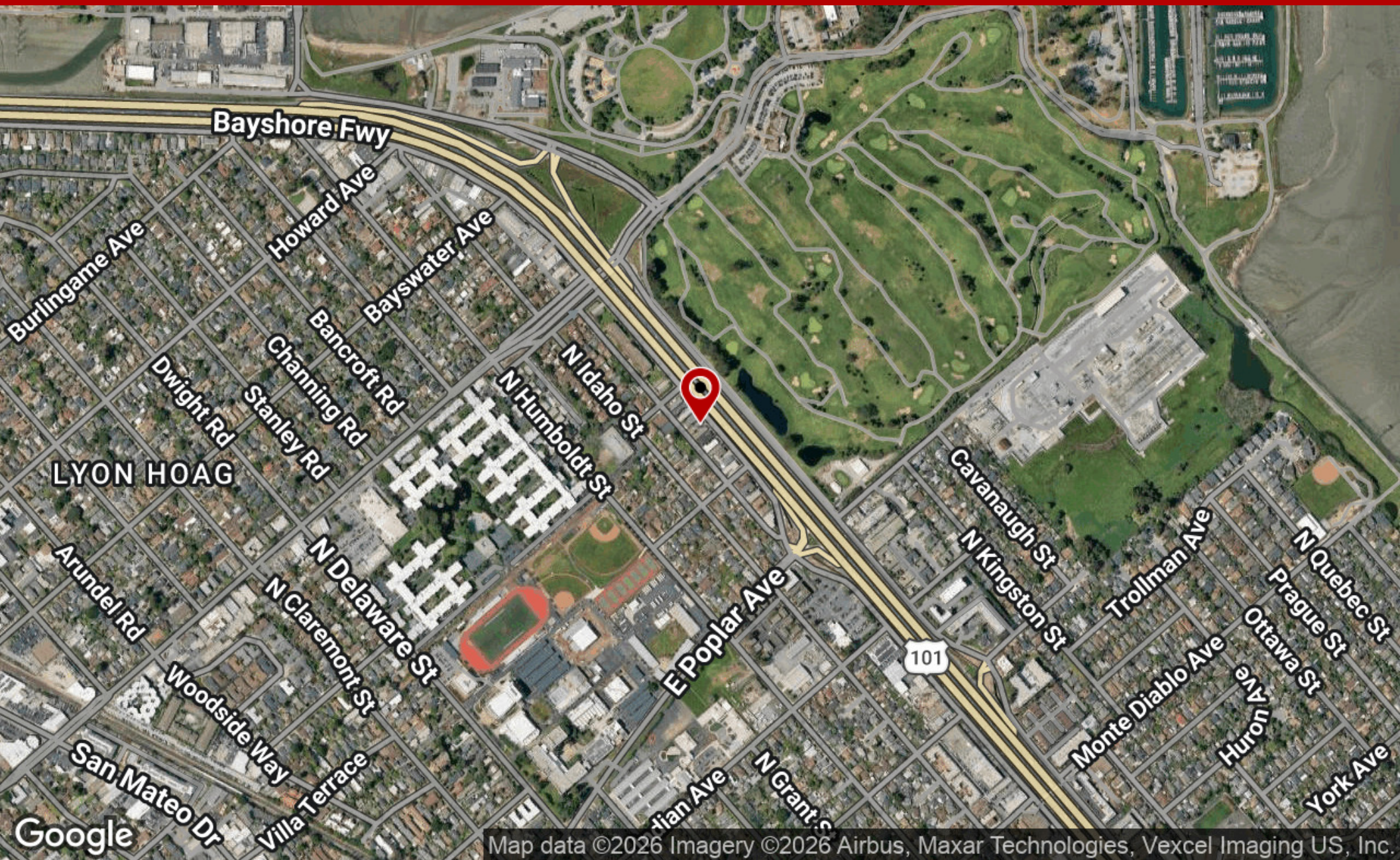
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,969	6,454	25,861
Average Age	26.1	31.4	34.5
Average Age (Male)	23.7	29.6	33.9
Average Age (Female)	30.7	35.8	37.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	727	2,583	9,485
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$145,214	\$135,114	\$155,243
Average House Value	\$1,102,026	\$986,285	\$1,305,398

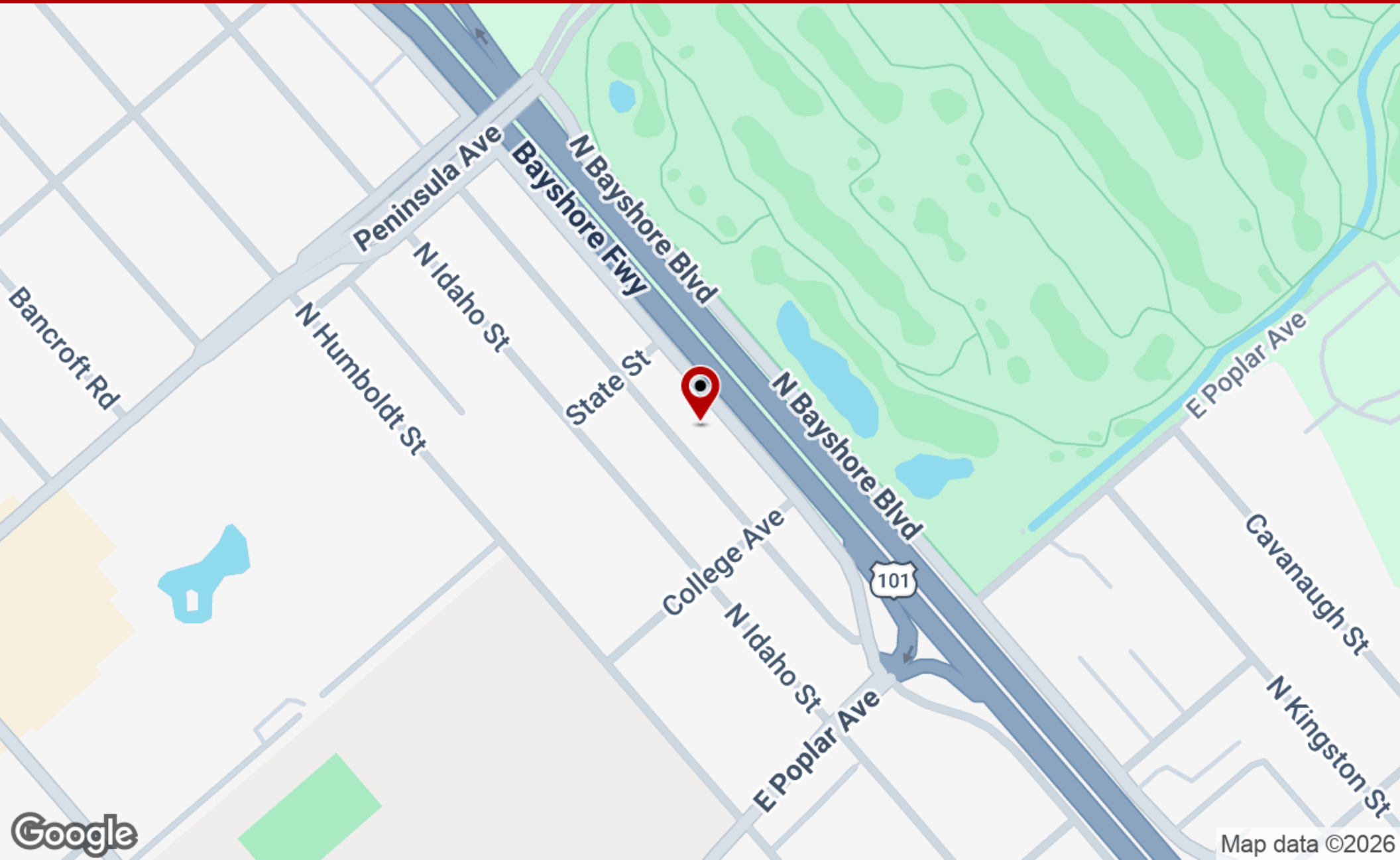
2023 American Community Survey (ACS)



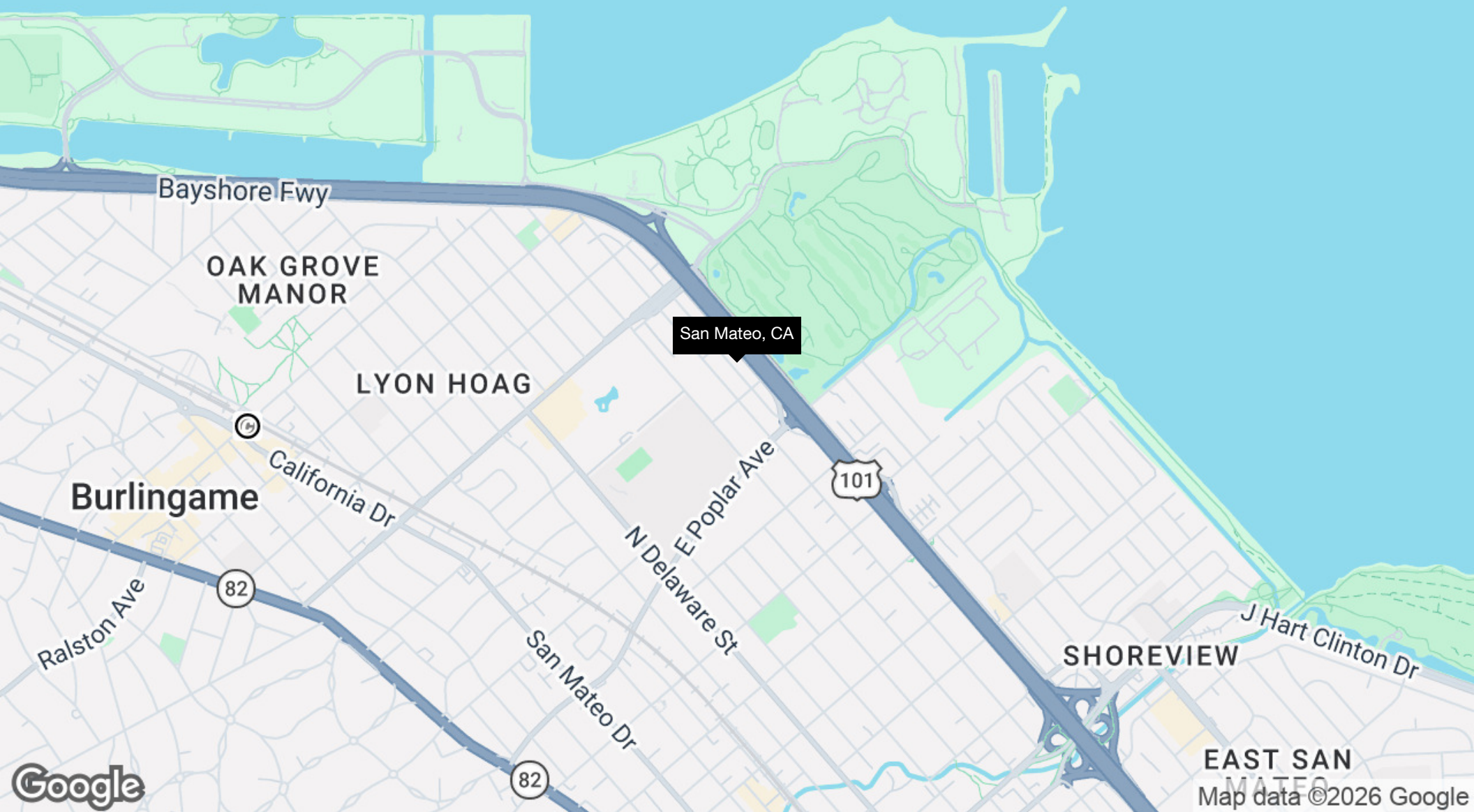
Each Office Independently
Owned and Operated



Each Office Independently
Owned and Operated



Each Office Independently
Owned and Operated



Each Office Independently
Owned and Operated