

616 S. Amphlett Blvd,
San Mateo, CA 94402

AVAILABLE FOR SALE
PRIME MIXED USE PROPERTY
-INDUSTRIAL WAREHOUSE
-MULTI-FAMILY/APARTMENT
-INCOME PRODUCING BILLBOARD SIGN
-ONSITE STORAGE



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IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt it's accuracy, SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property. Do not disturb current occupants or walk the property. A private tour can be arranged with the listing agents.

616 S AMPHLETT BLVD - SAN MATEO



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THE OFFERING

616 S Amphlett Blvd represents a unique opportunity to acquire a well-located mixed-use investment property in the heart of San Mateo. Situated along the established Amphlett Boulevard corridor, the property benefits from a central Peninsula location, excellent accessibility, and proximity to some of San Mateo's most active commercial, residential, and employment areas.

The property offers multiple income streams, combining its commercial component with a 2-bedroom / 1-bath apartment unit and an on-site billboard supported by a long-term lease through 2050. This diversified income profile provides investors with revenue generated from multiple components of the property while offering additional long-term flexibility and upside potential.

The property's versatile configuration creates an attractive opportunity for an investor, owner-user, or business, with the ability to benefit from commercial, residential, and billboard income. Its location and layout also provide flexibility for a variety of potential commercial uses, subject to applicable zoning and approvals.

Strategically located just off US-101, 616 S Amphlett Blvd provides excellent regional connectivity with convenient access to Highway 92, I-280, and El Camino Real. The property is also minutes from Downtown San Mateo, Bay Meadows, Hillsdale, and Caltrain, providing convenient connections to San Francisco, Silicon Valley, and major employment centers throughout the Peninsula.

616 S AMPHLETT BLVD - SAN MATEO



PROPERTY OVERVIEW

Property Address	616 S Amphlett Blvd., San Mateo
Price	\$2,495,000
Price Per SQFT	\$420.74
Building Sizes	Warehouse Building +/- 4,260 SQFT Apartment Building +/- 1,670 SQFT
Lot Size	+/- 6,098 SQFT (per county records)
Year Built	Unk.
Occupancy	All Vacant
Stories	2 stories
Environmental Status	Clean Phase 1, 2
Utilities	Separate gas/electric, common water
Parking	Lot in rear of property, street
Parcel Number	033-305-120
Billboard	Freeway facing billboard - lease expires 2050
Zoning	C4-1 Service Commercial
Roof Type/Age	Warehouse - Flat - tar & gravel - Major service in 2023 Apartment Building - Torch-down - Replaced in 2022
Foundation	Concrete perimeter/Slab
Construction/Exterior	Wood frame/ Stucco



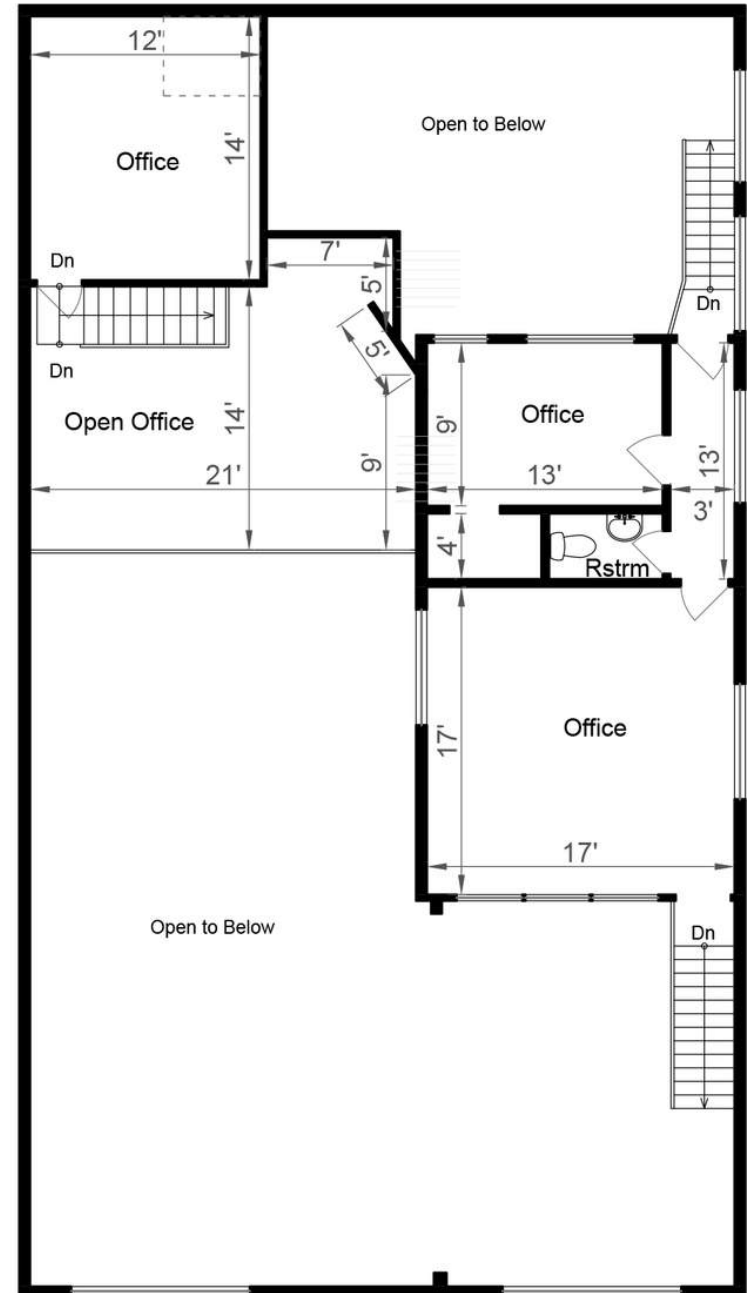


PARCEL MAP

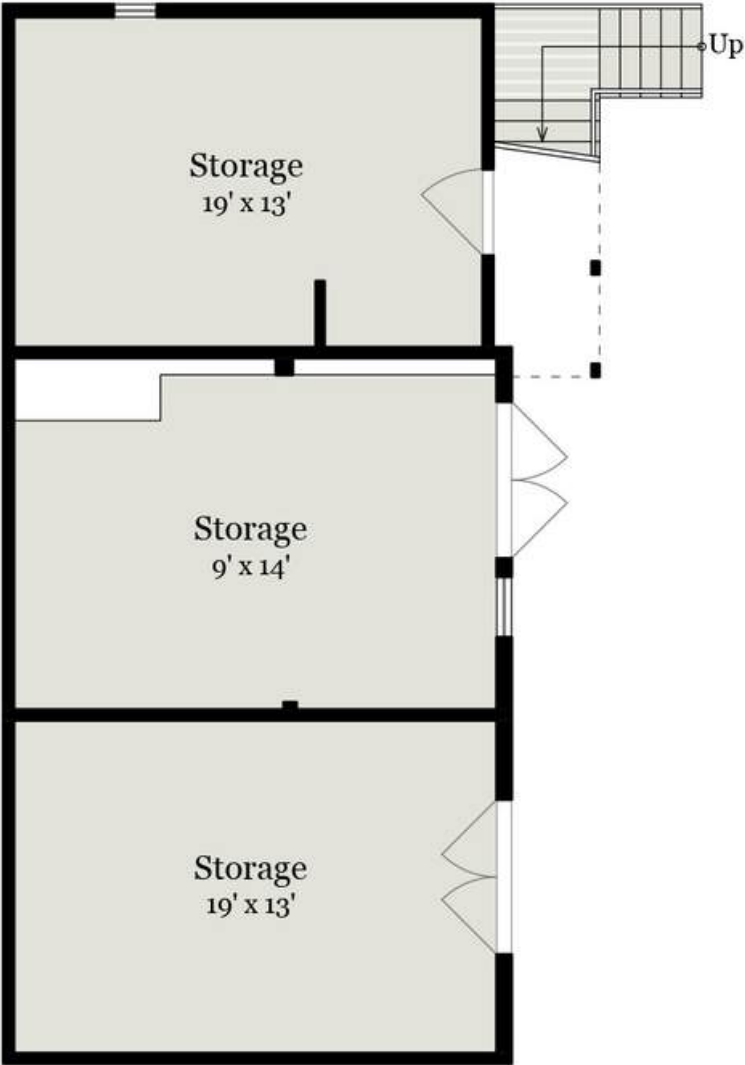


INCOME PROJECTIONS

Income Projections	Market Rates
Warehouse +/- 4,260 SQFT	\$8,094.00/month (\$1.90 p/sf)
2-Bedroom / 1 Bathroom Apartment	\$2,700.00/month
Billboard Lease (exp. 2050)	\$6,000.00/month, (annual CPI adjustments)
Three storage units in rear	\$1,000.00/month
Total projected annual gross income:	\$213,528.00

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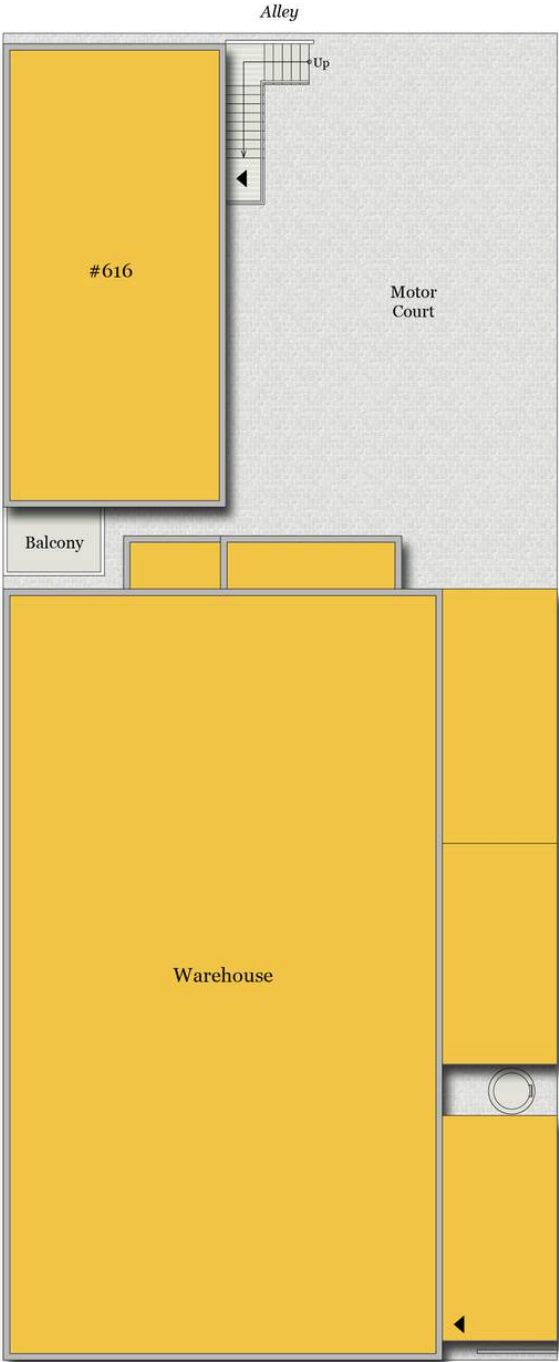
FLOOR PLAN - APARTMENT/STORAGE



SITE PLAN

616 S AMPHLETT BOULEVARD

SAN MATEO, CA 94402



SITE PLAN

SAN MATEO, CA 94402



This aerial map of San Mateo, CA, illustrates the location of the subject property at 1010 S. El Camino St. The map is overlaid with a grid of streets, including Cypress Ave, S El Camino St, S Grand St, S Humboldt St, S 4th Ave, S 5th Ave, S 6th Ave, S 7th Ave, S 8th Ave, S 9th Ave, S 10th Ave, S 11th Ave, S 12th Ave, S 13th Ave, S 14th Ave, S 15th Ave, S 16th Ave, S 17th Ave, S 18th Ave, S 19th Ave, S 20th Ave, S 21st Ave, S 22nd Ave, S 23rd Ave, S 24th Ave, S 25th Ave, S 26th Ave, S 27th Ave, S 28th Ave, S 29th Ave, S 30th Ave, S 31st Ave, S 32nd Ave, S 33rd Ave, S 34th Ave, S 35th Ave, S 36th Ave, S 37th Ave, S 38th Ave, S 39th Ave, S 40th Ave, S 41st Ave, S 42nd Ave, S 43rd Ave, S 44th Ave, S 45th Ave, S 46th Ave, S 47th Ave, S 48th Ave, S 49th Ave, S 50th Ave, S 51st Ave, S 52nd Ave, S 53rd Ave, S 54th Ave, S 55th Ave, S 56th Ave, S 57th Ave, S 58th Ave, S 59th Ave, S 60th Ave, S 61st Ave, S 62nd Ave, S 63rd Ave, S 64th Ave, S 65th Ave, S 66th Ave, S 67th Ave, S 68th Ave, S 69th Ave, S 70th Ave, S 71st Ave, S 72nd Ave, S 73rd Ave, S 74th Ave, S 75th Ave, S 76th Ave, S 77th Ave, S 78th Ave, S 79th Ave, S 80th Ave, S 81st Ave, S 82nd Ave, S 83rd Ave, S 84th Ave, S 85th Ave, S 86th Ave, S 87th Ave, S 88th Ave, S 89th Ave, S 90th Ave, S 91st Ave, S 92nd Ave, S 93rd Ave, S 94th Ave, S 95th Ave, S 96th Ave, S 97th Ave, S 98th Ave, S 99th Ave, S 100th Ave. The map also features numerous business icons, including Trader Joe's, Shell, Chevron, Lucky, Red Table, Jack in the Box, 7-Eleven, Peet's Coffee, Chase, T-Mobile, Baby's, and Stanford Medicine Workplace. A red arrow points to the subject property at 1010 S. El Camino St.

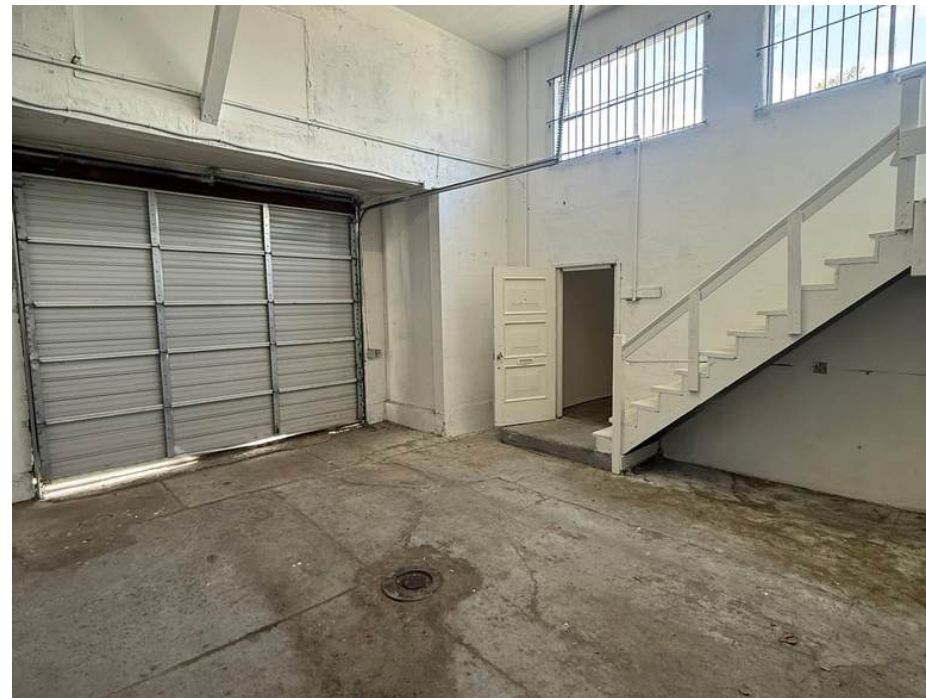
EXTERIOR PROPERTY PHOTOS



EXCLUSIVE OFFERING MEMORANDUM

616 S AMPHLETT BLVD - SAN MATEO

INTERIOR PROPERTY PHOTOS - WAREHOUSE



EXCLUSIVE OFFERING MEMORANDUM

616 S AMPHLETT BLVD - SAN MATEO

INTERIOR PROPERTY PHOTOS - APARTMENT



AREA OVERVIEW

SAN MATEO - AMPHLETT BOULEVARD

616 S Amphlett Blvd is centrally located in San Mateo, offering excellent access to both local amenities and the greater Peninsula. Positioned just off US-101, the property provides convenient connections to Highway 92, I-280, and El Camino Real, allowing for easy travel throughout San Mateo County, San Francisco, and Silicon Valley.

The property is located near Downtown San Mateo, Bay Meadows, Hillsdale, and several major commercial and employment corridors. With nearby shopping, dining, public transportation, and freeway access, 616 S Amphlett Blvd offers a convenient and well-connected San Mateo location suited for a variety of commercial users.



SAN MATEO - QUICK FACTS

Size:	16.1 sq. mi.
Population:	105,000
Estimated Median Age:	38.3
Estimated Median Income:	\$153,000
Estimated Median Home Value:	\$1,600,000
Estimated number of employees:	12,000



DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2025 Total Population	88,000	254,201	512,354
Average Age 2025	41.2	41.8	41.3
Households HH	33,473	97,288	178,372
Income Avg HH Size	\$180,582	\$181,673	\$175,329
2025 Ave HH Vehicles	2	2	2



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