



# 2820 S El Camino Real

San Mateo, CA

Potential for 75 UNITS | 0.5 ACRE | MIXED-USE DEVELOPMENT

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# EXECUTIVE SUMMARY

|             |   |
|-------------|---|
| ADDRESS     | 2820 S EL CAMINO REAL   |
| CITY, STATE | SAN MATEO, CA   |
| APN         | 039-353-170   |
| LOT SIZE    | 0.5 ACRE  |
| ZONING      | C3-1/R4   |
| ENTITLEMENT | IN PROGRESS - PLANS SUBMITTED FOR 75 UNIT MIXED USE DEVELOPMENT |



2820 S. EL CAMINO REAL OFFERS A PRIME MIXED-USE DEVELOPMENT OPPORTUNITY ALONG SAN MATEO'S MAIN COMMERCIAL CORRIDOR. PLANS HAVE BEEN SUBMITTED FOR A 75-UNIT RESIDENTIAL PROJECT WITH GROUND-FLOOR COMMERCIAL SPACE, DESIGNED TO BRING NEW HOUSING AND NEIGHBORHOOD-SERVING RETAIL TO THE HIGHLY DESIRABLE HILLSDALE AREA.

THE PROPOSED DEVELOPMENT INCLUDES THE POTENTIAL OF 75 RESIDENTIAL UNITS ABOVE APPROXIMATELY 5,350 SQUARE FEET OF COMMERCIAL SPACE, CREATING AN ACTIVE STREET PRESENCE ALONG EL CAMINO REAL. THE PROJECT BENEFITS FROM STRONG SURROUNDING AMENITIES, INCLUDING PROXIMITY TO HILLSDALE SHOPPING CENTER, CALTRAIN, AND HIGHWAY 101, PROVIDING CONVENIENT ACCESS TO MAJOR EMPLOYMENT CENTERS ACROSS THE PENINSULA AND SILICON VALLEY.

WITH HOUSING DEMAND CONTINUING TO OUTPACE SUPPLY ON THE PENINSULA, 2820 S. EL CAMINO REAL REPRESENTS A WELL-LOCATED MIXED-USE OPPORTUNITY IN ONE OF THE BAY AREA'S STRONGEST RESIDENTIAL MARKETS.



# SITE PLANS

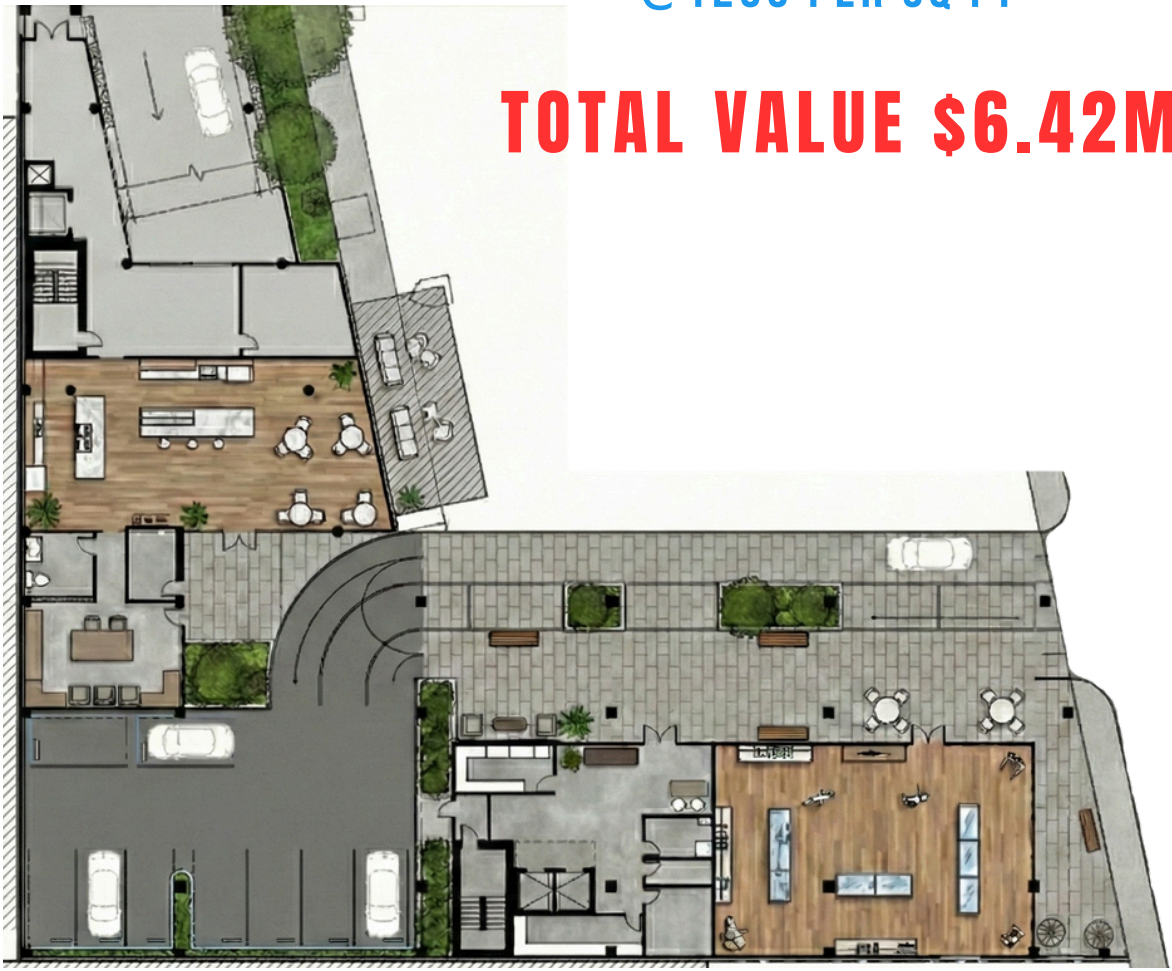


# GROUND FLOOR COMMERCIAL

5350 SQ FT OF COMMERCIAL SPACE

@1200 PER SQ FT

**TOTAL VALUE \$6.42M**



# RESIDENTIAL CONDOMINIUMS



7 FLOORS

75 CONDOMINIUM UNITS

11 UNITS PER FLOOR

CONDOMINIUM UNIT SIZE:

7 ONE BEDROOM @900K (TOTAL VALUE \$6.3M)

66 TWO BEDROOM @1.2M (TOTAL VALUE \$79.2M)

2 THREE BEDROOM @1.5M (TOTAL VALUE \$3M)

GYM, SOCIAL AREAS, CONFERENCE ROOM

**TOTAL VALUE \$88.5M**

# UNIT MIX

| <b>TYPE</b> | <b>1 BEDROOM</b> | <b>2 BEDROOM</b> | <b>3 BEDROOM</b> |
|-------------|------------------|------------------|------------------|
| LEVEL 2     | 2                | 6                | 1                |
| LEVEL 3     | 3                | 7                | 1                |
| LEVEL 4     | 3                | 7                | 1                |
| LEVEL 5     | 3                | 7                | 1                |
| LEVEL 6     | 3                | 7                | 1                |
| LEVEL 7     | 3                | 7                | 1                |
| LEVEL 8     | 3                | 7                | 1                |
|             | 20               | 48               | 7                |

# PARKING



62 CAR PARKING SPACES

@100K EACH

**TOTAL VALUE \$6M**

# FOR SALE BREAKDOWN

| TYPE       | QUANTITY | VALUE              |               | CONSTRUCTION COST     |                | PROFIT         |
|------------|----------|--------------------|---------------|-----------------------|----------------|----------------|
| 1 BEDROOM  | 7        | @ \$900K/UNIT      | \$6.3M        | @ \$500K/UNIT         | \$3.5M         | \$2.8M         |
| 2 BEDROOM  | 66       | @ \$1.2M/UNIT      | \$79.2M       | @ \$500K/UNIT         | \$33M          | \$46.2M        |
| 3 BEDROOM  | 2        | @ \$1.5M/UNIT      | \$3M          | @ \$650K/UNIT         | \$1.3M         | \$1.7M         |
| COMMERCIAL | 5350 SF  | @ \$1200/SQ FT     | \$6.42M       | @\$300/SQ FT          | \$1.6M         | \$4.82M        |
| PARKING    | 60       | @ \$100K/SPACE     | \$6M          | @\$80K/SPACE          | \$4.8M         | \$1.2M         |
|            |          |                    |               | CONSTRUCTION RESERVES | \$2.21M        |                |
|            |          | <b>TOTAL VALUE</b> | <b>\$100M</b> | <b>TOTAL COST</b>     | <b>\$46.4M</b> | <b>\$53.6M</b> |