

FOR LEASE



-CAPITAL-
REALTY GROUP

250 MAIN STREET

Suite 250 · San Mateo, CA 94401

±1,340 SF TURNKEY STUDIO · DOWNTOWN SAN MATEO

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PROPERTY DESCRIPTION

A turnkey ±1,340 SF ground-floor studio in the heart of downtown San Mateo, wrapped in full-height storefront glass. A move-in-ready open floor with finished dark hardwood and mirrored walls — built out for fitness, wellness, recovery, or dance, and equally suited to creative office or retail.

- ◆ ±1,340 SF open studio with full-height storefront glass
- ◆ Move-in-ready build-out: mirrored walls and finished hardwood floors
- ◆ Private office
- ◆ Secured on-suite storage
- ◆ Private restroom
- ◆ Shared secured & alarmed lobby (one co-tenant)
- ◆ Security system in place
- ◆ Central downtown location — near Main St & B St dining and retail
- ◆ Close to the San Mateo Caltrain station



OPEN STUDIO — FULL-HEIGHT STOREFRONT GLASS

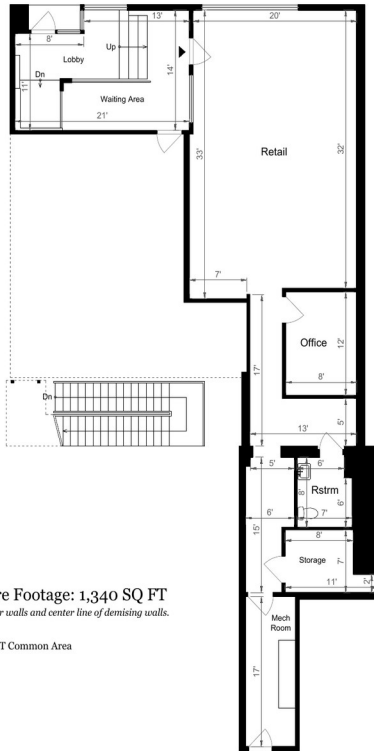
SUITE	SIZE	LEASE RATE	USE
250	±1,340	Negotiable	Studio / Retail / Office
	SF		

FLOOR PLAN



250 MAIN STREET

SAN MATEO, CA 94401



Estimated Total Square Footage: 1,340 SQ FT
Calculated from outside face of exterior walls and center line of demising walls.

Plus 290 SQ FT Common Area

FLOOR PLAN

AVAILABLE

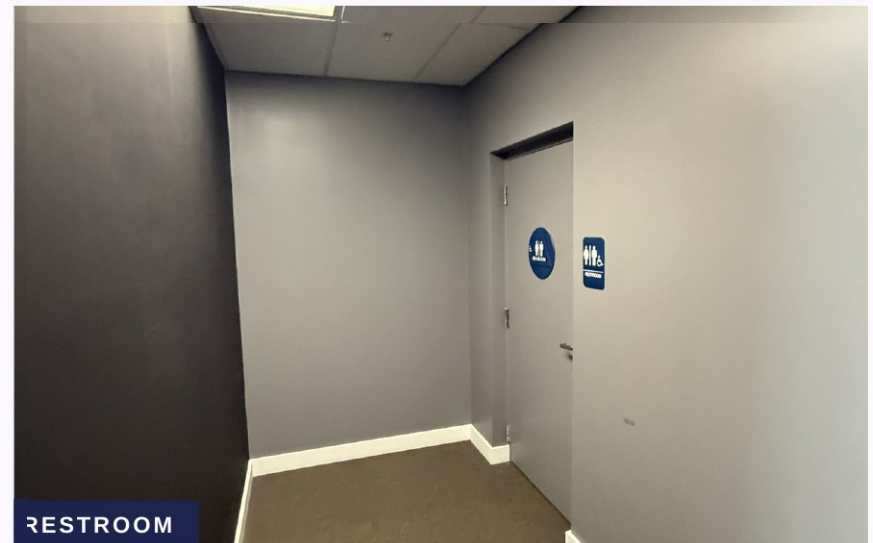
±1,340 SF

+ ±290 SF shared common area

Suite 250

All measurements are approximate,
calculated from the outside face of exterior
walls and center line of demising walls.
Deemed reliable but not guaranteed;
independent verification recommended.

THE SPACE



LOCATION



DOWNTOWN SAN MATEO

In the **Main Street / B Street** core — a dense district of restaurants, cafes, and retail, with steady daytime and evening foot traffic.

TRANSIT & ACCESS

Close to the **San Mateo Caltrain** station; quick access to **US-101** and **El Camino Real**.

THE PENINSULA

Central position between San Francisco and Silicon Valley.

1-MI POP.	AVG HHI	DAYTIME POP.
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34,341	\$220,643	35,307
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1-mile trade area · 2025 Esri. See back page for full demographics.



FOR LEASE

250 MAIN STREET

±1,340 SF turnkey studio, Suite 250 — downtown San Mateo. Move-in-ready, full storefront glass, base rent negotiable. Contact us for tours and terms.

AREA DEMOGRAPHICS — DOWNTOWN SAN MATEO

	1 MILE	3 MILES	5 MILES
Population	34,341	144,807	251,865
Daytime Population	35,307	172,061	286,853
Avg. Household Income	\$220,643	\$245,810	\$257,192

Traffic Count — El Camino Real: **30,000 ADT**

Source: 2025 Esri, downtown San Mateo trade area. Figures are area estimates — verify property-specific rings before relying on them.



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Information herein is from sources deemed reliable but not guaranteed and is subject to change, prior lease, or withdrawal without notice.
Dimensions and square footage are approximate; buyer / tenant to verify independently. Capital Realty Group · Equal Housing Opportunity.

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