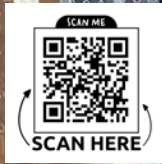




# Offering Memorandum

OWNER-USER OPPORTUNITY ON 2ND FLOOR



## Rare Mixed-Use Investment Opportunity

71 EAST 3RD AVENUE, SAN MATEO, CA

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## PROPERTY SUMMARY

### RARE MIXED-USE INVESTMENT OPPORTUNITY

71 EAST 3RD AVENUE  
SAN MATEO, CA 94401

#### OFFERING SUMMARY

SALE PRICE:	\$9,900,000
BUILDING SIZE:	10,672 SF
LOT SIZE:	0.127 Acres
OCCUPANCY:	100%



## PROPERTY SUMMARY

SVN | Capital West Partners, as exclusive advisor, is pleased to present **71 East 3rd Avenue**, a trophy mixed-use retail and office property located in the heart of downtown San Mateo, California. The property is 100% leased, providing stable in-place cash flow with minimal landlord responsibilities. Below-market rents offer a compelling mark-to-market opportunity. The second-floor office space also offers potential flexibility for future owner-occupants, allowing buyers to benefit from existing income while occupying the space in the near term. Ideally positioned along a highly trafficked retail corridor and supported by strong surrounding demographics, this offering represents a rare opportunity to acquire a well-located asset with both stable income and meaningful upside in a premier Bay Area submarket.

# PROPERTY HIGHLIGHTS

- **100% Leased Investment** – Stable in-place cash flow with minimal landlord responsibilities
- **Significant Mark-to-Market Opportunity** – Current rents below market provide meaningful upside upon lease rollover
- **Future Owner-User Flexibility** – Second-floor office space offers potential occupancy in the near term
- **Trophy Downtown San Mateo Location** – Positioned along a highly trafficked retail corridor in a premier Bay Area submarket
- **Strong Tenant Mix** – Diverse blend of established retail operators and venture-backed office tenant
- **Attractive Demographics** – Affluent, densely populated trade area supporting long-term tenant demand
- **Historic & Iconic Asset** – Former 1st headquarters of YouTube, offering a unique identity and pride of ownership



**OWNER-USER POTENTIAL  
2ND FLOOR OFFICE**



**THRIVING RETAIL  
TENANTS**



**HISTORIC DOWNTOWN  
LOCATION**

# PROPERTY DETAILS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	Rare Mixed-Use Investment Opportunity
<b>STREET ADDRESS</b>	71 East 3rd Avenue
<b>CITY, STATE, ZIP</b>	San Mateo, CA 94401

## BUILDING INFORMATION

<b>OCCUPANCY %</b>	100.0%
<b>BUILDING SIZE</b>	10,672 SF
<b>LOT SIZE</b>	0.127 Acres
<b>PROPERTY TYPE</b>	2nd Floor Office Ground Floor Restaurants
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>ELEVATOR SERVED</b>	Yes
<b>YEAR BUILT</b>	1931
<b>TENANTS</b>	Eve (Office) Amici's East Coast Pizzeria (Retail) Udon Mugizo (Retail)
<b>ZONING</b>	Central Business District (CBD)
<b>GENERAL PLAN</b>	Mixed-Use Medium II

# TENANT PROFILES



**Amici's Pizzeria**  
1st Location



**YouTube's**  
1st HQ



**eve** is an AI-powered legal platform designed for plaintiff law firms, streamlining the entire case lifecycle—from intake through litigation—to improve efficiency and outcomes. The company has attracted significant investor backing, including a \$103 million Series B round that valued the firm at over \$1 billion, bringing total funding to approximately \$160+ million.



**Amici's East Coast Pizzeria** is a well-known Bay Area restaurant brand specializing in authentic New York-style pizza, along with a menu of pastas, salads, and Italian favorites. Founded in 1987 in San Mateo, Amici's has built a strong regional following with multiple locations across Northern California, known for its high-quality ingredients and classic East Coast flavors. The company is privately held and locally operated.



**Udon Mugizo** is a popular Japanese restaurant concept specializing in freshly made, house-crafted udon noodles, offering an authentic dining experience rooted in traditional Japanese techniques. Known for its high-quality ingredients and made-to-order noodles prepared on-site, the brand has built a strong following in the Bay Area since its original San Francisco opening, helping drive the growing popularity of premium udon dining locally.

# INTERIOR PHOTOS



# LOCATION DESCRIPTION

Situated in the heart of Downtown San Mateo, 71 East 3rd Avenue benefits from a premier infill location along one of the Peninsula's most vibrant and pedestrian-oriented retail corridors. The property is surrounded by a dynamic mix of restaurants, boutiques, and daily amenities, generating consistent foot traffic and strong tenant demand, and is within walking distance to the San Mateo Caltrain Station with convenient access to Highways 101, 92, and 280. The area is supported by dense and affluent demographics, with average household incomes exceeding \$160,000 within a two-mile radius, and continues to experience significant growth with new mixed-use and residential developments further enhancing the vitality of the downtown core.

## **Central Business District (CBD) Zoning:**

The purpose of the CBD District is to encourage the development and re-use of existing downtown structures as a center for retail, cultural, entertainment, and community service uses.

## **Permitted Uses:**

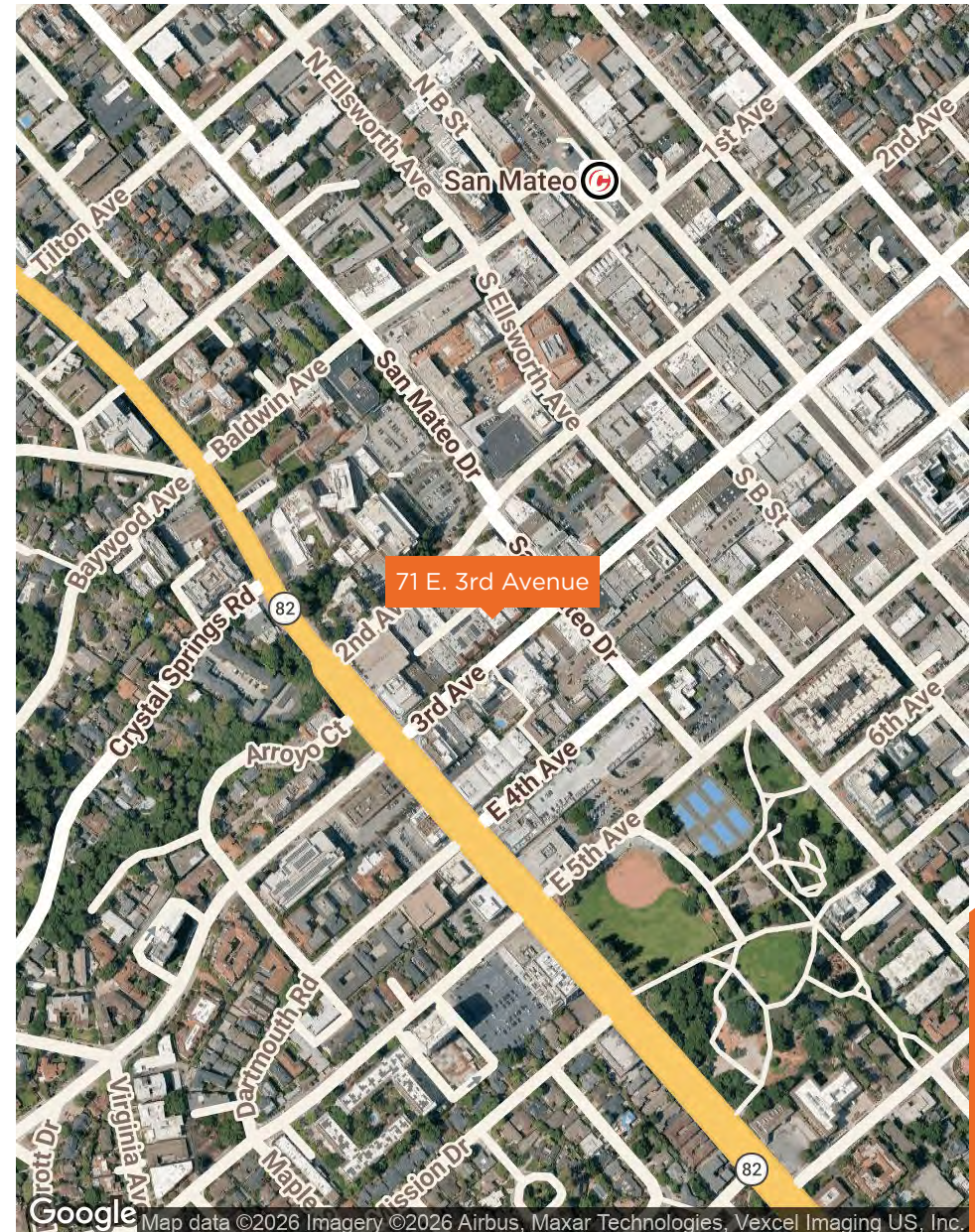
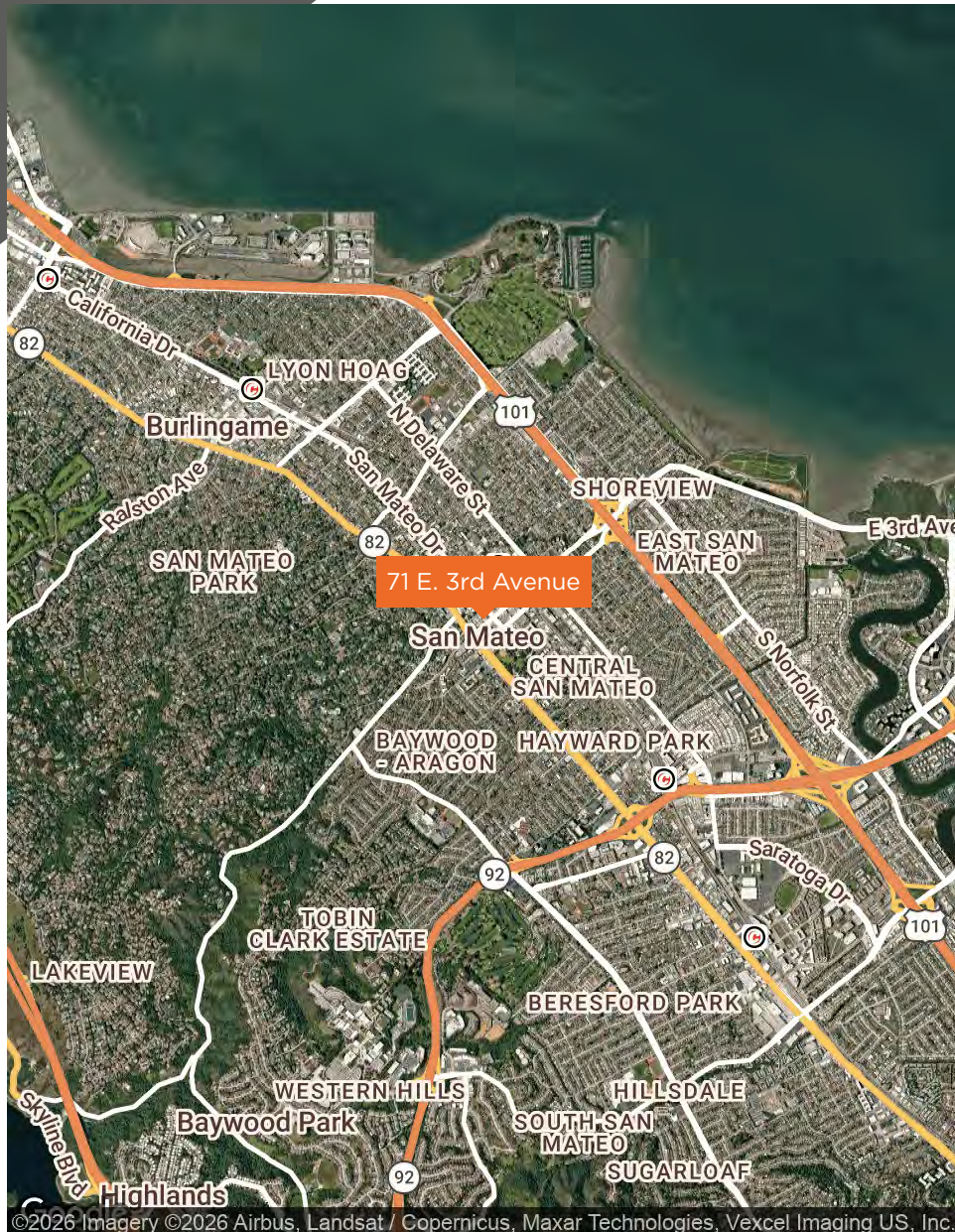
Financial Institutions, Health Studio/Spa, Medical/Dental Clinics, Offices, Retail, Restaurants, Pet Shops, etc.



# NEIGHBORHOOD AERIAL



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,222	9,468	33,718
AVERAGE AGE	41.1	40.8	39.0
AVERAGE AGE (MALE)	35.9	36.8	36.8
AVERAGE AGE (FEMALE)	46.3	45.0	41.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,305	4,525	13,249
# OF PERSONS PER HH	1.7	2.1	2.5
AVERAGE HH INCOME	\$186,941	\$184,472	\$196,332
AVERAGE HOUSE VALUE	\$1,282,075	\$1,455,400	\$1,689,610

2023 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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