

201-203

S DELAWARE STREET

SAN MATEO | CA | 94401



EXCLUSIVELY
LISTED BY:

ENDRI HOXHA

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DRE#02059299

NON-ENDORSEMENT & DISCLAIMER NOTICE

This offering has been prepared solely for informational purposes to assist potential investors in evaluating their interest in the subject property. While the information contained herein is derived from sources deemed reliable, it has not been independently verified by Coldwell Banker Commercial or the Seller. The projections and pro forma budget included are based on assumptions believed to be reasonable under the circumstances. However, no representations or warranties, expressed or implied, are provided to guarantee that actual results will match these projections. This document is subject to errors, omissions, and changes in the provided information and may be modified or withdrawn without notice. Its contents are confidential and may not be reproduced without explicit written consent. Interested buyers should note that the Seller is offering the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND.

Buyers will have a reasonable opportunity to inspect and investigate the property and its improvements, either independently or through agents of their choosing, prior to or following the execution of a purchase agreement. The Seller reserves the right to withdraw the property from the market at any time, to reject any or all offers, and to accept any offer without consideration of its relative price or terms.

Any offer to purchase must: (i) be presented as a non-binding letter of intent; (ii) be incorporated into a formal written purchase and sale agreement, prepared by the Seller and executed by all parties; and (iii) be approved by the Seller and any other parties with an interest in the property. Neither the prospective buyer nor the Seller will be bound until the execution of the purchase and sale agreement, which will supersede all prior discussions and communications to serve as the sole agreement between the parties.



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Offering Summary

Listing Price	\$3,288,000
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NOI	\$172,804
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Price Per SqFt	\$689.66
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Rentable SqFt	5,075
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Lot Size	.13 Acres
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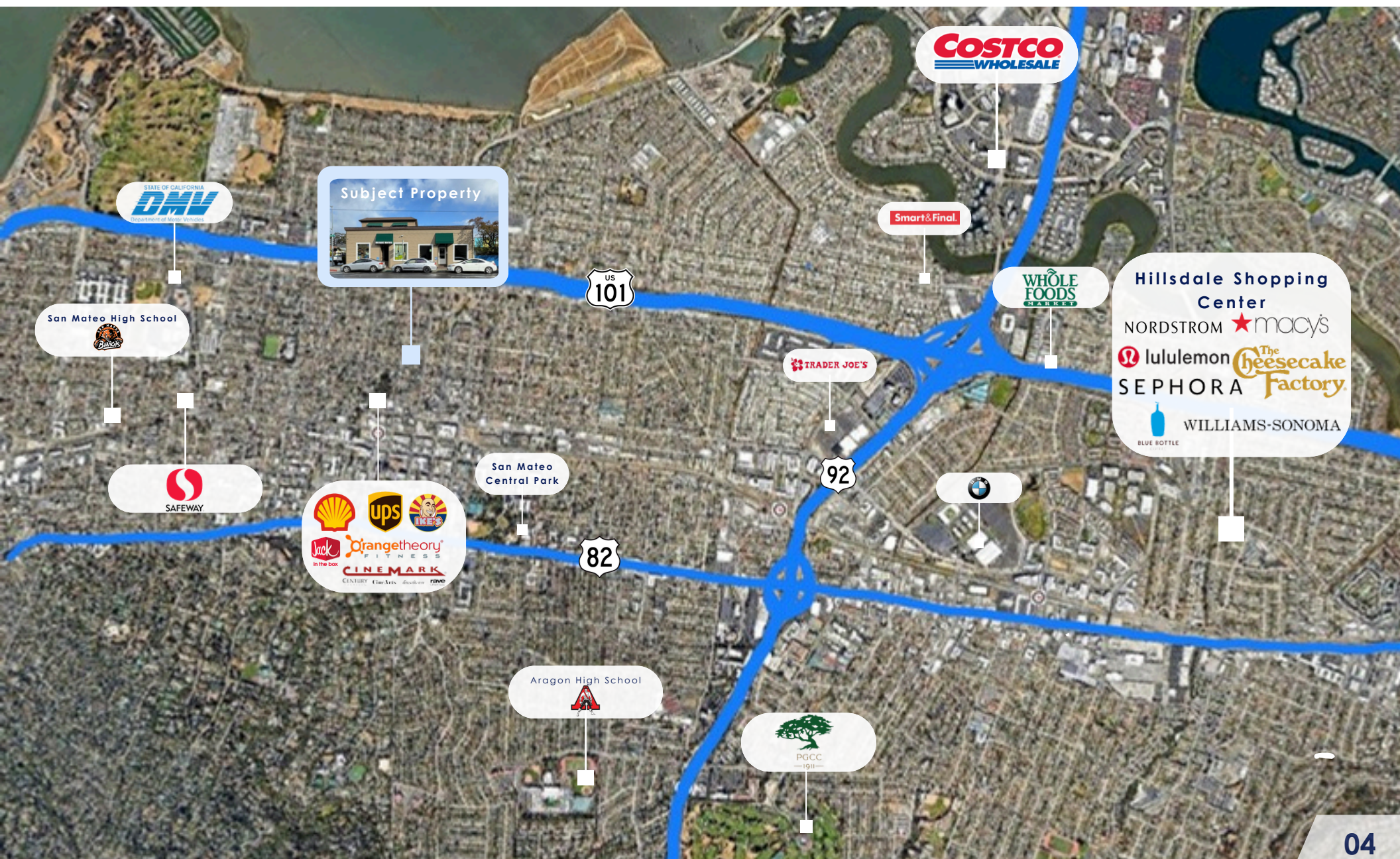
Coldwell Banker Commercial is pleased to present a prime owner/user and investment opportunity: the fee simple acquisition of 201-203 S Delaware Street, San Mateo.

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Local Map

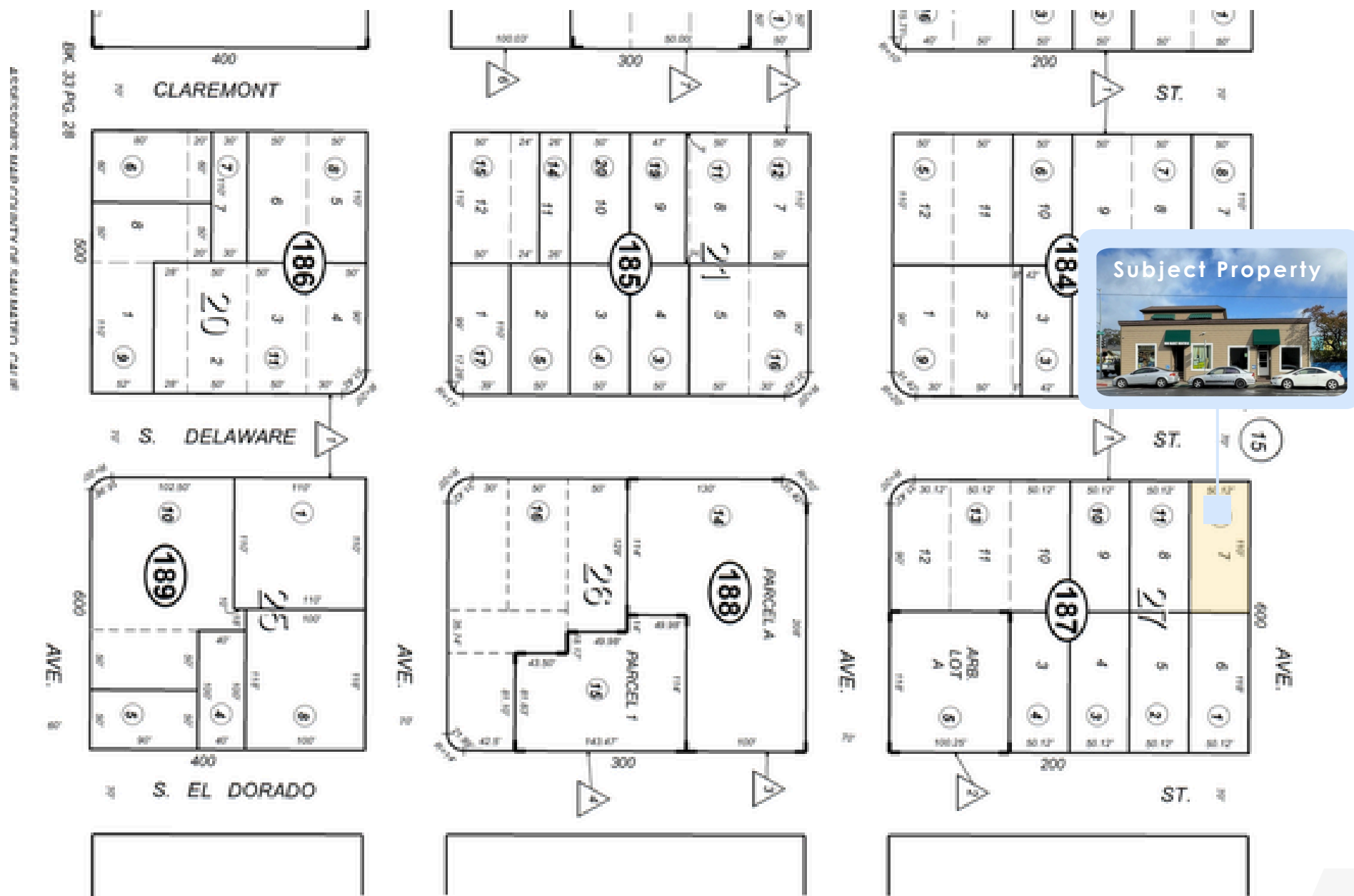


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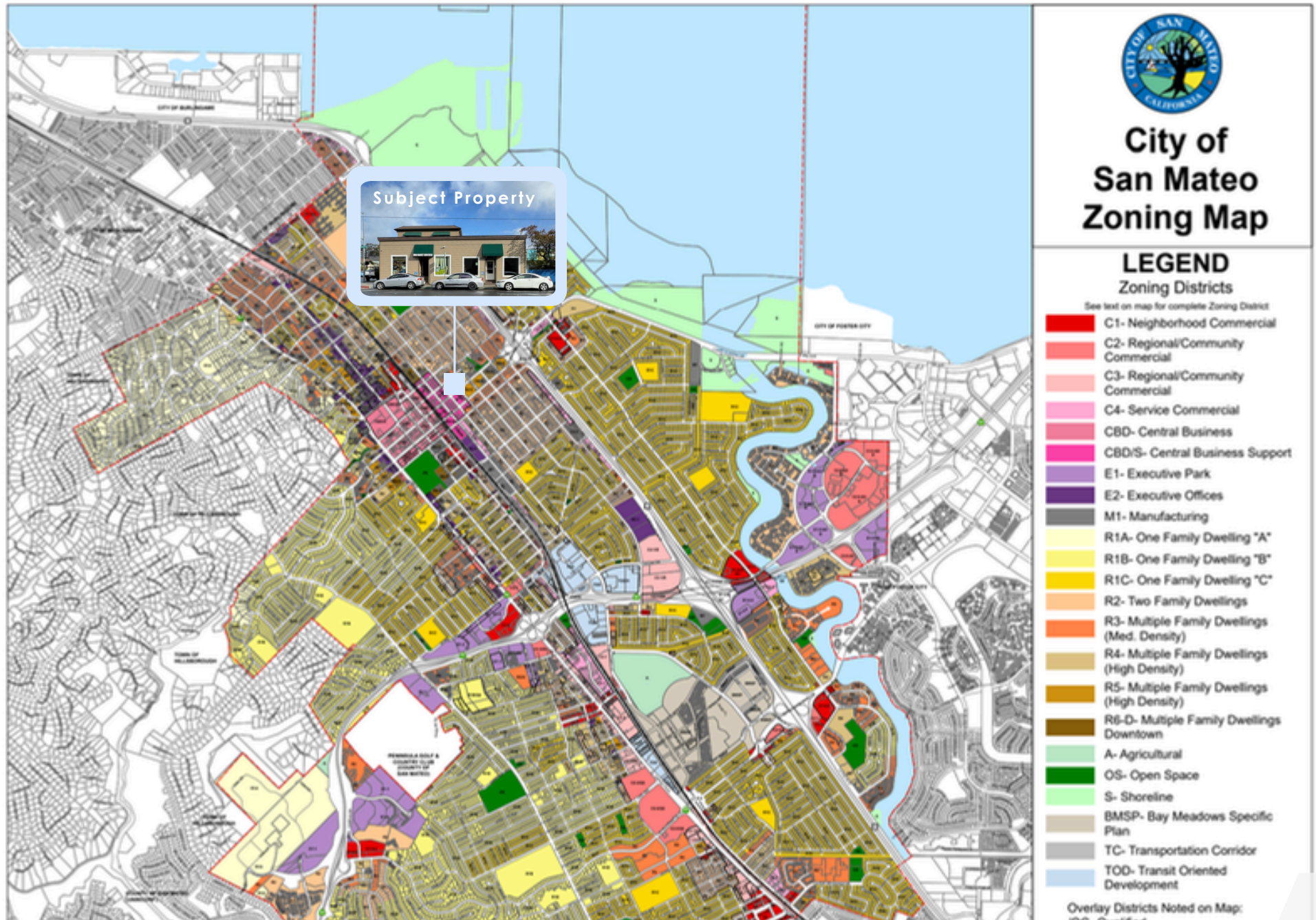
Parcel Map



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Zoning Map



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DEMOGRAPHICS

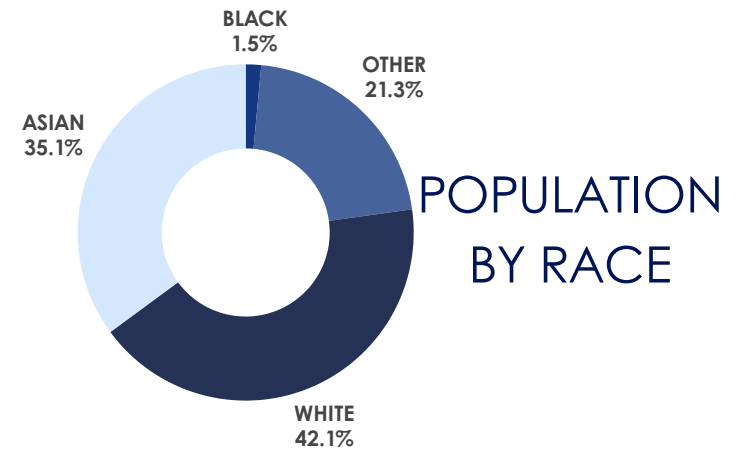


5 MILE POPULATION
223,739

AVERAGE HH INCOME
\$178,842

MEDIAN AGE
40
MEDIAN HOME VALUE
\$1,127,288

HOUSEHOLDS
88,621



Average Household
Size:

2.50

Owner Occupied
Housing Units:

48,265

Renter Occupied
Housing Units:

40,356

Median Household
Income:

\$155,071

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EXTERIOR



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RETAIL

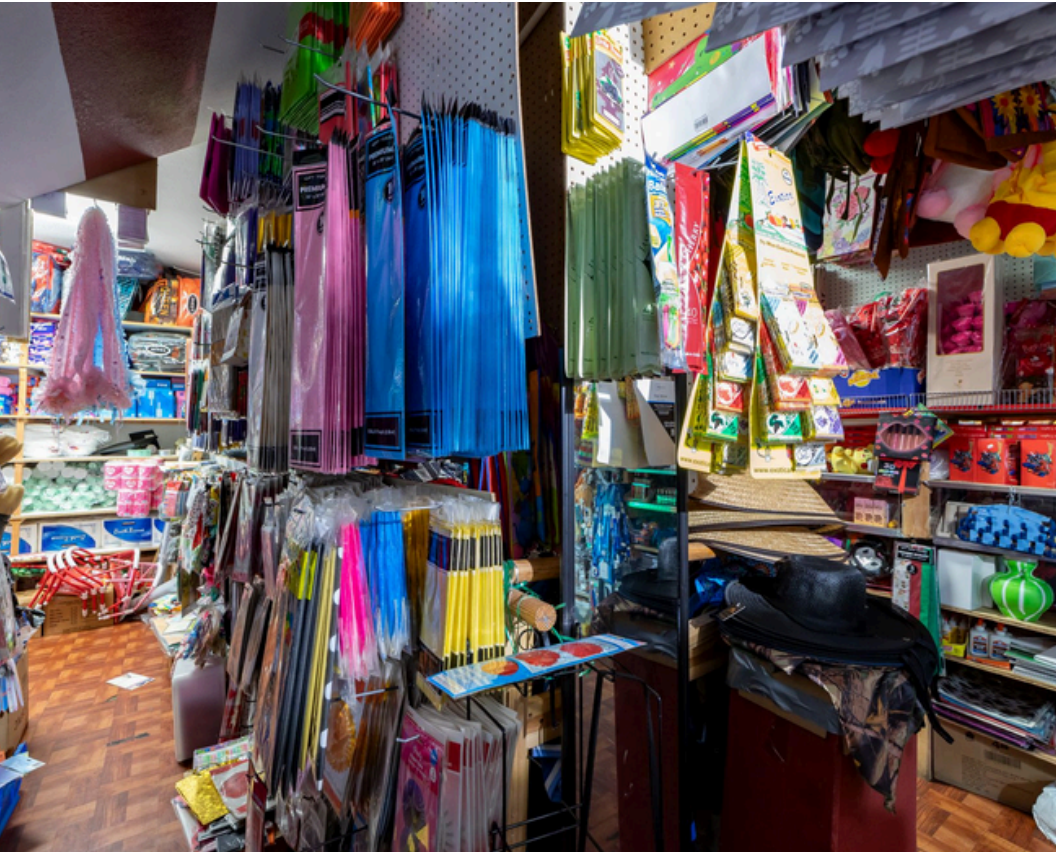


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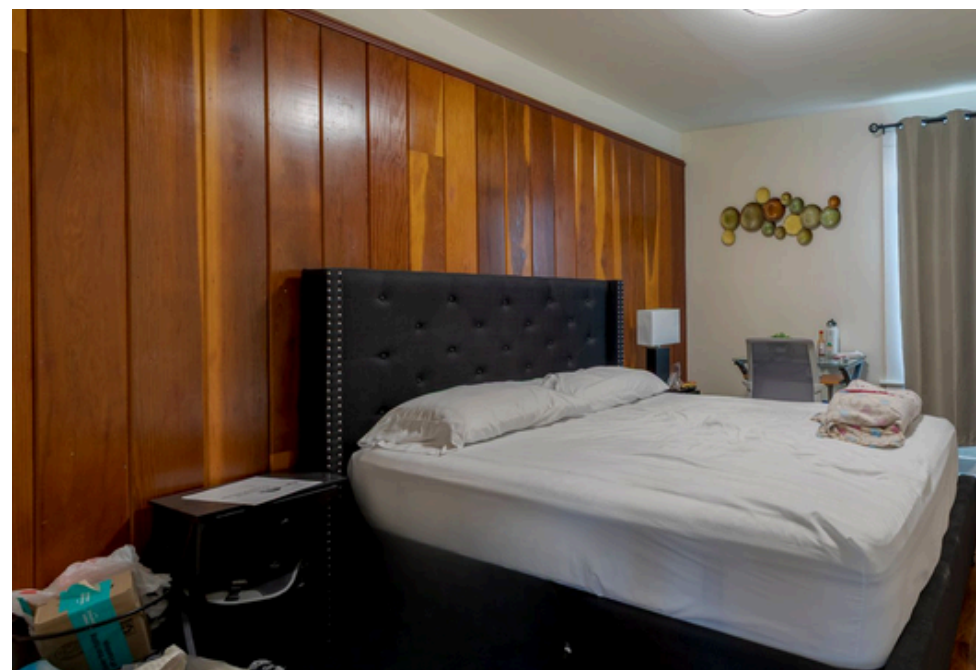
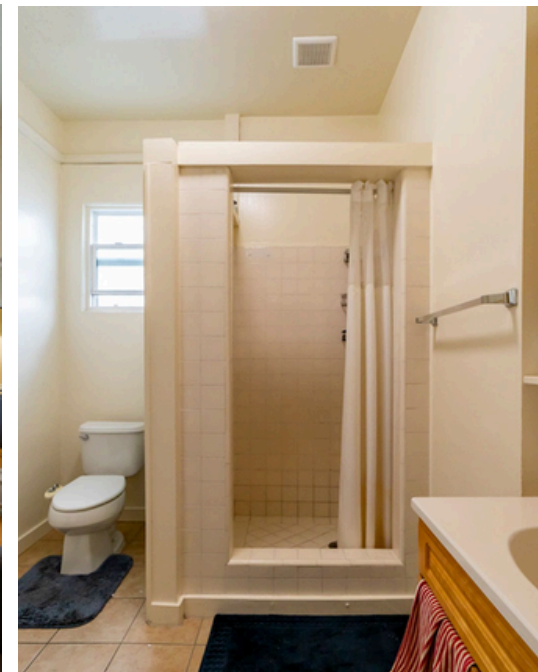
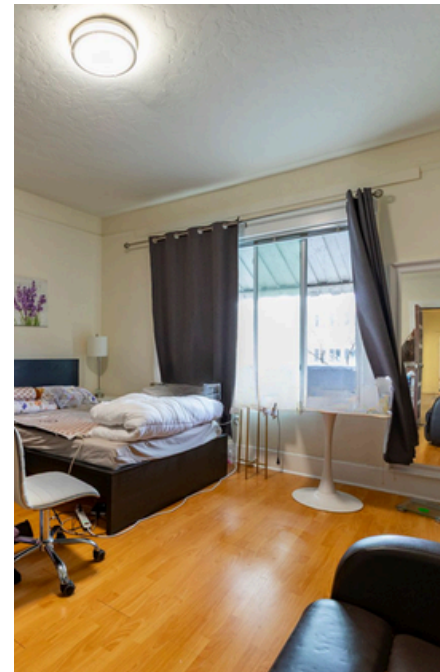
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RESIDENTIAL



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