

**AVISON
YOUNG**

FOR SALE

100 N. El Camino Real, San Mateo, CA
±5,338 SF Office Building
Owner/User or Investment





Lloyd H. Bakan

Principal

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Property Details

Asking Price:	\$4,400,000
Occupancy at COE:	Vacant
Building Conditions:	Excellent
Building Type:	Free standing office building
Building Size:	±5,338 Square Feet 1st Floor: ±1,584 sf / 2nd Floor: ±3,754 sf
Land Size:	±10,581 Squire Feet
Parking Stalls:	17 on-site parking spaces (8 covered)
Parcel Number:	032-291-110
Zoning:	San Mateo E2-1/R4
Year Built/Renovated:	1970/2010
Ceiling Height:	9' acoustical ceilings
Roll up Doors:	None
Electrical Meters/ Amps:	1 Meters/ 400 Amps
Age of Roof:	Less than 3 years old
Age of HVAC Systems:	Less than 10 years old
Gas in Building:	Yes- Meter
Fire Sprinklers:	No
Security System:	ADT
Floors:	Two story building







Investment Highlights

- High profile signalized corner ECR & Tilton Avenue
- Prime San Mateo location
- Excellent Owner-User Opportunity
- Building will be delivered vacant at the close of escrow
- Excellent onsite parking (3.2/1000)
- 5 blocks from the San Mateo Caltrain station
- Excellent long term development site



Asking Price
\$4,400,000



Building Size
±5,338 sf



Land Size
±10,581 sf

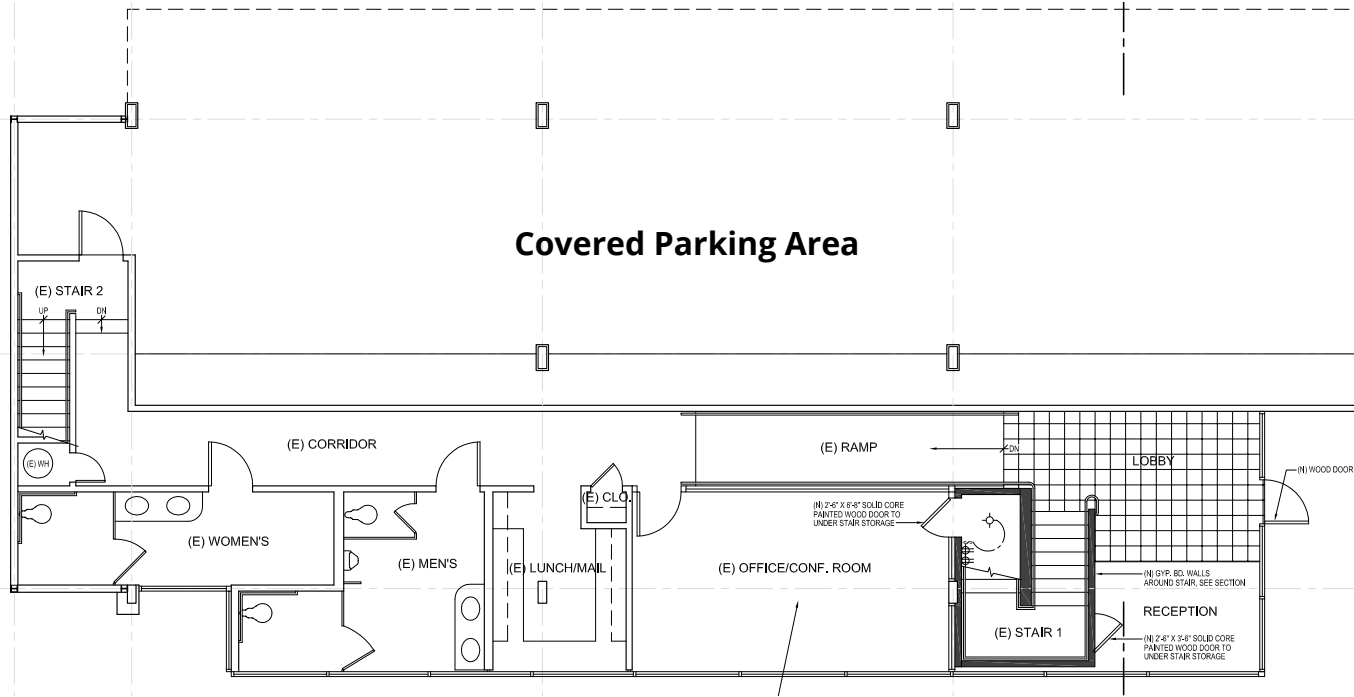


Traffic Counts
30,000 + VPD

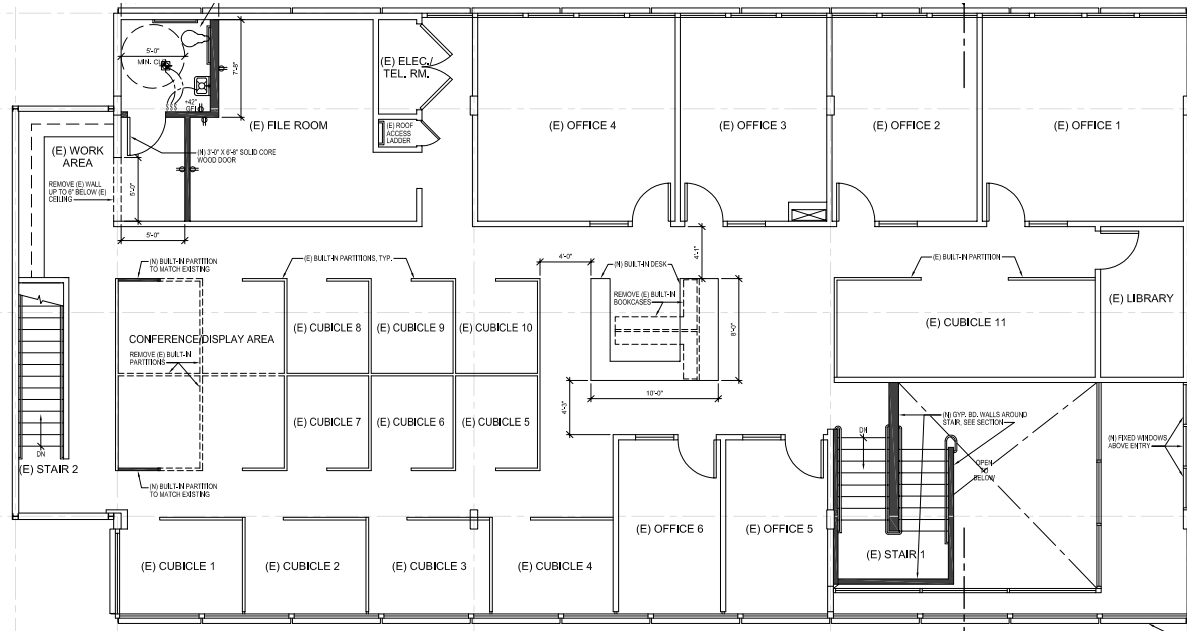


Floor Plans

Ground Floor



Second Floor









EL CAMINO REAL

TILTON AVE

TILTON TER

N EL CAMINO REAL

EL GERRITO AVE

Allowed Uses Under San Mateo E2-1/R4 Zoning

The E2-1/R4 zoning district in San Mateo is intended to create and maintain areas for professional and administrative offices. The district is designed for smaller sites that are conveniently served by nearby commercial facilities. Allowed uses by zoning right as follows:

E2-1 Zoning

1. Day Care Center
2. Public Educational Facility
3. Private Educational Facility
4. Public Service
5. Financial Services
6. Business Offices
7. Health & Recreational Facilities
8. Executive and Professional Office Use
9. Restaurant
10. Laboratories (Research with no manufacturing)
11. Storage and Warehousing

R4 Zoning

1. High density residential development
2. Mixed use office/residential development
3. Residential Care Facility

[Link to Download Permitted Use Chart](#)

Development Standards

The San Mateo E2-1/R4 zoning district is a mixed-use designation (Executive Office combining with Multiple Family Dwellings – High Density residential). The building standards integrate requirements from both the E2-1 (Executive Office) and R4 (High-Density Residential) zones, with an emphasis on R4 standards for residential components.

Key Building Standards

Specific standards are generally found in the San Mateo Municipal Code, specifically Chapters 27.24 (R4 District) and 27.48 (E2 District).

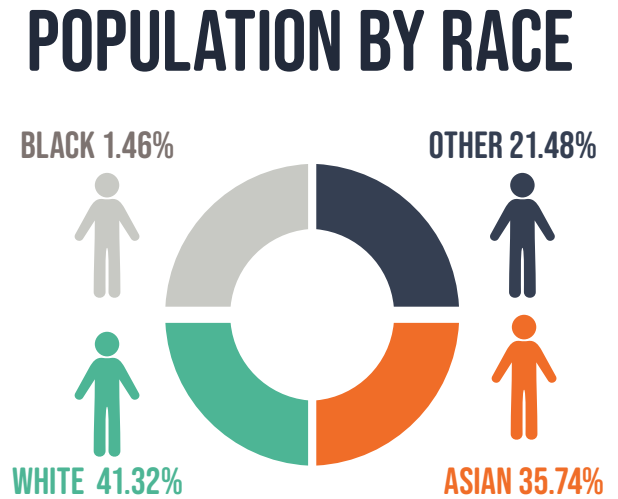
Standard	E2-1 Requirement	R4 Requirement
Minimum Area	±6,000 SF	Varies; designed for high-density, often small lots
Maximum Floor Area Ratio (FAR)	1.0 (100% of lot area)	1.5 (150% of lot area)
Maximum Height	Not explicitly stated in snippets, generally subject to general plan limits	Generally 30 feet for projects with 5+ units, but higher limits (up to 75 ft) may be allowed in certain areas with specific plan policies
Front/Rear Setbacks	Varies	15 feet for buildings three stories or less For buildings greater than three stories, the rear yard setback is half the building height, up to a maximum of 25 feet
Side Setbacks	Varies	6 feet for buildings two stories or less; 8.5 feet for street side of corner parcels For buildings greater than two stories, the setback is half the building height
Density	N/A (Office use)	14 to 30 dwelling units per acre, or up to 50 units per acre within the Downtown Specific Plan Area

Demographics



MEDIAN AGE
42

HOUSEHOLDS
85,393



MEDIAN HOME VALUE
\$1,127,065

AVG HH SIZE
2.4



Renter Occupied Housing Units: 39,876

Median Household Income: \$151,326

Owner Occupied Housing Units: 46,517

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 100 N. El Camino Real, San Mateo, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. W Real Estate and Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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