

FOR SUBLEASE

# 20 NORTH RAILROAD AVENUE

DOWNTOWN SAN MATEO, CA 94401



## Property Highlights

±10,164 SF (±6,126 SF WHS and ±4,038 SF upstairs office)

New double-pane windows and interior improvements

Open floor plan with perimeter private offices

Two (2) grade-level loading doors

Off-street parking available

Walking distance to Downtown San Mateo and Caltrain

Easily accessible to Hwy 101

Available now

LED 12.31.2028, Direct Lease available

\$1.75 NNN asking price

**JOE CAMMARATA**

650.678.1228

joe.cammarata@kidder.com

LIC N° 01366451

**ERIC DEBRINE**

650.465.8721

eric.debrine@kidder.com

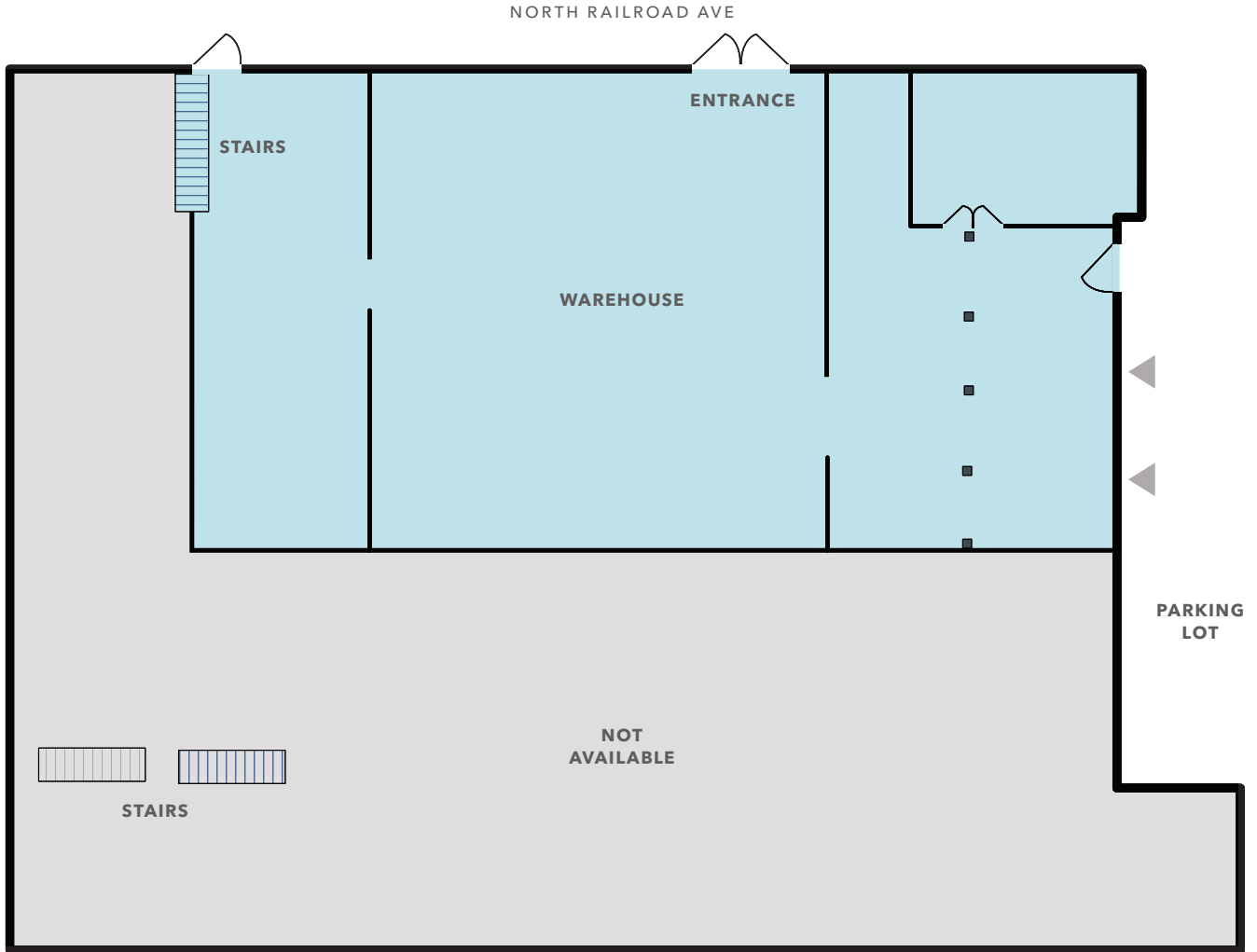
LIC N° 02192983

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# GROUND FLOOR



Floor plan not to scale

▲ Grade-level loading



JOE CAMMARATA 650.678.1228 | joe.cammarata@kidder.com | LIC N° 01366451

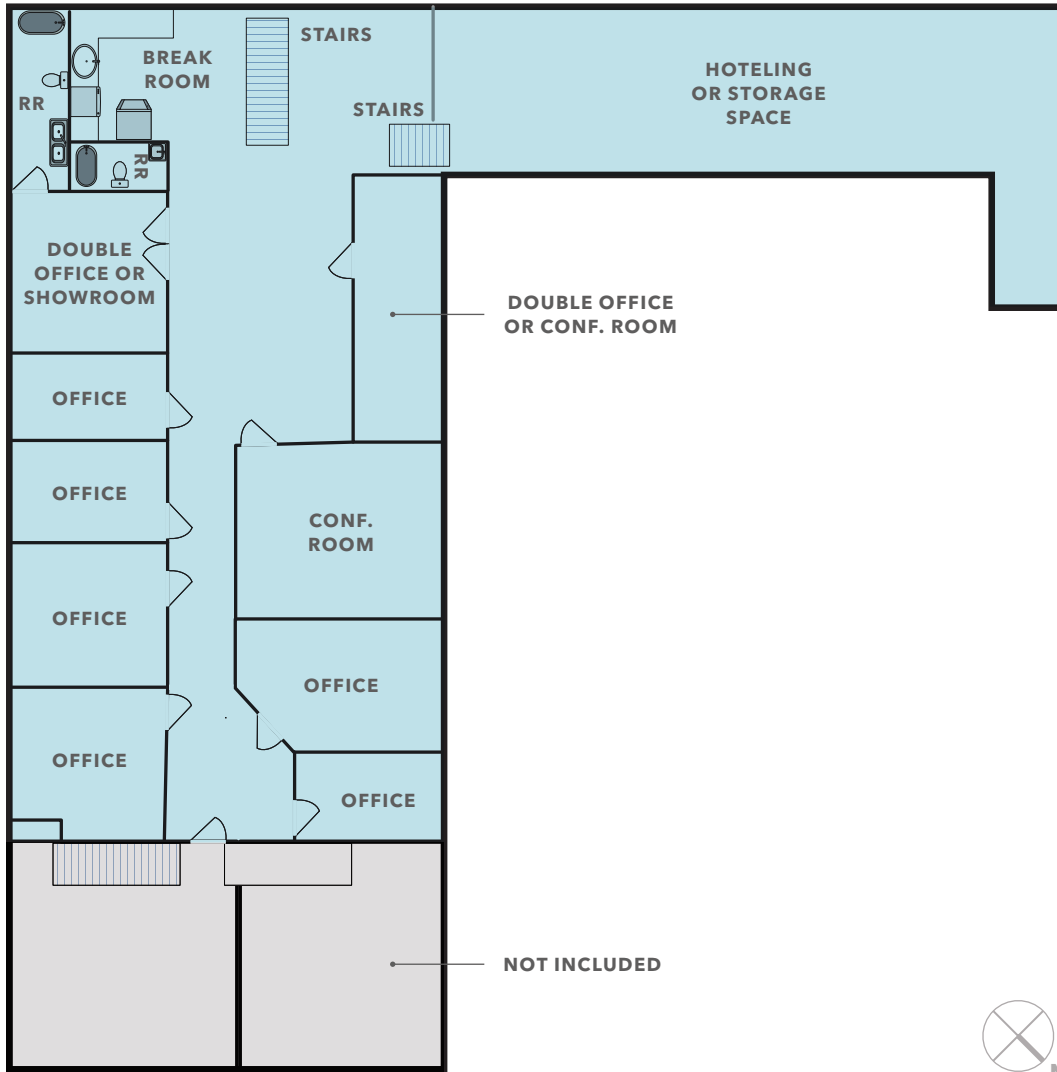
ERIC DEBRINE 650.465.8721 | eric.debrine@kidder.com | LIC N° 02102983

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# SECOND FLOOR



Floor plan not to scale

JOE CAMMARATA 650.678.1228 | joe.cammarata@kidder.com | LIC N° 01366451

ERIC DEBRINE 650.465.8721 | eric.debrine@kidder.com | LIC N° 02102983

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 20 NORTH RAILROAD AVENUE

## EAT + DRINK

- 01 Little Caesars
- 02 Jack in the Box
- 03 Taco Bell
- 04 Philz Coffee
- 05 Pacific Catch
- 06 New York Pizza
- 07 Sushi Yoshizumi
- 08 Ramen Parlor
- 09 Domino's
- 10 Gao Viet Kitchen
- 11 Pizza My Heart

- 12 Amici's
- 13 Liuyishou Hotpot
- 14 The Sandwich Spot
- 15 Starbucks
- 16 Sweetgreen
- 17 Fiero Cafe

## HEALTH

- 01 Sutter San Mateo Care
- 02 Mills Health Care
- 03 CA Pacific Med Center

## BANKS

- 01 U.S. Bank
- 02 Wells Fargo
- 03 East West Bank
- 04 First Bank
- 05 Bank of America
- 06 Union Bank
- 07 Comerica Bank
- 08 Chase Bank

## OTHER

- 01 USPS
- 02 Walgreens
- 03 FedEx
- 04 T-Mobile
- 05 Draeger's Market
- 06 Kelly-Moore Paints
- 07 24 Hour Fitness
- 08 Century 12
- 09 San Mateo Library



## KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

