

# Burlingame Flex

Medical, School, Faith-Based, Triplex Residential  
422, 424, 426 Peninsula Ave, San Mateo, CA  
1,150 sf + 1,150 + 1,150 sf = 3,450 sf  
For Sale or Lease

CLASS inc

424

Average HH Income = \$237,106  
(citywide)

Daytime Employment = 15,399  
(within 1 mile)

Car Traffic Count, Peninsula Ave &  
Victoria Ave = 22,468 ADT

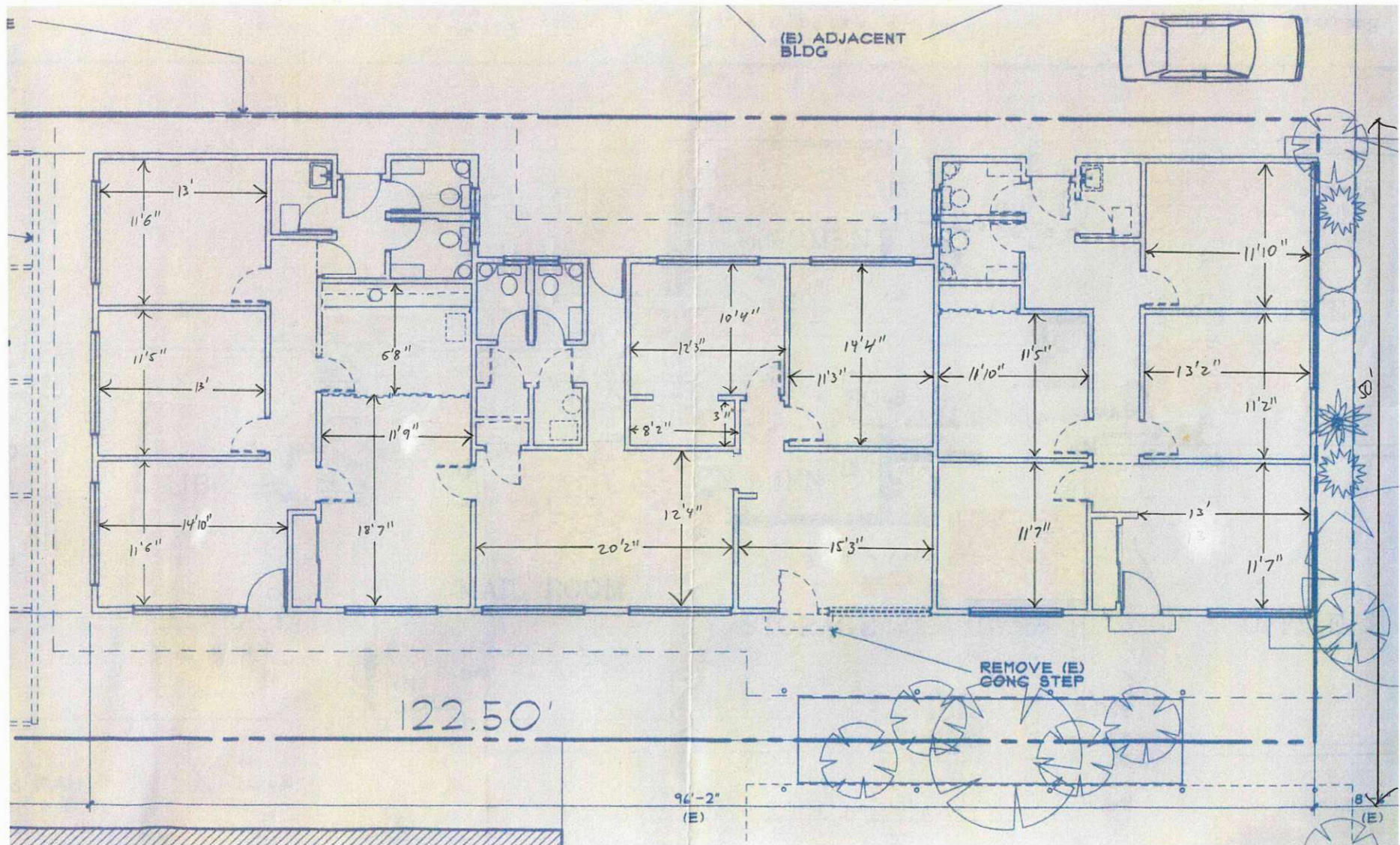
# COMPASS

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**CoSTAR**  
**GROUP**  
POWER BROKER



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**3 Separate Entrances!**  
**3 Separate Electric Meters!**



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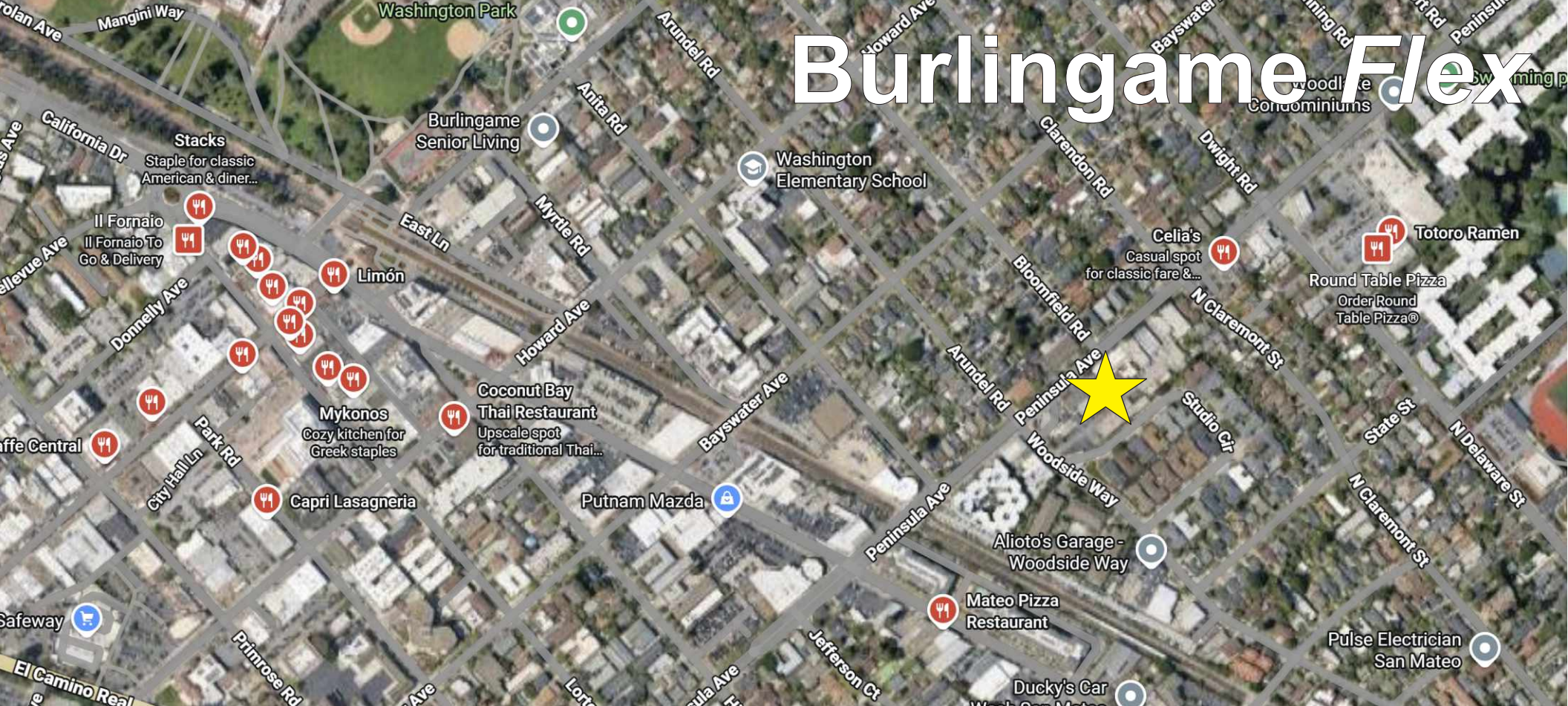
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### Convenient Transportation:

Bus Lines on Peninsula Avenue = 1/2 Blocks

Burlingame Ave Caltrain = 1/2 Mile

Highway 101 = 1 Mile

Millbrae Ave BART Train = 3 1/2 Miles

SFO Airport = 5 Miles

### Fine Restaurants and Attractions:

Burlingame Ave = 1/2 Mile

TwelveMonth, Vegan

Coconut Bay, Thai

Il Fornaio, Italian

Stella Alpina, Italian

Safeway Shopping Center = 2 Blocks

Poplar Creek Golf Course, Coyote Point

Marina and Beach = 1/2 Mile

### Excellent Schools:

Washington Elementary

Burlingame High School

Burlingame Intermediate

Nueva School

Crystal Springs School

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