

# FOR SALE

## RETAIL COMMERCIAL PROPERTY

2322 So. El Camino Real San Mateo, CA 94403



FOR SALE

**\$2,398,000**

### OFFERING SUMMARY

Building Size:	3,625 SF
Lot Size:	8,075 SF
Number of Units:	2
Price / SF:	\$661.52
Cap Rate:	2.44%
NOI:	\$58,400
Originally Built:	1939
Building Rebuilt:	1999
Zoning:	C3-1 / R4 overlay
Market	SF Mid-Peninsula
Submarket:	San Mateo

### PROPERTY OVERVIEW

This property features a freestanding, single-story  $\pm 3,625$  SF commercial building situated on a prime  $\pm 8,075$  SF parcel zoned C3-1 / R4 overlay, ideal for diverse commercial uses. The building was completely rebuilt from the ground up in 1999 and this newer building is currently divided into two well-established units: a popular Martial Arts Studio and a specialty Russian Grocery Market, both catering to the vibrant local community.

### PROPERTY HIGHLIGHTS

- Retail Building Free Standing  $\pm 3,625$  Sq. Ft.
- Building Completely Rebuilt 1999 "from ground up"
- Parcel  $\pm 8,075$  Sq. Ft., zoned C3-1/R4 Overlay
- Rear Parking Lot for 12 Vehicles
- Excellent El Camino Frontage  $\pm 62$  Linier Feet
- High Traffic Count Exposure > 30,000 Vehicles/day

#### Gregory J. Cohn

Commercial Broker Associate

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CaIDRE #00871792



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### AREA OVERVIEW

Located on the west side of El Camino Real between 23rd and 24th Avenues, the property benefits from its central location between San Mateo's bustling downtown area and the popular Hillsdale Shopping Center. The site provides easy access to public transportation, is surrounded by shopping, local schools and scenic parks, and offers good access to highways 101 and 280, making it an accessible and desirable destination for customers and tenants alike.

San Mateo is situated between the economic powerhouses of San Francisco and Silicon Valley and fosters a dynamic blend of businesses. The city hosts a thriving community of internet start-ups, tech innovators, financial institutions, and an exciting range of dining experiences. With a rich mix of national, regional, and independent retailers, this property places tenants in one of the Bay Area's most vibrant commercial districts.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	637	2,681	9,883
Total Population	1,658	7,006	26,017
Average HH Income	\$176,548	\$197,588	\$229,586

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### LOCATION INFORMATION

Street Address	2322 So. El Camino Real
City, State, Zip	San Mateo, CA 94403
County	San Mateo
Market	San Francisco Mid -Peninsula
Sub-market	San Mateo
Cross-Streets	24th Avenue

### PROPERTY INFORMATION

Property Type	Retail Commercial
Property Subtype	Street Retail
Zoning	C3-1 / R4 overlay
Lot Size	8,075 SF

### BUILDING INFORMATION

Building Size	3,625 SF
NOI	\$58,400.00
Cap Rate	2.44
Occupancy %	100%
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Year Built	1939
Year Last Renovated	1999
Gross Leasable Area	3,625 SF
Construction Status	Existing
Condition	Average
Roof	Tar & Gravel
Free Standing	Yes



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# LEASE ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / MONTH	ANNUAL RENT	MONTHLY RENT	LEASE START	LEASE END
Unit A	SHAOLIN Culture Center	1,380 SF	38.07%	\$1.88	\$31,200	\$2,600	04/01/2022	02/31/2025
Unit B	Bz B Market	2,245 SF	61.93%	\$2.18	\$58,800	\$4,900	04/01/2022	02/31/2025
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>3,625 SF</b>	<b>100%</b>	<b>\$4.07</b>	<b>\$90,000</b>	<b>\$7,500</b>		
<b>AVERAGES</b>		<b>1,813 SF</b>	<b>50%</b>	<b>\$2.03</b>	<b>\$45,000</b>	<b>\$3,750</b>		

Both lease agreements expire March 31, 2025 with no options to extend.

Both tenants have expressed interest in extending their leases.

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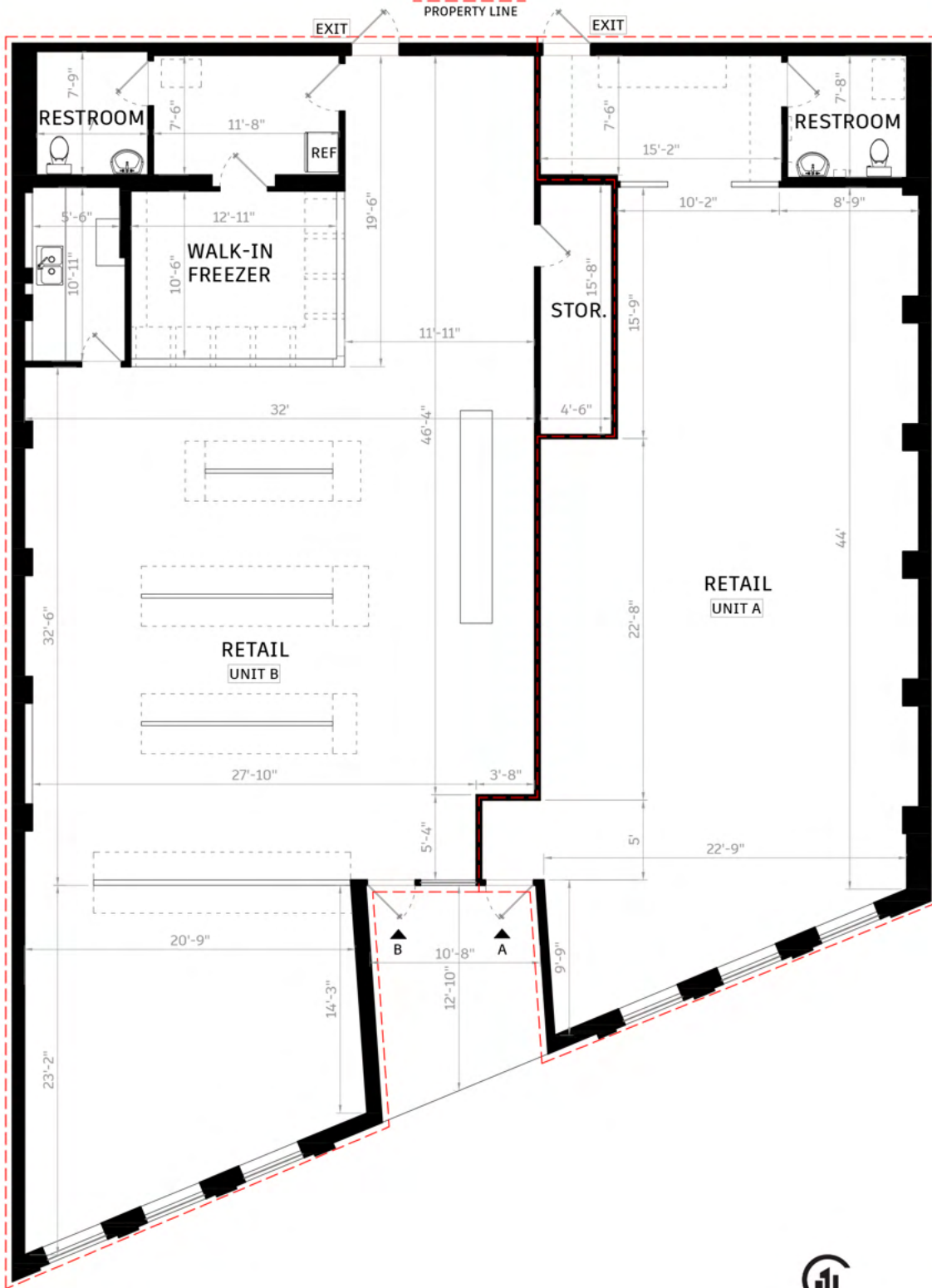
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# 2322 S El Camino Real, San Mateo, CA 94403

PROPERTY SQ FT INFORMATION: 3,625 SQ FT  
 CALCULATED TO THE OUTSIDE FACE OF EXTERIOR WALLS AND LINE OF DEMISING WALLS.



- UNIT A: 1,380 SQ FT
- UNIT B: 2,245 SQ FT



FLOOR PLAN



**GREG COHN**  
 CERTIFIED COMMERCIAL BROKER  
*Experience The Best*



rendering by:



Commercial



3,625



14 Parking

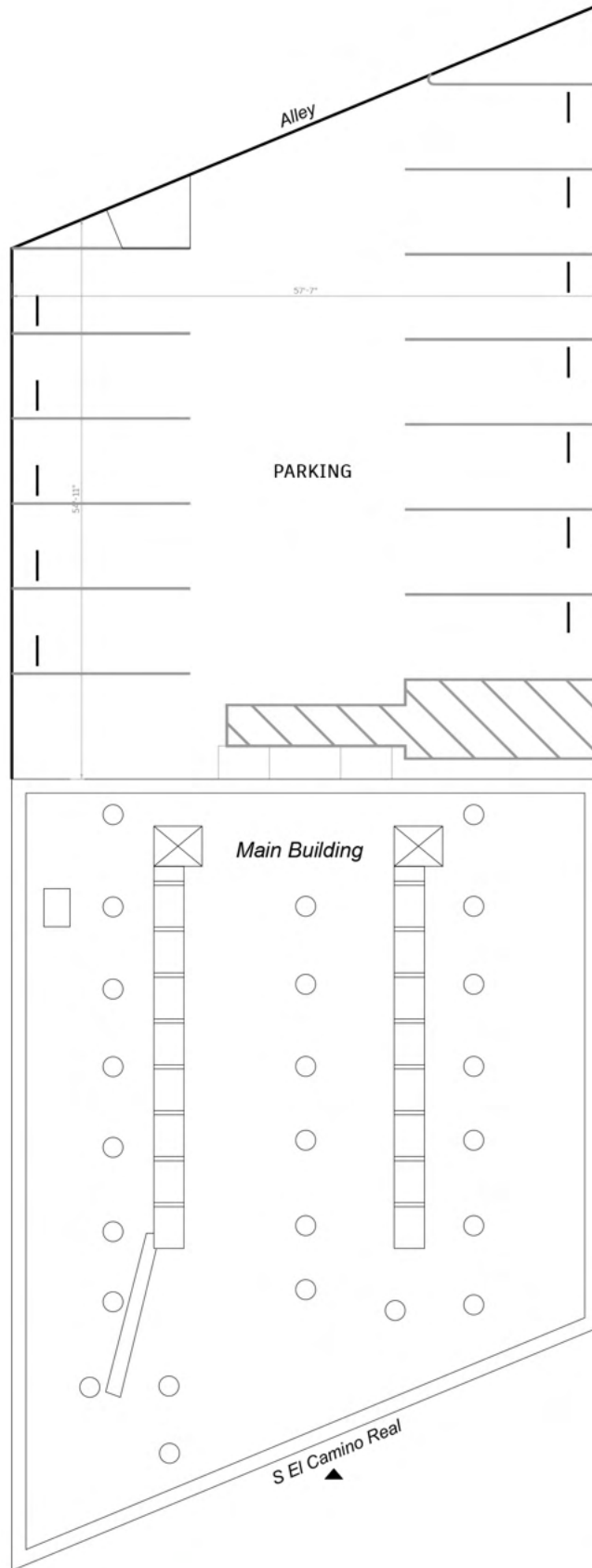


2 Restrooms

Presented by:

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 CALRE#: 00871792

# 2322 S El Camino Real, San Mateo, CA 94403



SITE PLAN



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3,625



14 Parking



2 Restrooms

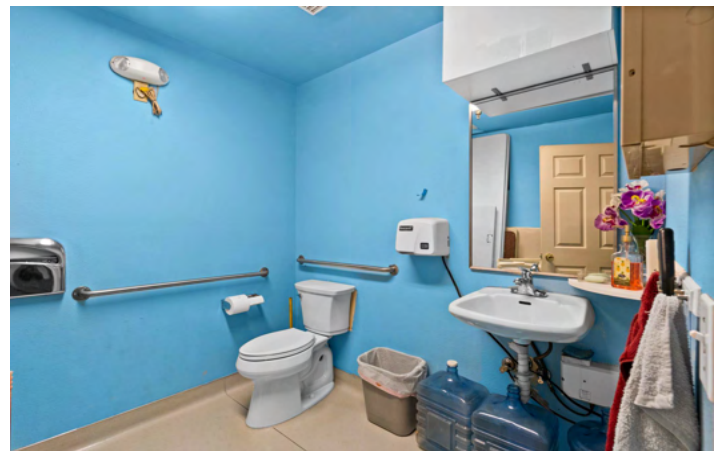
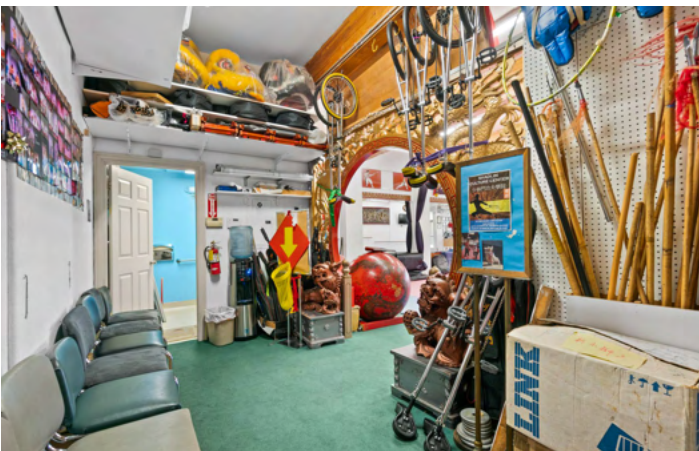
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# UNIT A

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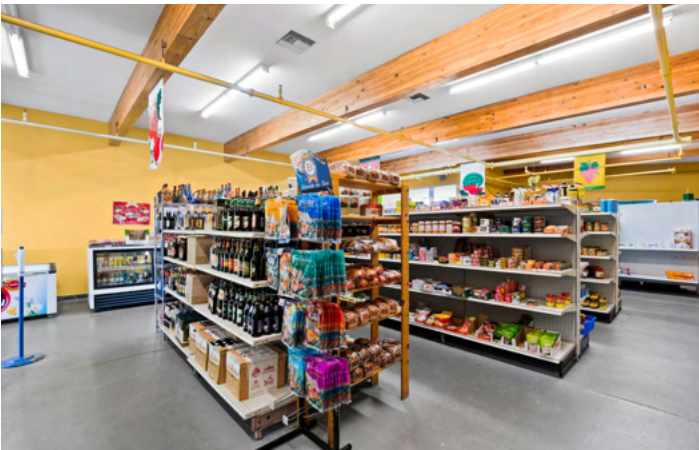


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# UNIT B

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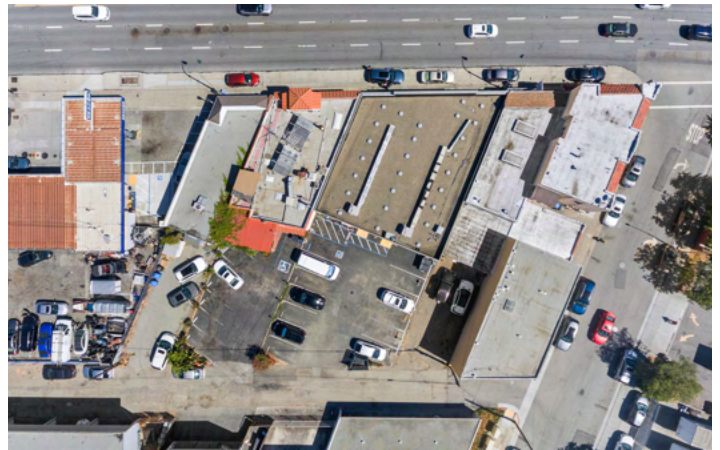
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# EXTERIOR

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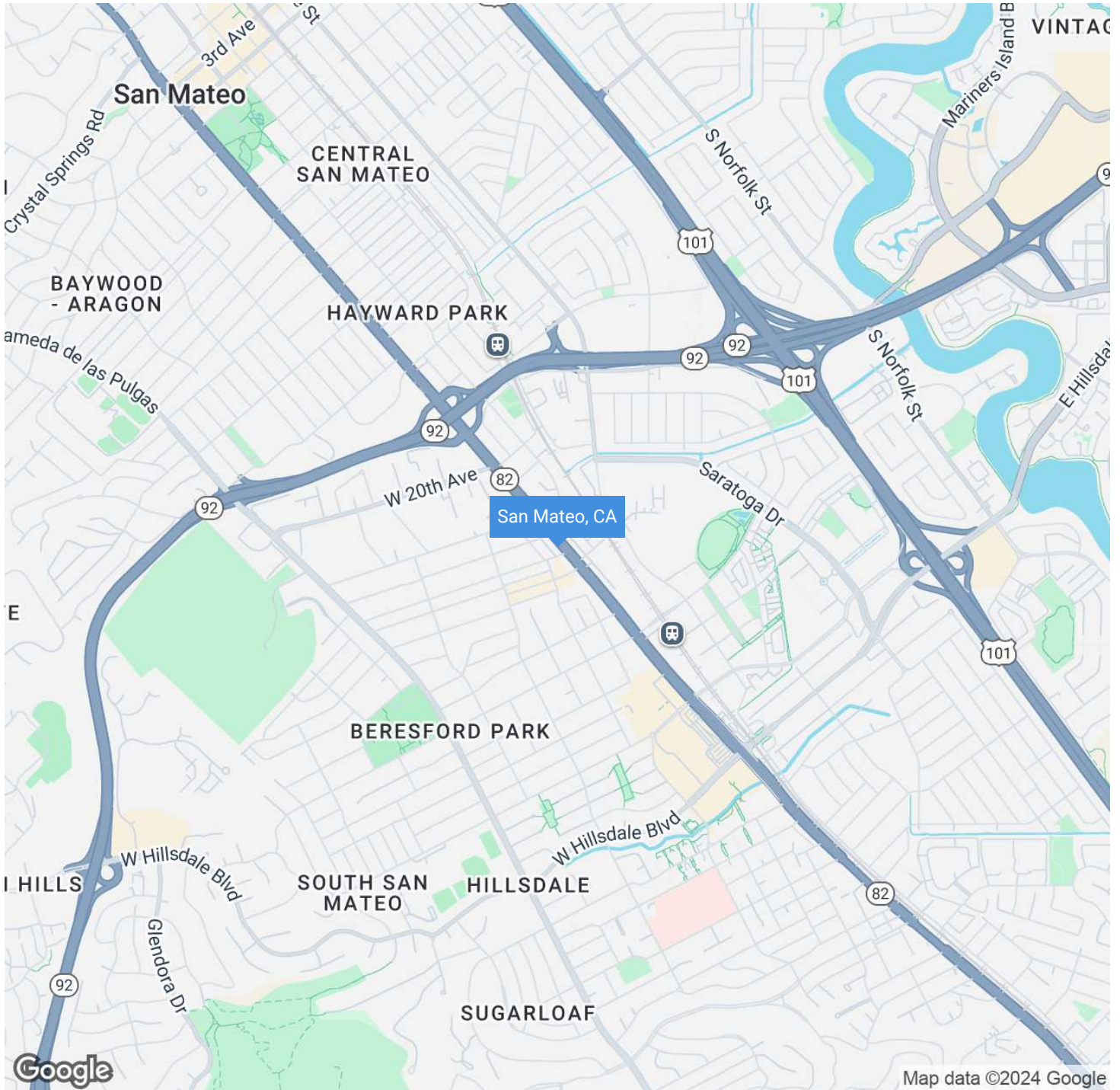


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# REGIONAL

## RETAIL COMMERCIAL BUILDING

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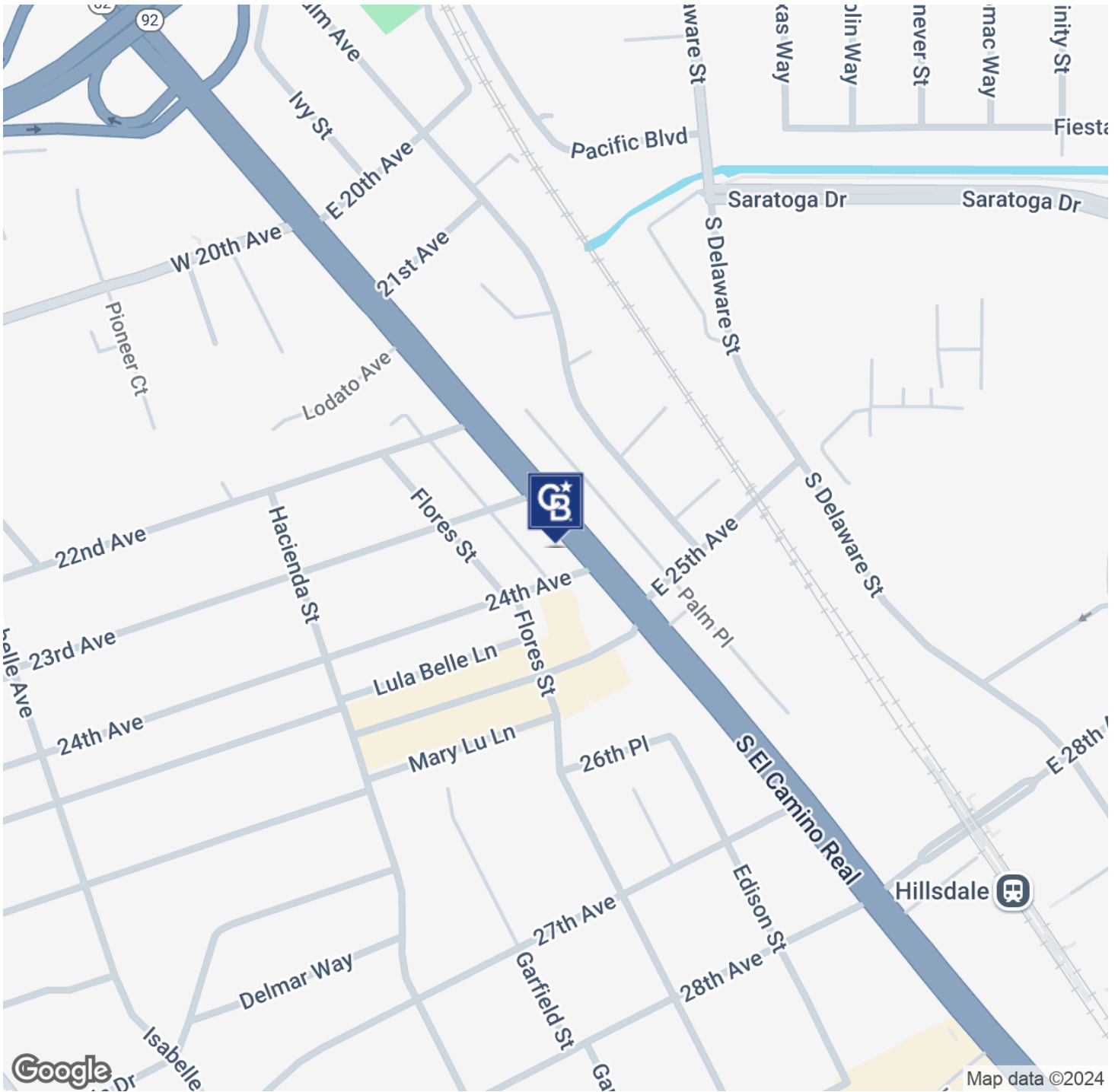


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# LOCAL

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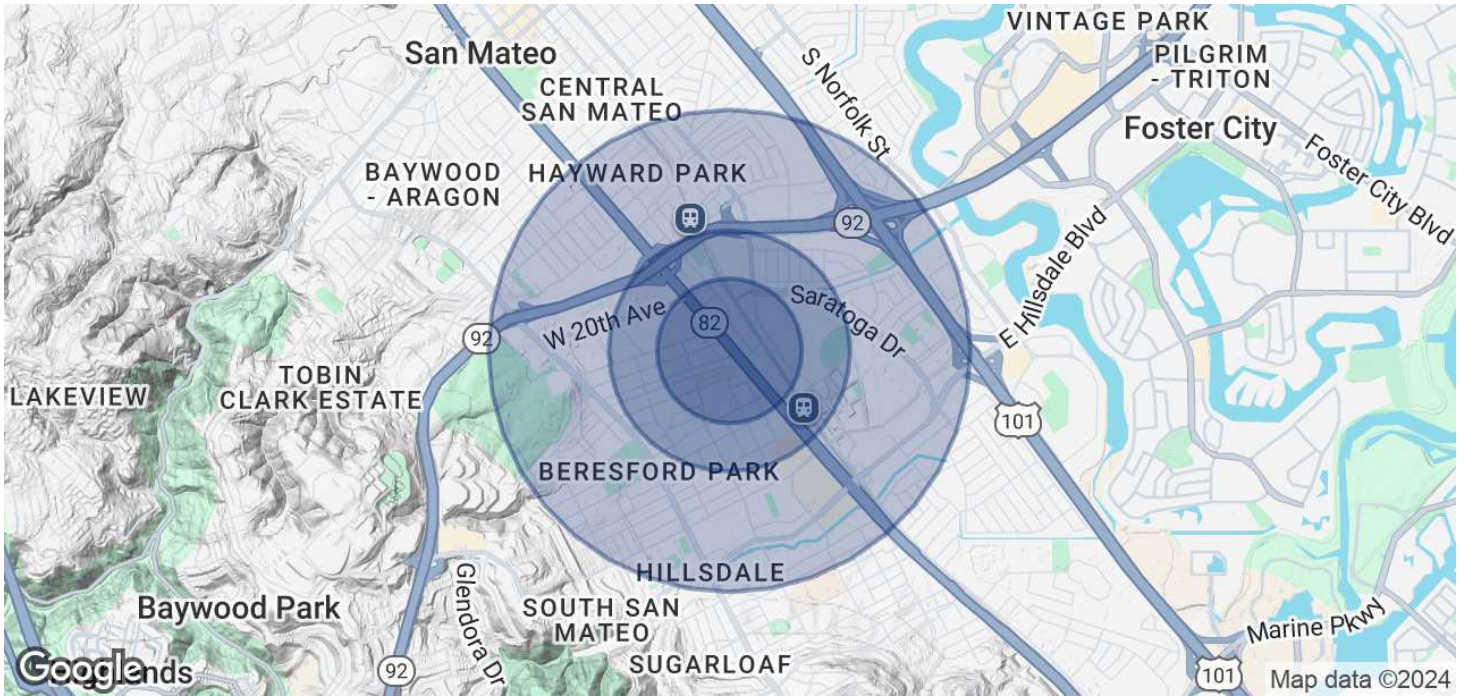


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# DEMOGRAPHICS

## RETAIL COMMERCIAL BUILDING

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,658	7,006	26,017
Average Age	43	41	40
Average Age (Male)	41	40	38
Average Age (Female)	44	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	637	2,681	9,883
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$176,548	\$197,588	\$229,586
Average House Value	\$1,725,257	\$1,656,158	\$1,701,756

Demographics data derived from AlphaMap

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