



SANIMATEO

Offering  
Memorandum

\$3,135,000  
asking price

6,720 SF  
usable space

929/931

NORTH AMPHLETT





**VANTAGE**

**SUSAN CACCIA**  
**CA DRE# 02167104**

**(415) 608-6292**  
**SUSAN@VANTAGESANFRANCISCO.COM**

**6,720**

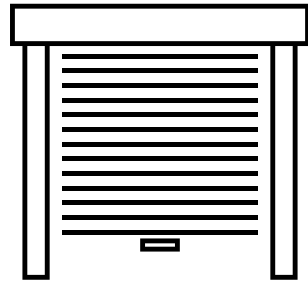
**Usable SF Warehouse/  
Flex Space/Office**

**3**

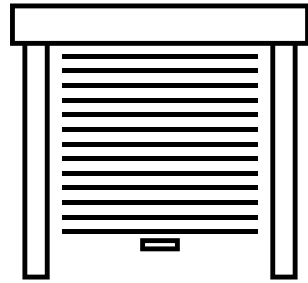
**Commercial  
Roll Up Doors**

**+272K**

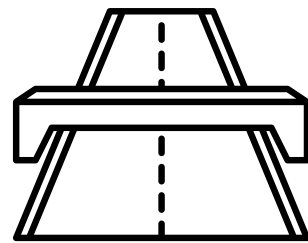
**VPD**



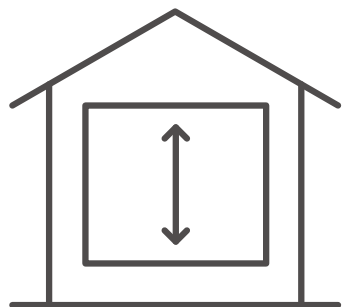
929 N Amphlett  
Roll Up Door  
10 ft Clearance



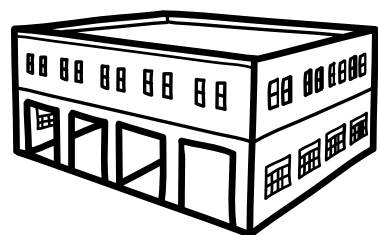
931 N Amphlett  
Roll Up Door  
12 ft Clearance



Prime Location  
with HWY  
Visibility



Exceptional  
Opportunity for  
2nd Floor  
Expansion



Zoning  
C4-1



# Property Features

# N.AMPHLETT

# property

walking distance to both  
burlingame avenue & woodlake shopping center

# demographics

Property Demographics*			
Population	2-Mile	5-Mile	10-Mile
2024 Population	60,755	215,459	526,288
Income	2-Mile	5-Mile	10-Mile
Average HH Income 2024	\$156,016	\$174,602	\$166,473

San Mateo/Burlingame benefits from a well-educated, affluent population, offering a solid customer base for various business types.

\*ACCORDING TO COSTAR DEMOGRAPHICS SEP '24





929031

NORTHAMPHLETT



PRIME

VISIBILITY



LITTY



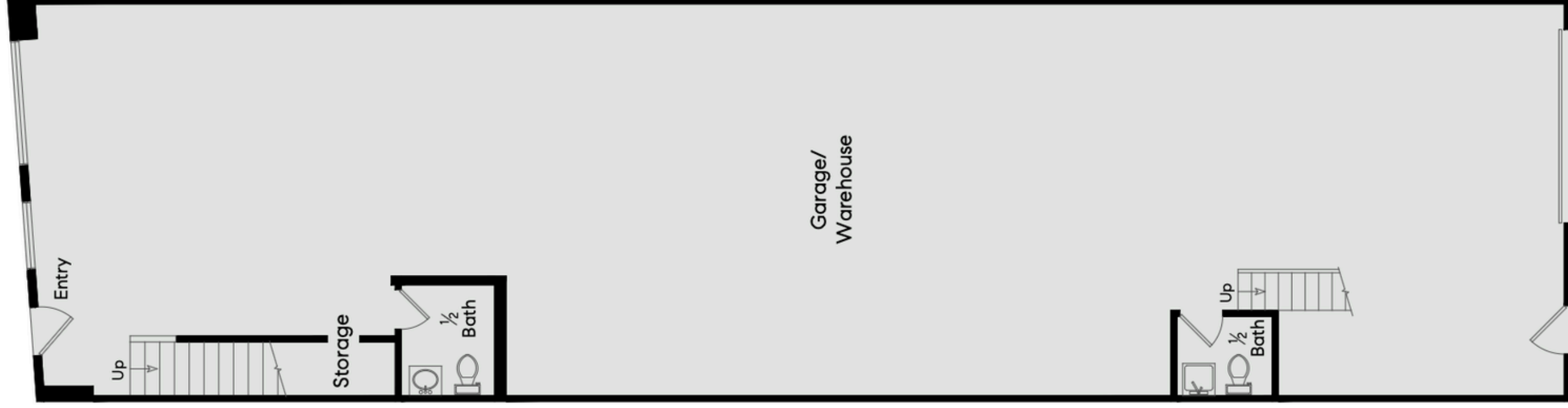


# 929 N AMPHLETT

929 North Amphlett Boulevard

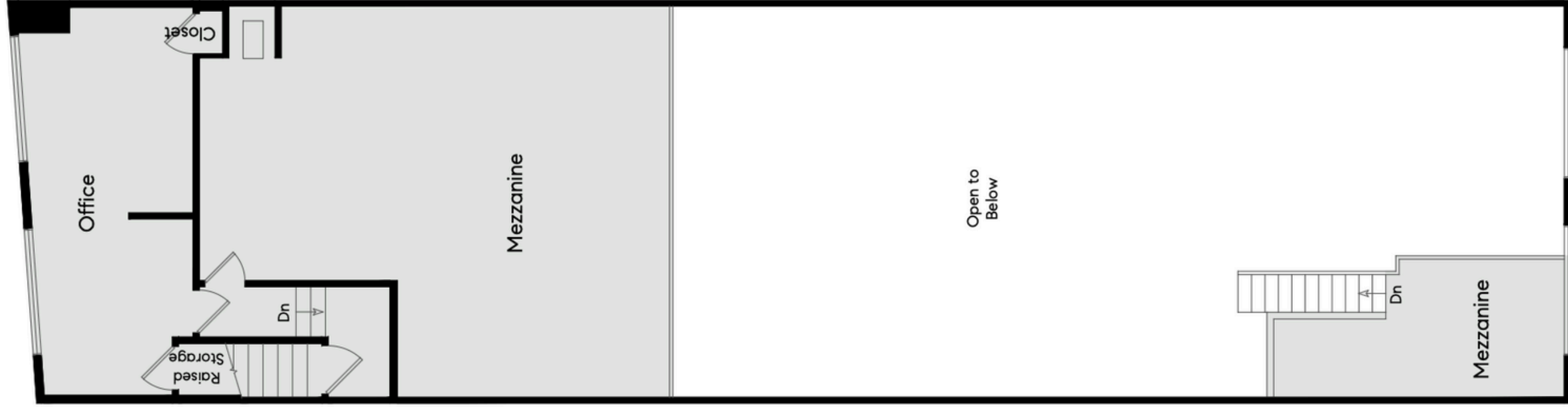
San Mateo, CA

3,560 Sq Ft



929 Main Level

2,405 Sq Ft



929 Upper Level

1,155 Sq Ft

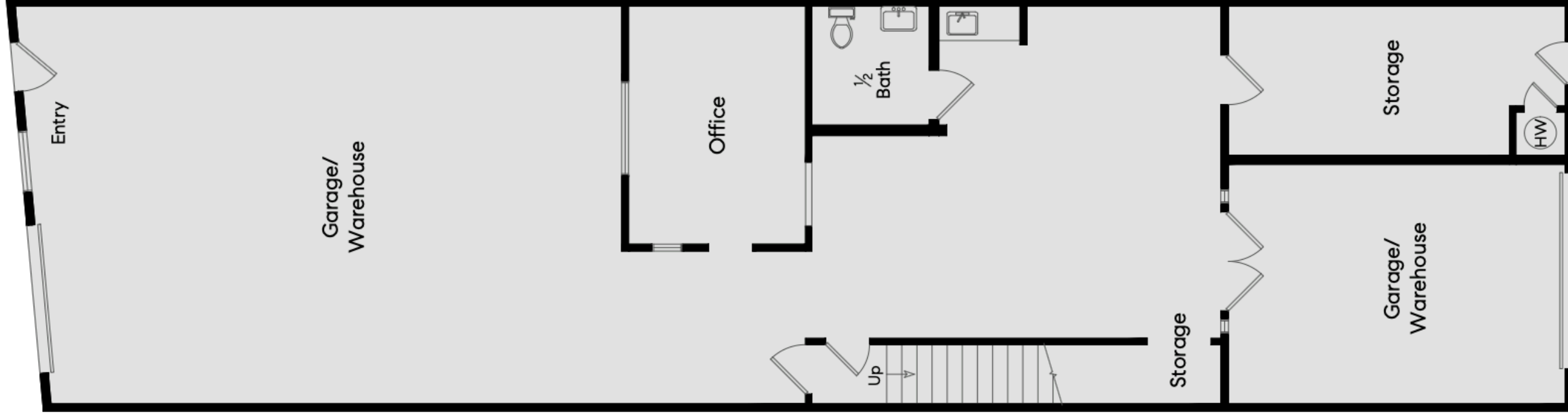
Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

# 931 N AMPHLETT

931 North Amphlett Boulevard

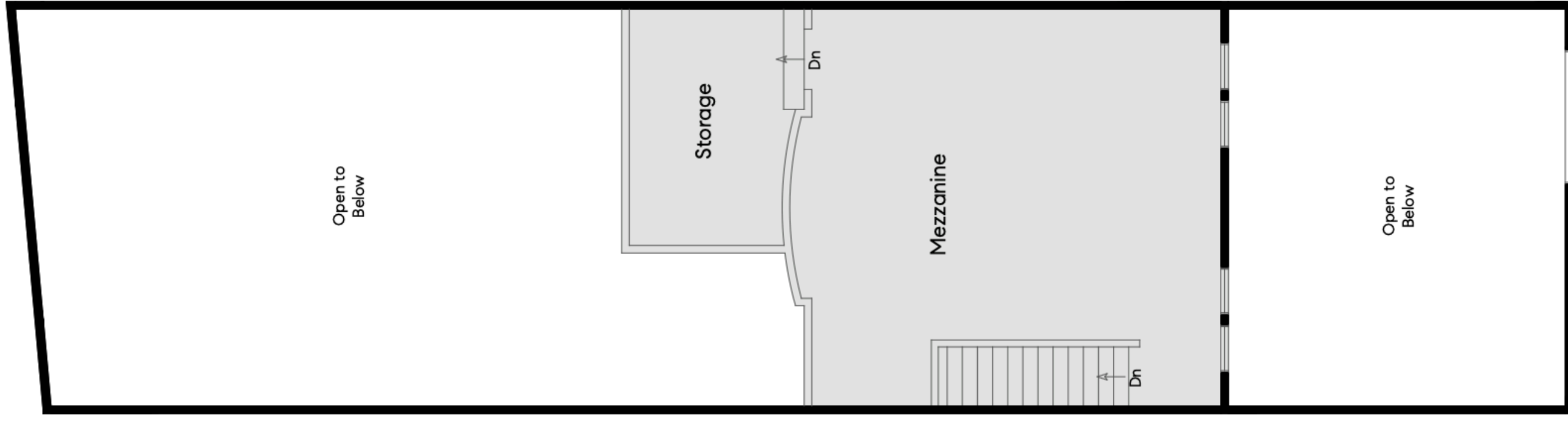
San Mateo, CA

3,160 Sq Ft



931 Main Level

2,345 Sq Ft



931 Upper Level

815 Sq Ft

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.



# Comparables

COMPARABLE SOLD PROPERTIES				
Address	Sale Date	Sold Price	Building SqFt	Sold Price/ SqFt
<b>929 &amp; 931 North Amphlett Blvd, San Mateo, CA 94401</b>	-	<b>\$3,135,000</b>	<b>6,720 SF usable 5,700 SF documented</b>	<b>\$466 (usable SF) \$550 (documented)</b>
2407 El Camino Real, Redwood City, CA 94063	Dec 2023	\$6,150,000	11,508	\$534
1000 American St, San Carlos, CA 94070	Dec 2023	\$3,900,000	8,776	\$444
710 S B St, San Mateo, CA 94401	Jan 2024	\$6,200,000	7,950	\$780
925 Bayswater Ave, Burlingame, CA 94010	Apr 2023	\$13,500,000	16,000	\$844
411 Airport Blvd, Burlingame, CA 94010	Jan 2024	\$5,750,000	5,632	\$1,021





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