

TWO LEASED BUILDINGS FOR SALE

420 1ST AVE & 108 S CLAREMONT ST
SAN MATEO, CA 94401

*Two Connected Warehouse
Buildings with Residential Unit
Upstairs Totaling ±9,883 SF*

±8,407 SF parcel

3 Phase/400 amps/240 volts electrical power

±12'-16' clear height and (5) five drive-in doors

Secured fenced parking and loading area

Just leased with tenant improvements underway

Prominent corner location one block from Caltrain
with easy access to Hwy 101 and El Camino Real

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\$4,300,000

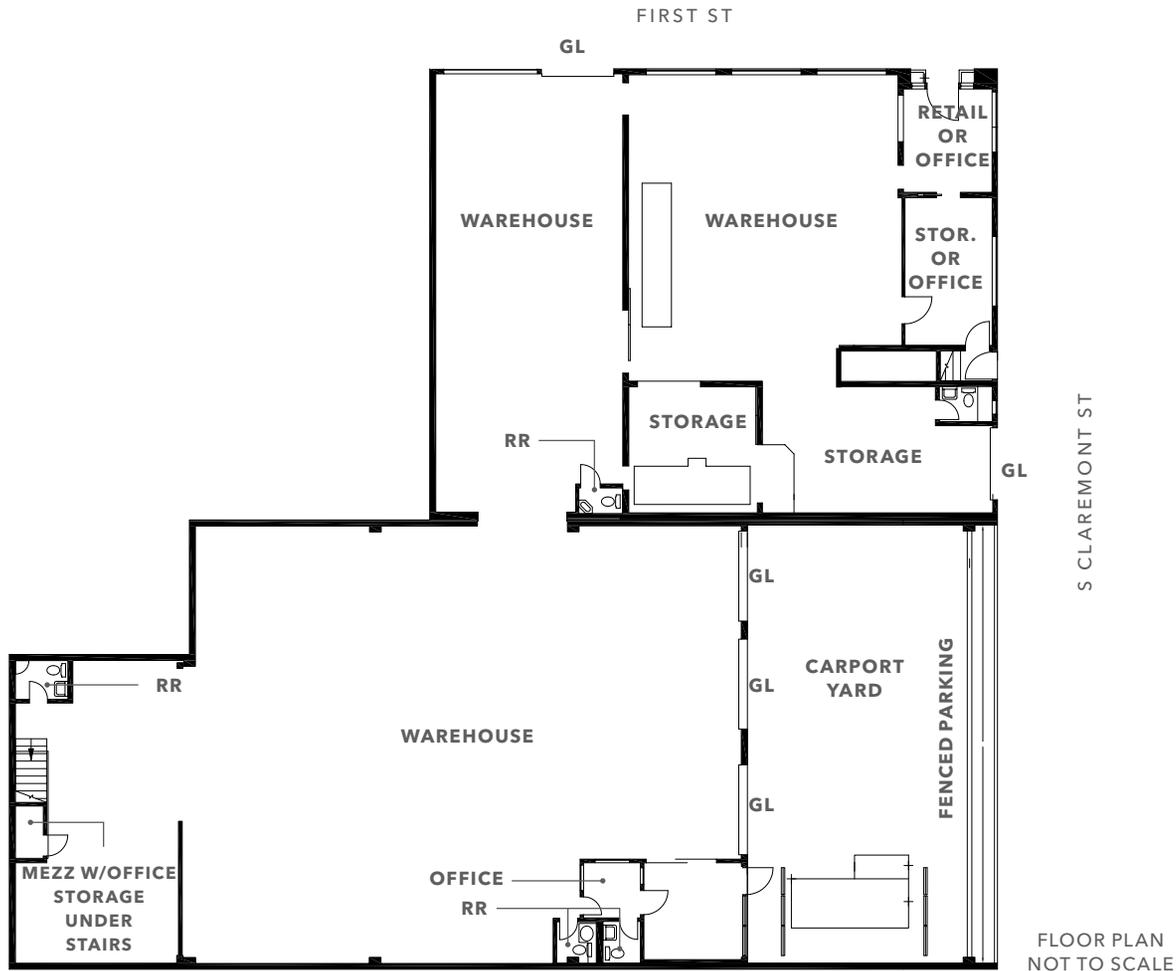




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FIRST FLOOR PLAN - 8,333 SF



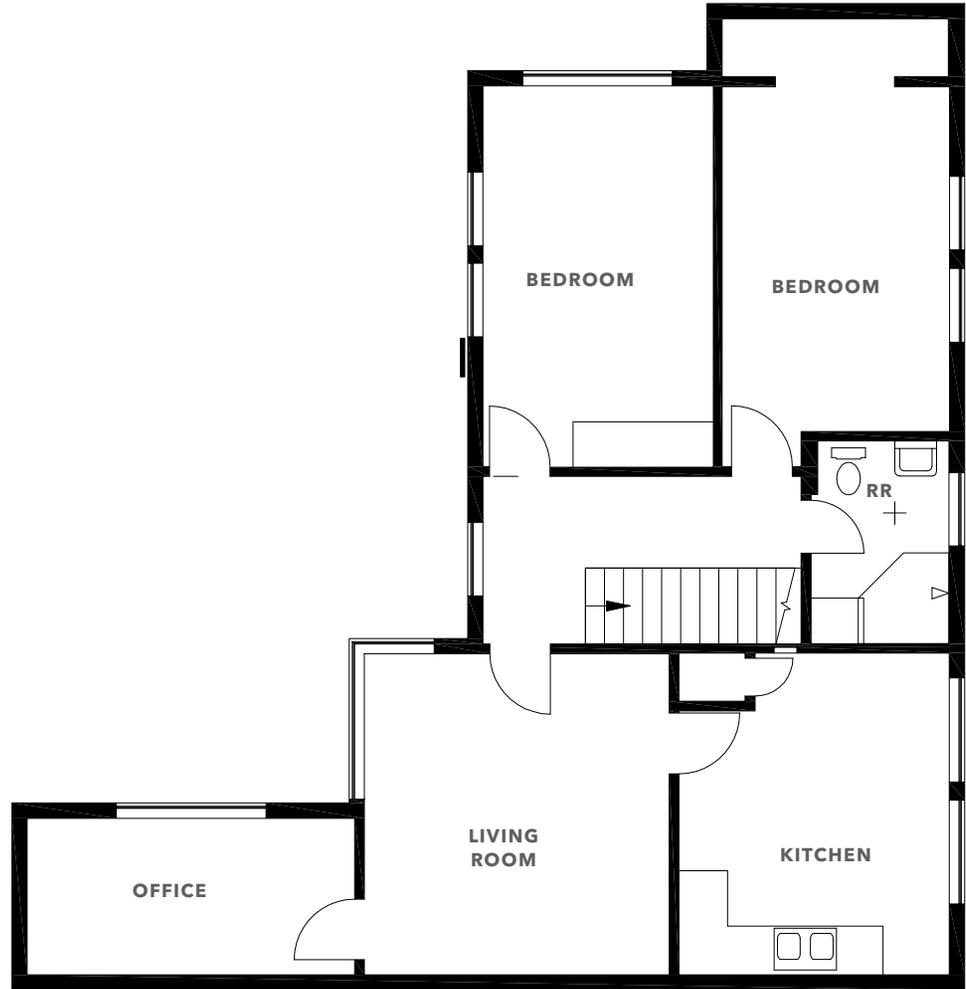
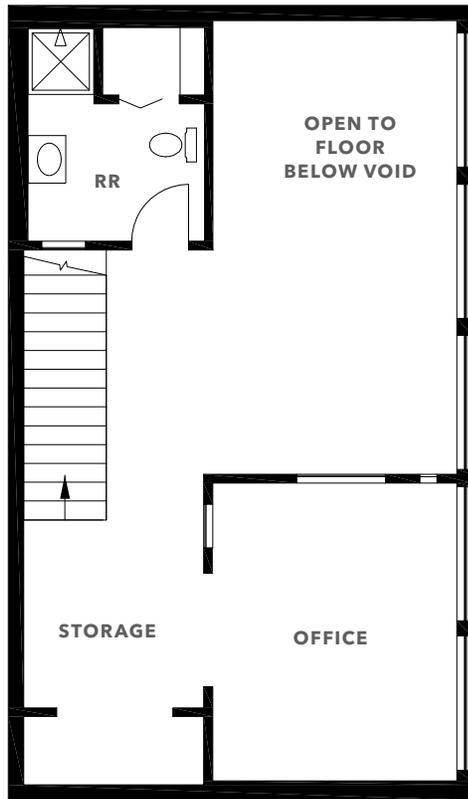
CBD/S - Central Business District Support Zoning

PERMITTED & ADDITIONAL REGULATIONS USES

- Retail
- Residential and non-residential developments
- Dry cleaner & laundry mat
- Business office
- Studios
- Recreational
- Food
- Lodging
- Partial auto services

[→ READ ABOUT CBD/S ZONING](#)

SECOND FLOOR PLAN - 1,550 SF



FLOOR PLAN NOT TO SCALE

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DEVELOPMENT OPTIONS

OPTION 1

±28,230 SF, 5-story Mixed-Use Office/Residential

OPTION 2

±35,455 SF, 6-story Mixed-Use Office/Residential

OPTION 3

±37,696 SF, 6-story Office

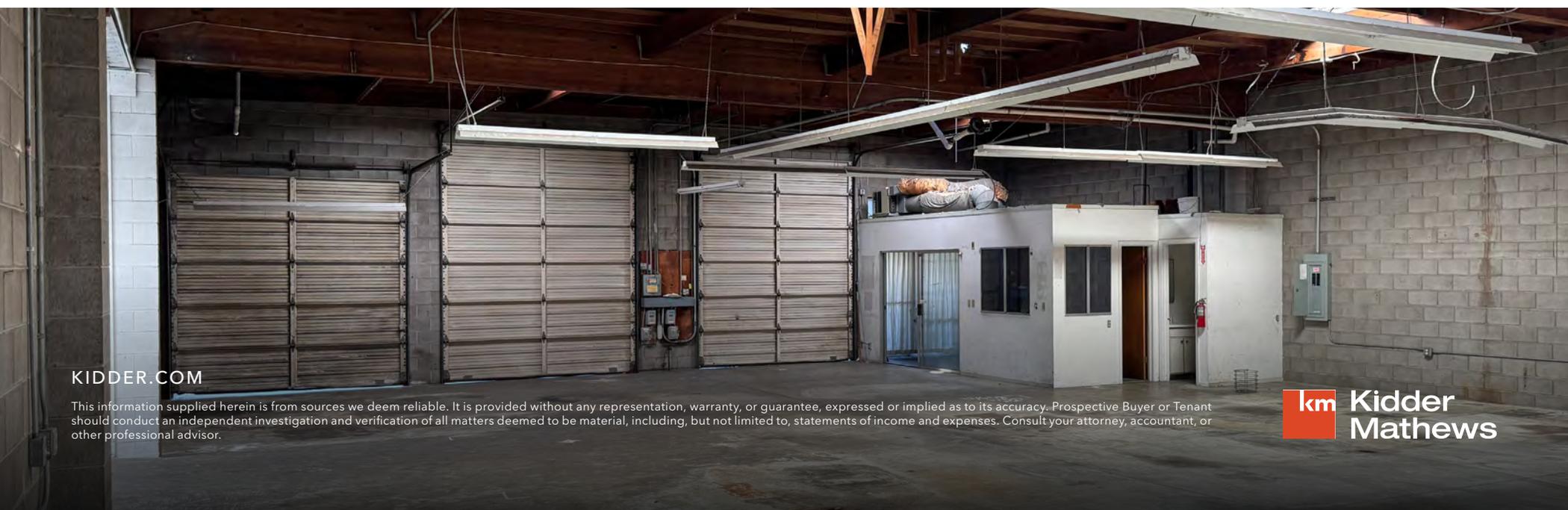
→ RESIDENTIAL PROJECT ANALYSIS

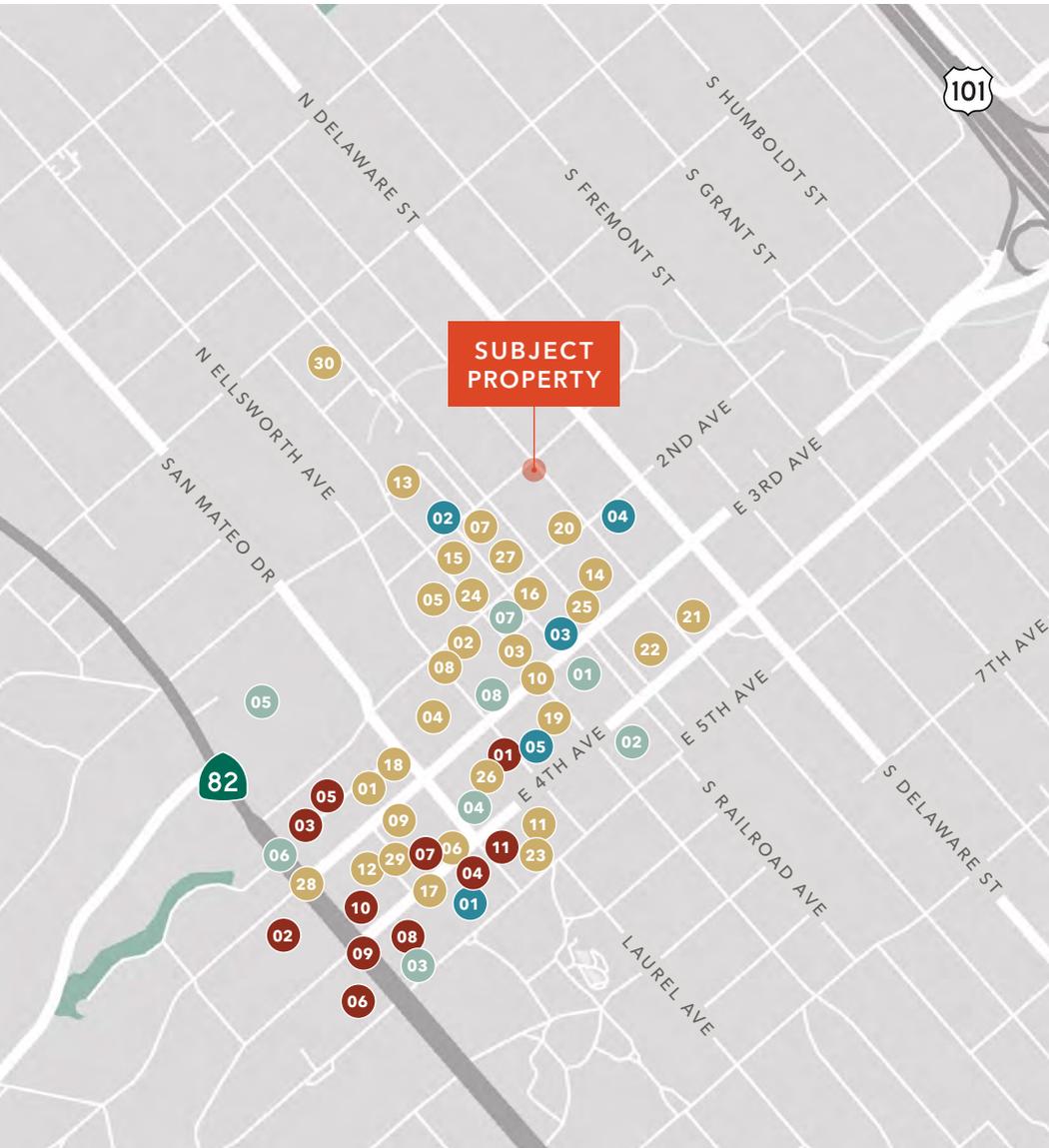
INCOME

GROSS INCOME ON INDUSTRIAL SPACE

NOV 1, 2024 - JULY 31, 2025	\$11,484 per month
AUG 1, 2025 - JULY 31, 2026	\$11,885.94 per month
AUG 1, 2026 - JULY 31, 2027	\$12,301.95 per month
AUG 1, 2027 - OCT 31, 2027	\$12,732.52 per month

Upstairs residential is \$4,000 per month on a Month to Month lease





RESTAURANTS

- 01 Amici's East Coast Pizzeria
- 02 Antoine's Cookie Shop
- 03 Avenida Restaurant
- 04 Baskin Robbins
- 05 Bay Watch
- 06 Central Park Bistro
- 07 Curry Up Now
- 08 Dash Japanese Tapas and Sushi
- 09 Foreigner
- 10 HiroNori Craft Ramen
- 11 Hummus Mediterranean Kitchen
- 12 Jamba Juice
- 13 Jeffrey's Hamburgers
- 14 Meet Fresh
- 15 Mountain Mike's Pizza
- 16 New Thai Elephant
- 17 Noah's Bagels
- 18 Noodle & Things
- 19 North Beach Pizza
- 20 Pacific Catch
- 21 Pancho Villa Taqueria
- 22 Pusa Bar and Cookery
- 23 Pizza My Heart
- 24 Porterhouse
- 25 Sajj Mediterranean
- 26 Sapore Express
- 27 Southern Spice Indian Kitchen
- 28 Sweetgreens
- 29 Taishoken Ramen
- 30 Taqueria La Cumbre

COFFEE/TEA

- 01 Starbucks
- 02 Philz Coffee
- 03 Peet's Coffee and Tea
- 04 Blue Bottle Coffee
- 05 3 Bees Coffee

FINANCIAL

- 01 Bank of the West
- 02 Bank of America
- 03 Cathay Bank
- 04 Chase Bank
- 05 Citibank
- 06 Comerica Bank
- 07 East West Bank
- 08 First Bank
- 09 Heritage Bank of Commerce
- 10 Sterling Bank & Trust Union Bank
- 11 Wells Fargo

OTHER

- 01 CorePower Yoga
- 02 Draeger's Market
- 03 Eqinox Fitness Club
- 04 FedEx Office
- 05 Mills Health Center
- 06 SPACES
- 07 The UPS Store
- 08 Walgreens