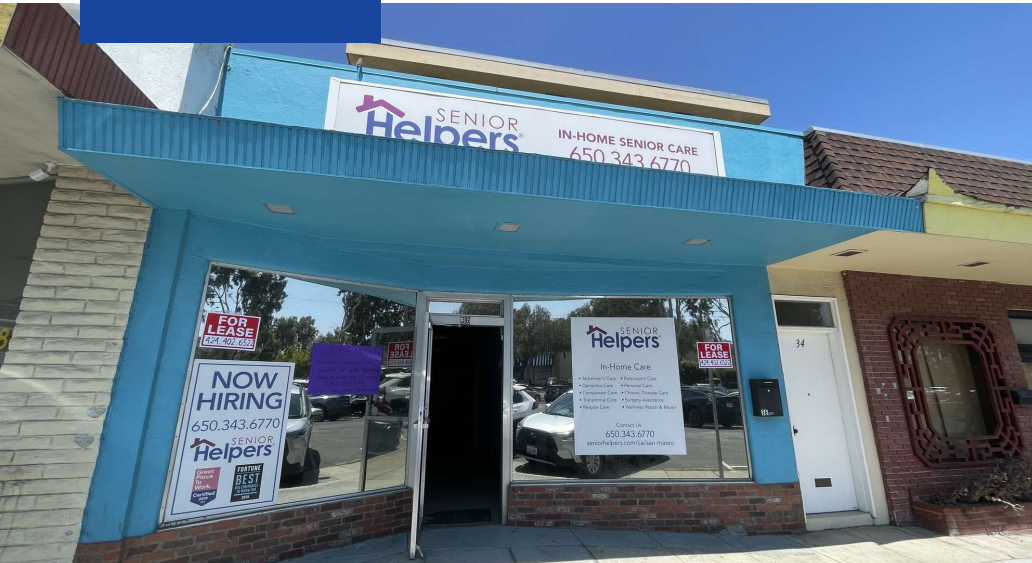




For Lease

36 42nd Avenue
San Mateo, CA 94403



Property Description

The space, which was previously occupied by Senior Helpers health care service, is now available for lease. It offers approximately 1420 square feet for Retail/Office use. The landlord will repair the ADA bathroom, the others will remain AS-IS. The rent is \$4,970 per month, and there is a CAM (Common Area Maintenance) fee of \$710 per month, which covers the future tenant's estimated sewer charges and common area management fees. In the event that the tenant's sewer usage is less than the estimated amount, the landlord will review the sewer bills annually and credit any excess amount to the tenant's rent for the following year.

3D Tour: <https://view.ricoh360.com/3c4abeca-eaf8-42fd-874f-06d4ecab012c>

Property Highlights

Great Location Packed With Small Business And Local Eateries, Plenty Of Parking Spaces.

Xiaoming Huang

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Offering Summary

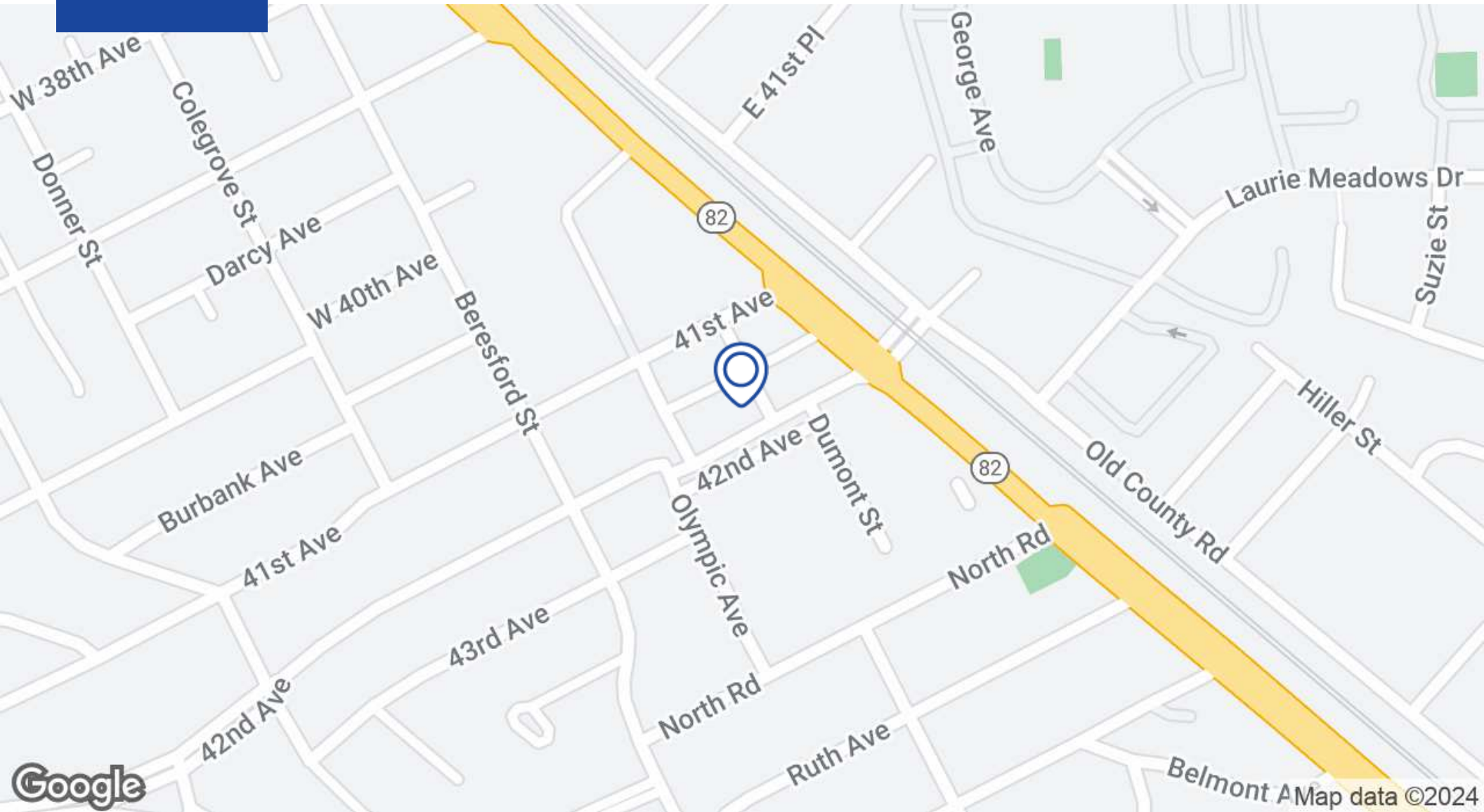
Lease Rate:	\$3.50/ SQ FT + CAM \$ 0.5/ SQ FT
Available SF:	1,420 SF
Building Size:	5,519 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	10,780	61,548	103,949
Total Population	29,317	161,032	273,753
Average HH Income	\$232,062	\$249,177	\$240,691



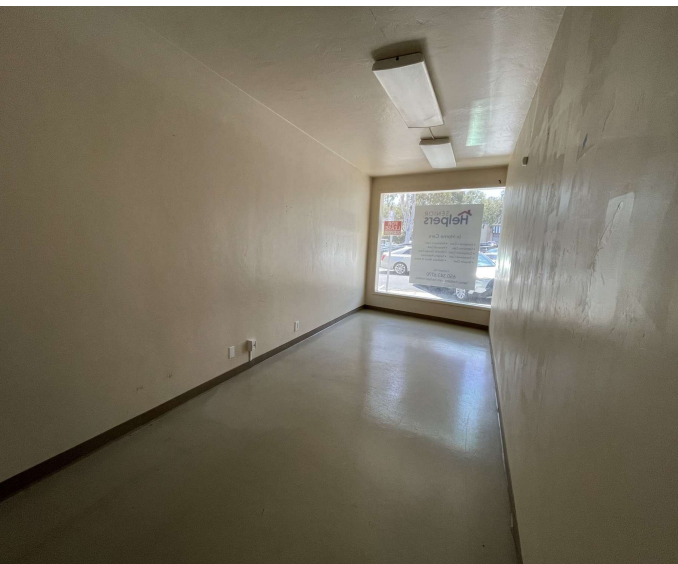
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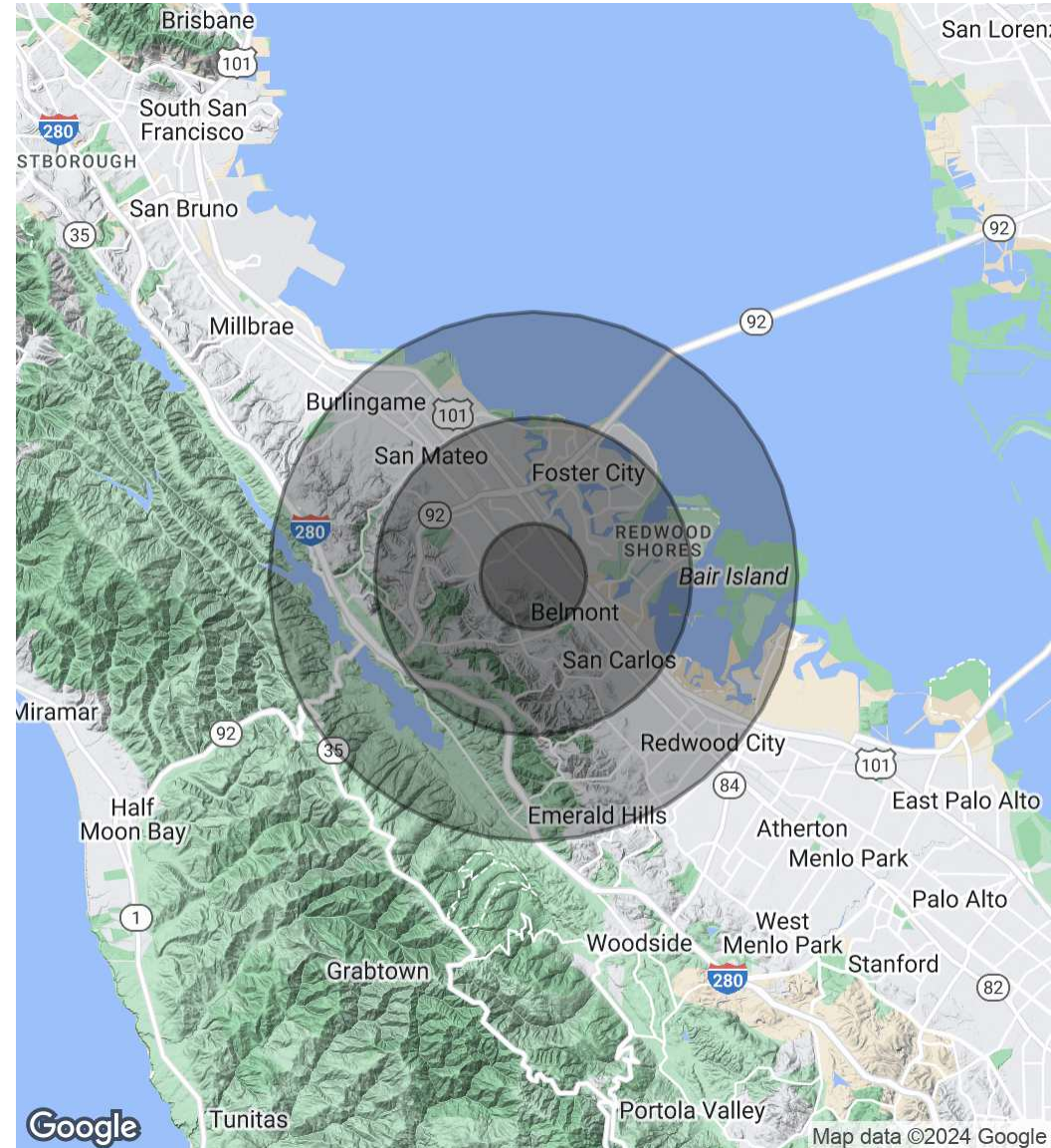


For Lease

36 42nd Avenue
San Mateo, CA 94403

	1 Mile	3 Miles	5 Miles
Total Population	29,317	161,032	273,753
Average Age	40	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,780	61,548	103,949
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$232,062	\$249,177	\$240,691
Average House Value	\$1,709,515	\$1,724,953	\$1,691,048



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