



FOR SALE: 222 S Fremont Street, San Mateo

HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE ENTITLEMENTS IN PROCESS

Presented by



REGAN CATANZARO
650.574.1000
regan@wspre.com
DRE: 01973733

KENDALL CATANZARO
650.574.1000
kendall@wspre.com
DRE: 02167935

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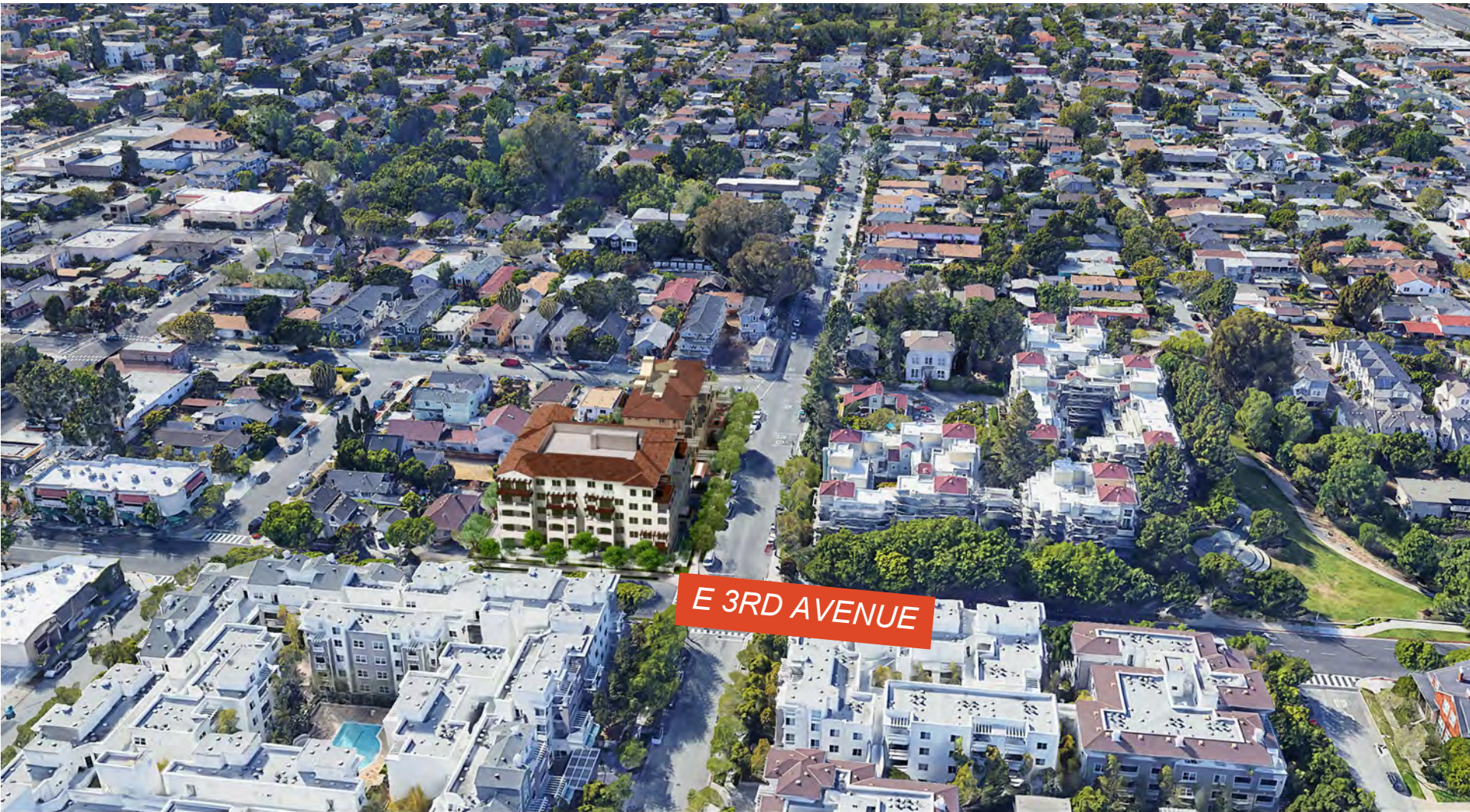


PROJECT OVERVIEW

Total Lot Size: 25,328 SF
 Height: 55 Ft
 Parking: 59 stalls
 Zoning: R4 - D
 Unit Count: 41 designed - up to 45 permitted
 APN: 033 - 163 - 050 & 033 - 163 - 170

Unit Type	NO.	PROPOSED SIZE
1 Bedroom	12	645 - 939 sqft
2 Bedroom < 1400	19	974 - 1,269 sqft
2 Bedroom > 1400	5	1,422 - 1,551 sqft
3 Bedroom	5	1,537 - 2,028 sqft
TOTAL:	41	

PREMIER CORNER FRONTAGE



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GATEWAY DISTRICT MAIN BOULEVARD



East 3rd Avenue
Eastbound

East 3rd Avenue
Westbound



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PROJECT ELEVATIONS EAST/WEST

Fremont Street
Northbound



Fremont Street
Southbound

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PROJECT ELEVATION EASTWARD



Fremont Street Elevation

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PROJECT ELEVATIONS SOUTHWARD



3rd Avenue Elevation

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PROJECT ELEVATIONS WESTWARD



Westerly Elevation

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PROJECT ELEVATIONS NORTHWARD



Northerly Elevation

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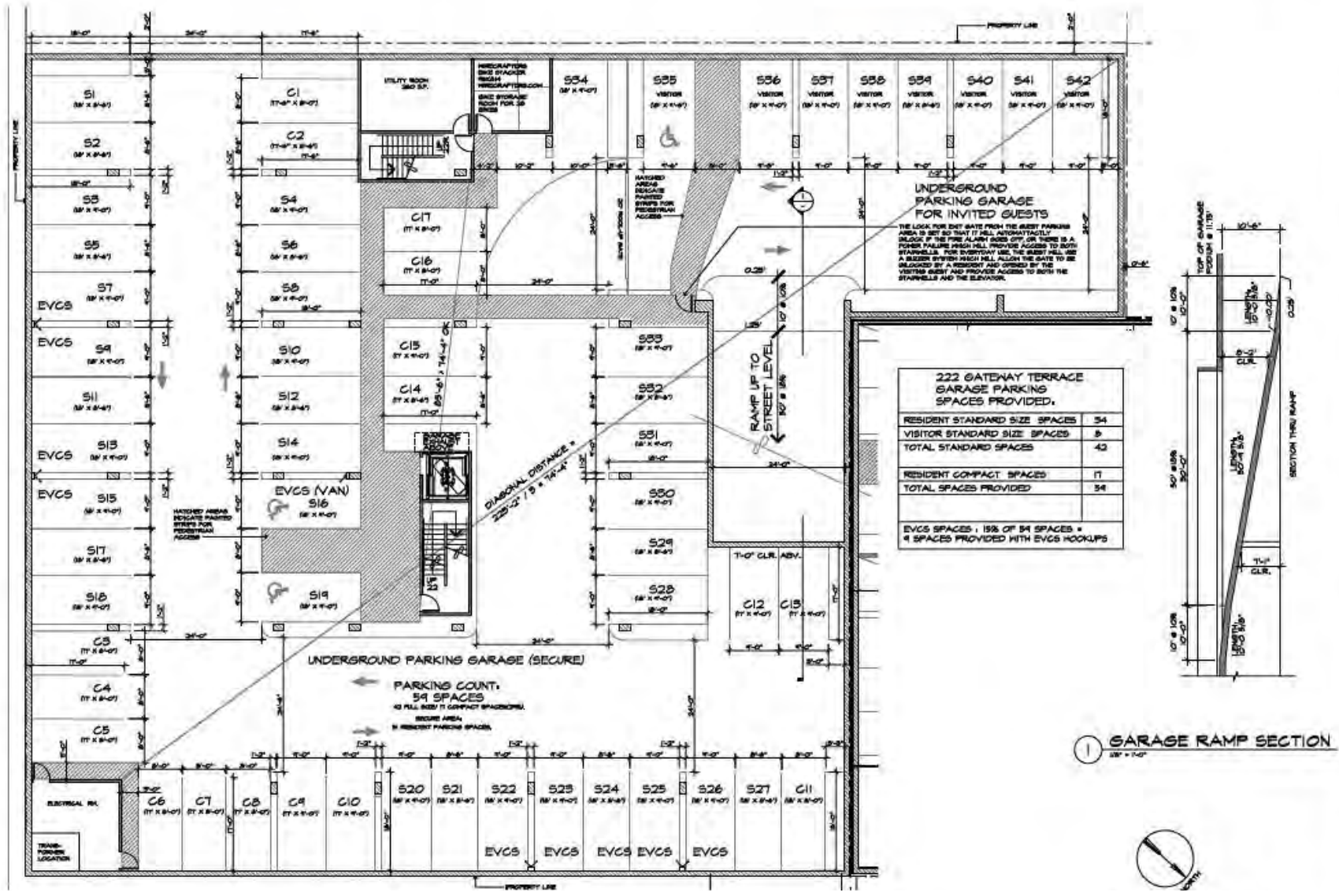


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GARAGE PLAN



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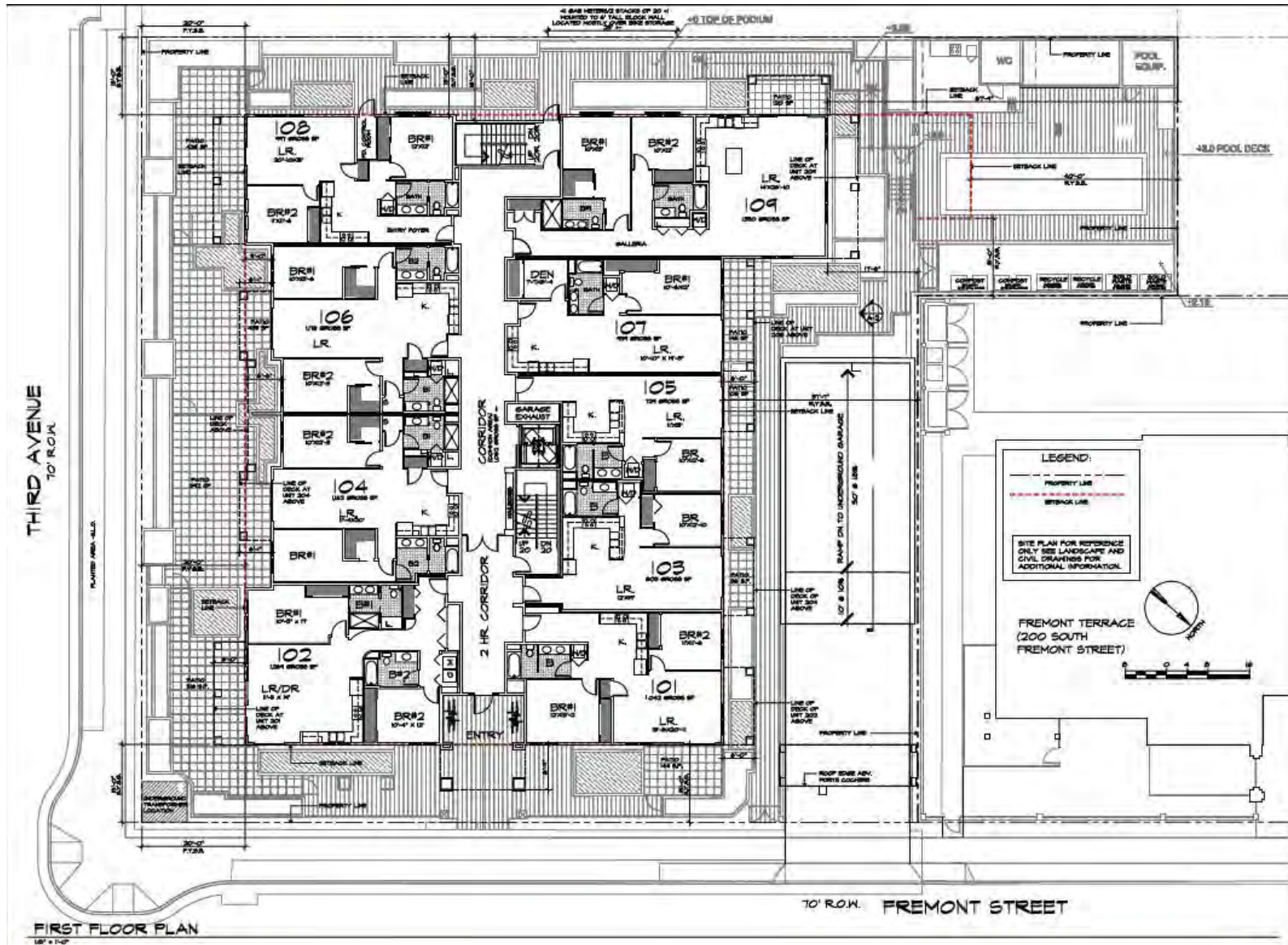


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SITE PLAN



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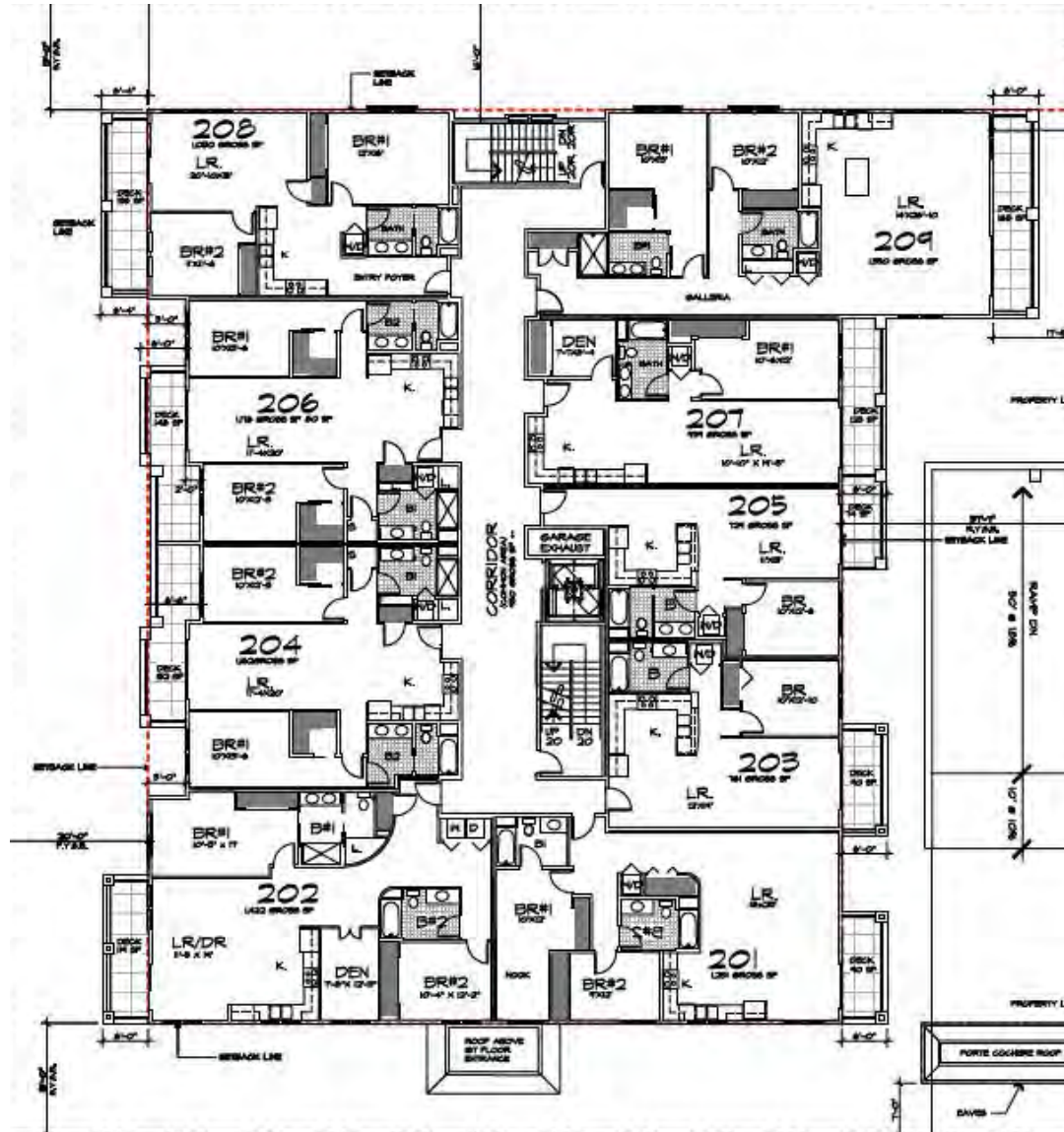


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LEVEL 2 FLOOR PLAN



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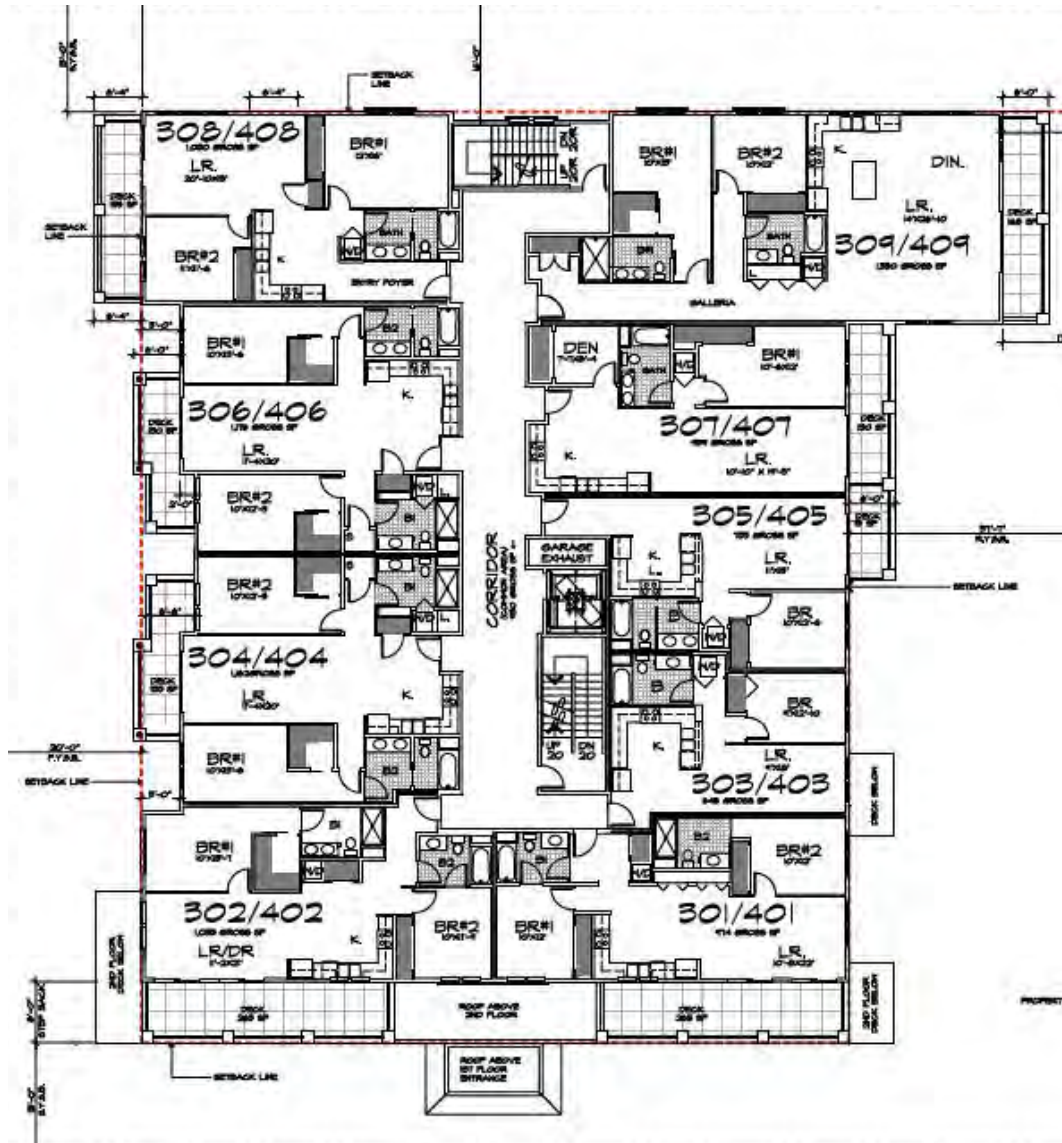


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LEVEL 3/4 FLOOR PLANS



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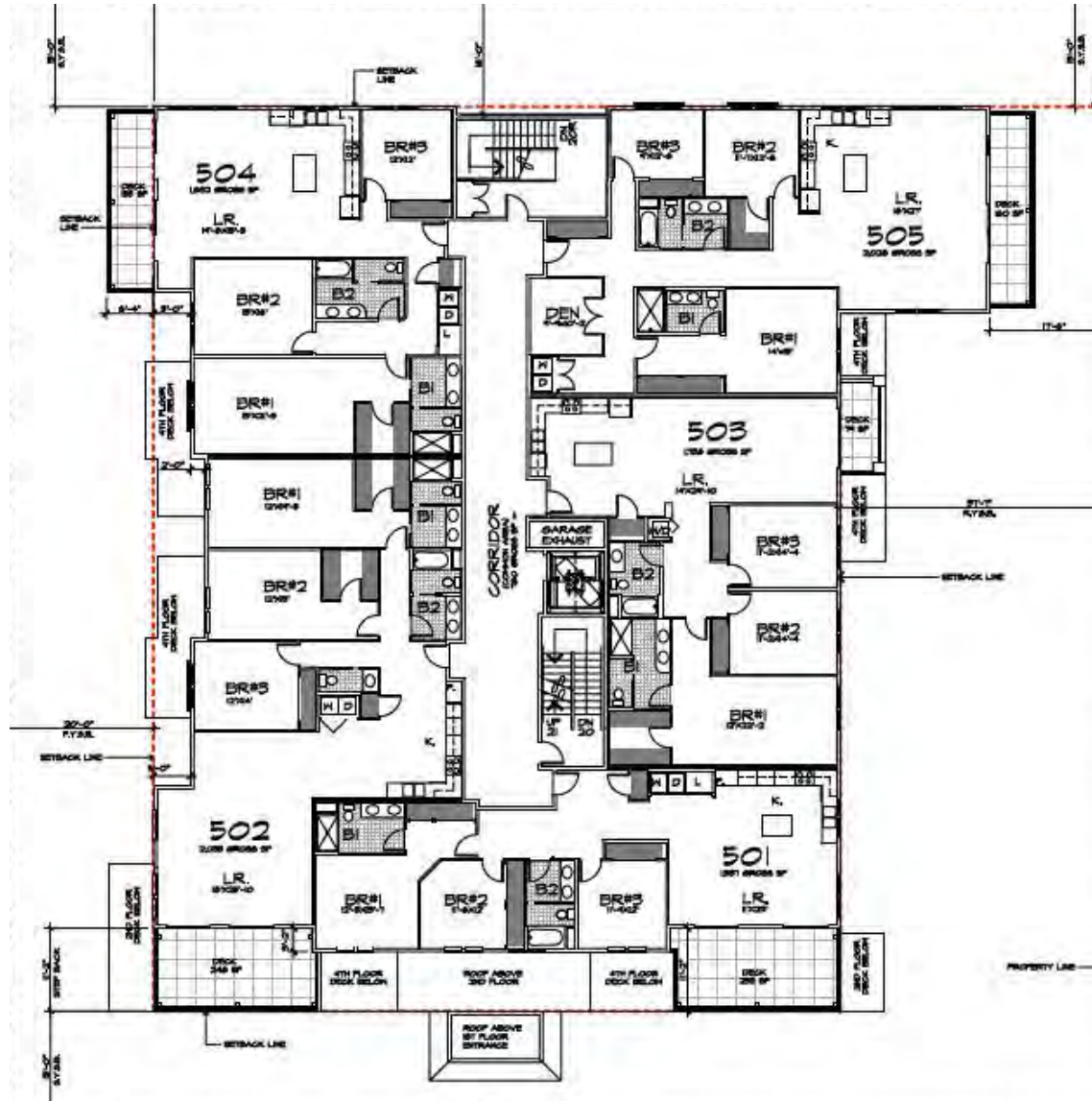


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LEVEL 5 FLOOR PLAN



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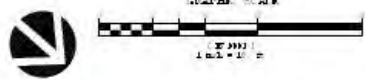
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AMENITY SPACE



PLANT LEGEND	
SYMBOL:	BOTANICAL NAME (COMMON NAME):
TREES:	
	LARGE CANOPY TREE/STREET TREE, 36" BOX PLATANUS A. 'COLUMBIA' (LONDON PLANE)
	ACCENT TREE, 48" BOX OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE)
	ACCENT TREE, 36" BOX AGONIA E. 'AFTER DARK' (PURPLE POMPENINT)
	SMALL ACCENT TREE, 24" BOX LAGERSTROEMIA 'ZUNF' (CRABE MYRTLE)
	INDICATES A PLANTING AREA



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SAN MATEO DEMOGRAPHIC INFORMATION



- Population: 105,674
- Median Household Income: \$126,102
- Median Property Value: \$1.19M
- Median Age: 37.8

*data from 2019 Census

Unemployment rates for the nation and selected areas



Average weekly wages for all industries by county

San Francisco metro area, third quarter 2021
(U.S. = \$1,251; Area = \$2,480)



Source: <https://www.redwoodcity.org/business/economic-indicators-dashboard/top-private-employers>

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LOCATION OVERVIEW

The project is situated at the NW corner of East 3rd Avenue and South Fremont Street in the Gateway District of Downtown San Mateo

San Mateo is a vibrant Silicon Valley community located halfway between San Francisco and San Jose. Home to many historic buildings, new development, parks, and entertainment areas, the town draws a diverse group of residents.

Downtown San Mateo is quickly becoming known as the culinary hub of the San Francisco Peninsula and offers a stand out restaurant scene as well as unique retail and entertainment experiences.

It is within walking distance to downtown San Mateo and Central Park. The project is located a half mile from the Downtown San Mateo train depot, 4 blocks from Highway 101, and a short 15 min drive to SFO International Airport. Just next door is Fremont Terrace Condominiums, a soon to be completed 15 unit residential project.



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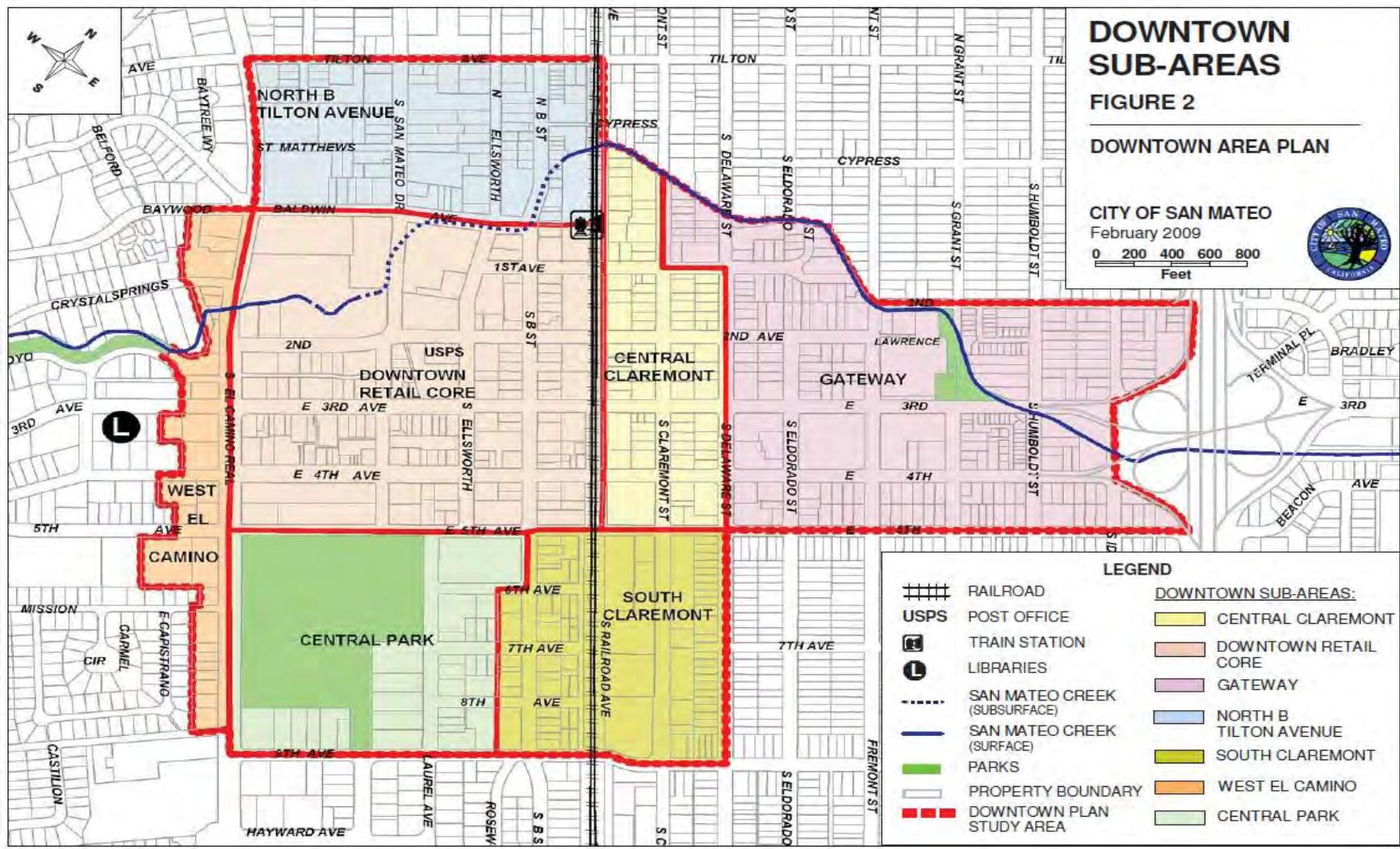


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DOWNTOWN SUB-AREA MAP



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SAN MATEO CITY BOUNDARY MAP



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Presented for Sale Exclusively
by:

**WALL STREET
PROPERTIES**
COMMERCIAL REAL ESTATE *est. 1976*

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