

FREESTANDING, SIGNALIZED CORNER RETAIL BUILDING

FOR SALE

2499 S El Camino Real
San Mateo, CA



THE IVY GROUP

Commercial Properties, Above & Beyond

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SALE PRICE
\$2,388,888
(\$796/SF)



BUILDING SIZE
± 3,000 SF



LOT SIZE
± 7,500 SF
(± 0.18 acres)



SIGNAGE
Highly visible
pylon sign



YEAR BUILT
1961



ZONING
Regional Community
Commercial (C3)

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 2499 S El Camino Real, San Mateo, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

FREESTANDING, SIGNALIZED
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2499 S El Camino Real offers a rare opportunity to acquire a freestanding commercial property located at a high-profile signalized corner along one of the Peninsula's most traveled corridors. The property provides excellent street visibility, strong traffic exposure, and prominent frontage along El Camino Real, making it ideal for an owner-user seeking maximum brand presence. Its standalone configuration allows for independent identity and flexible use potential for retail, medical, showroom, or service businesses.

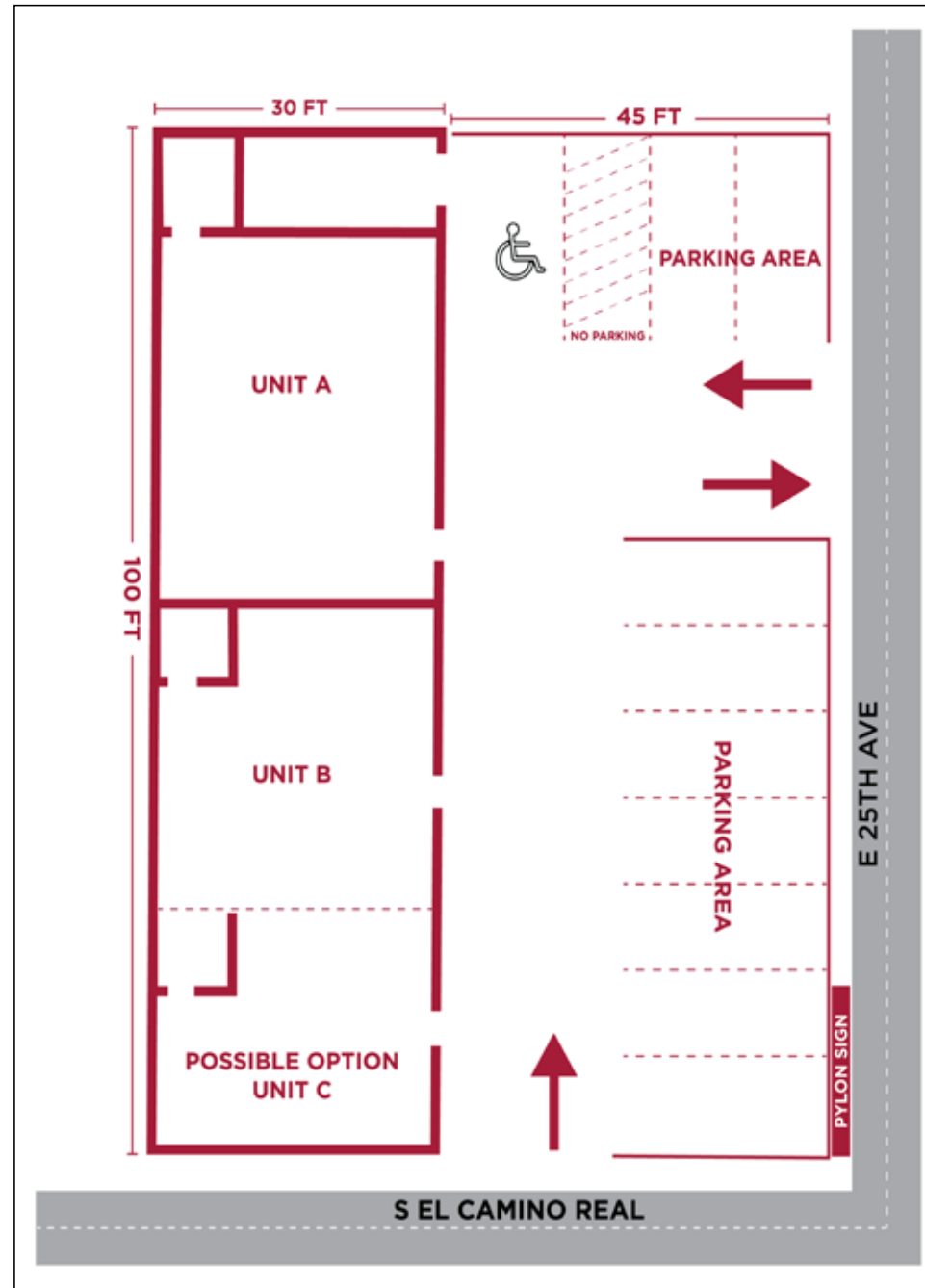
Conveniently located near Highways 92, 101, and 280, public Caltrain transportation, and just minutes from Hillsdale Shopping Center, the property is surrounded by major employers including Snowflake Inc. and Roblox Corporation, providing strong daytime population and consumer traffic in the heart of San Mateo, CA.

Building Size	± 3,000 SF
Lot Size	± 7,500 SF (± 0.18 acres)
Use	Retail
Zoning	Regional Community Commercial (C3)
Year Built	1961
Parking	Nine onsite parking spaces
APN	039-083-040
SIGNAGE	Highly visible pylon sign



FLOOR PLAN

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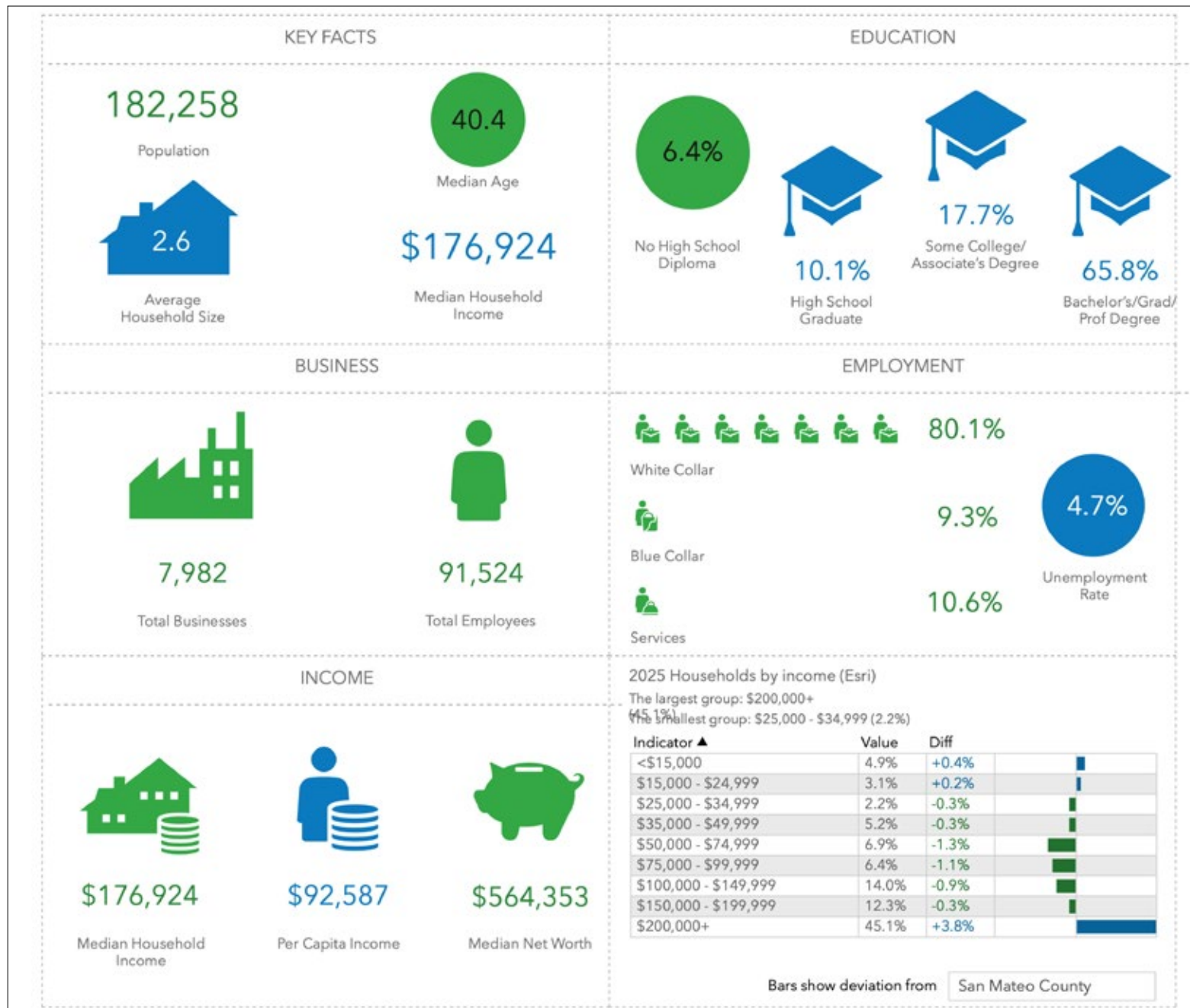




UPDATED RENT ROLL AS OF APRIL 2026

UNIT	RENTABLE SIZE (SF)	RENT PER MONTH	SECURITY DEPOSIT	MOVE IN DATE	LEASE EXPIRATION	NOTES
A	± 1,097	\$ 4,979.71	\$ 3,934.50	Feb 1, 2016	MTM	Possible long-term lease extension
B	± 1,707	\$ 6,375.55	\$ 5,000.00	May 1, 2009	April 30, 2030	Possible early termination of lease
TOTAL	± 2,804	\$ 11,355.26	\$ 8,934.50			





CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing