

RETAIL FOR LEASE

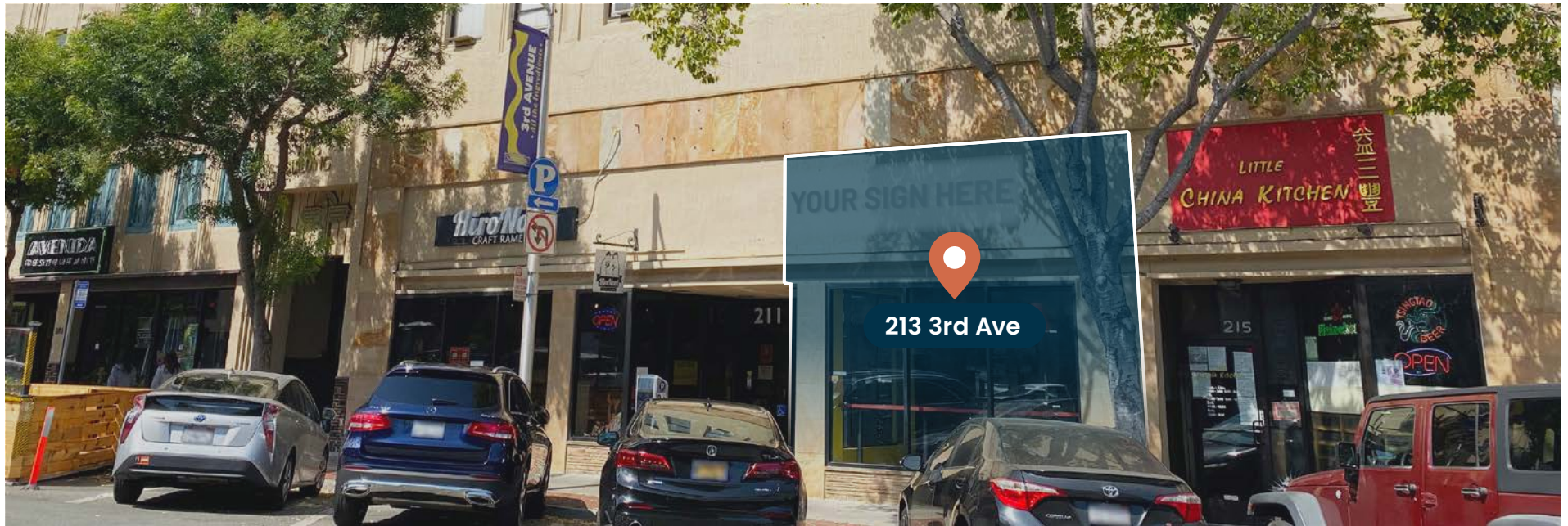
213 3rd Avenue

San Mateo, CA

AVAILABLE

±2,022 SF





Former Halal Guys



Located in the Heart of Downtown San Mateo



Type 1 Hood, Walk-in Fridge, Grease Trap, etc.



1 ADA Restroom



Mezzanine Office Space / Storage



Rentable Square Footage Includes Pro-Rata Share of Rear Corridor/Trash/Electrical Room

Demographics

	1 MILE	3 MILES	5 MILES
Population	20,844	171,189	367,774
Daytime Population	11,094	102,713	231,803
Avg. Household Income	\$217,779	\$219,986	\$229,294

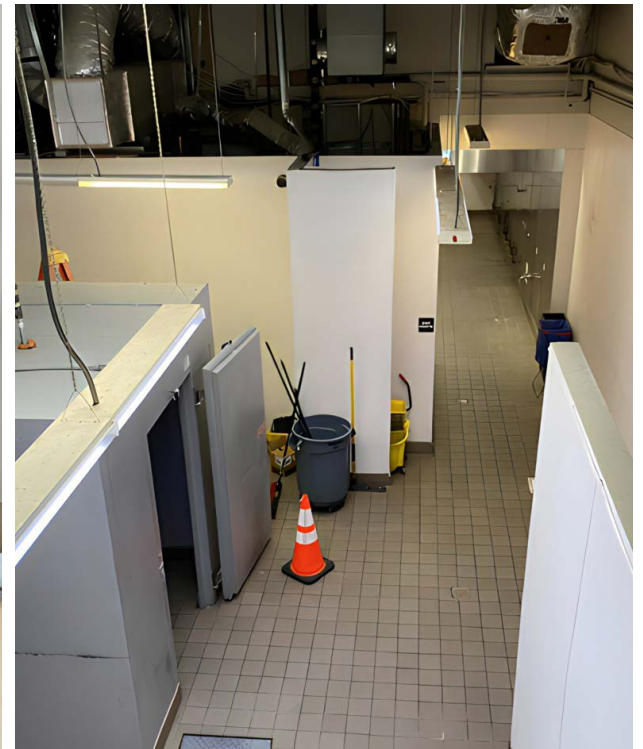
Traffic Counts

N Whisman Rd	7,325 ADT
W Valley Fwy	83,555 ADT
Central Expy	32,259 ADT

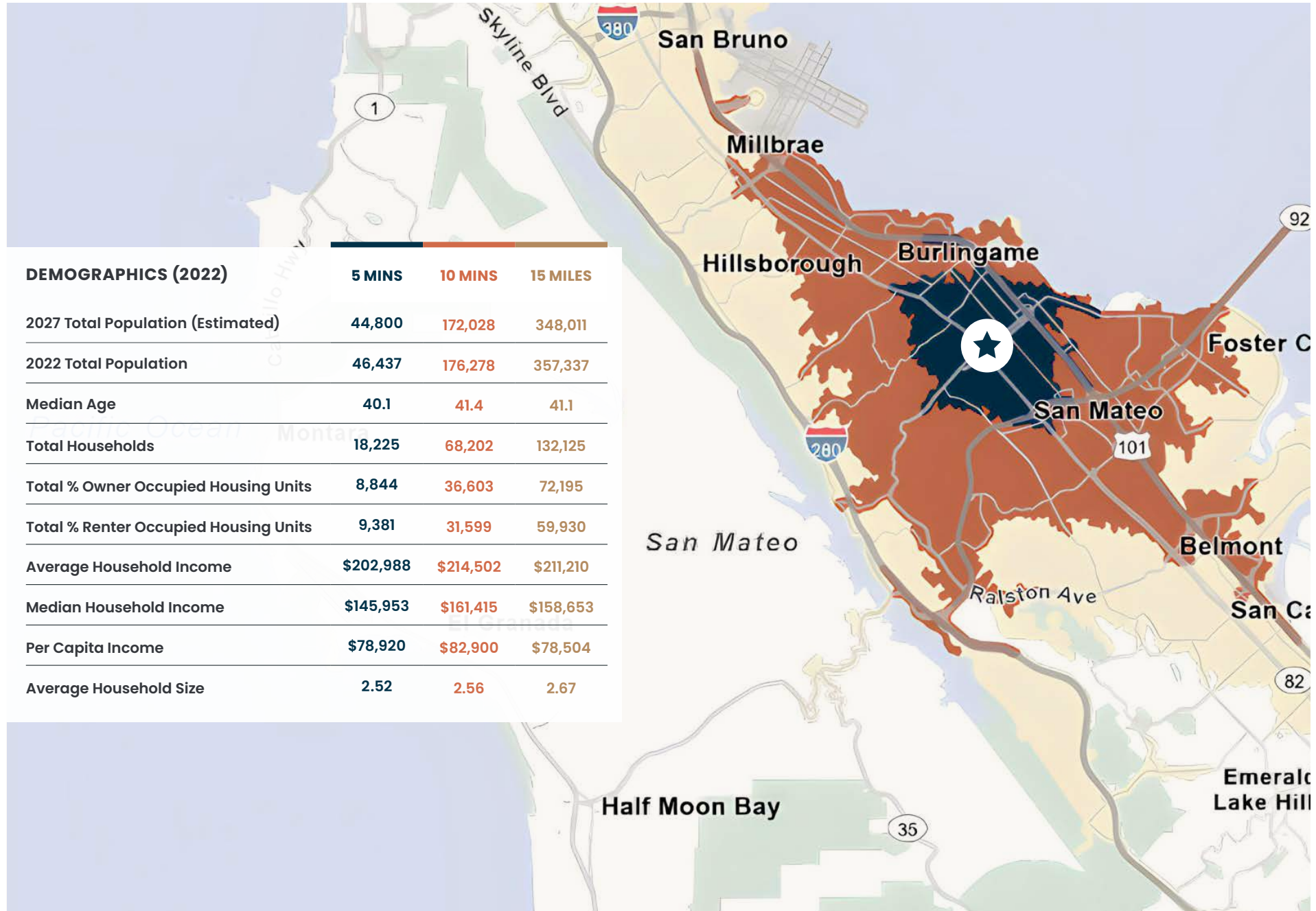
Source: 2022 Esri.



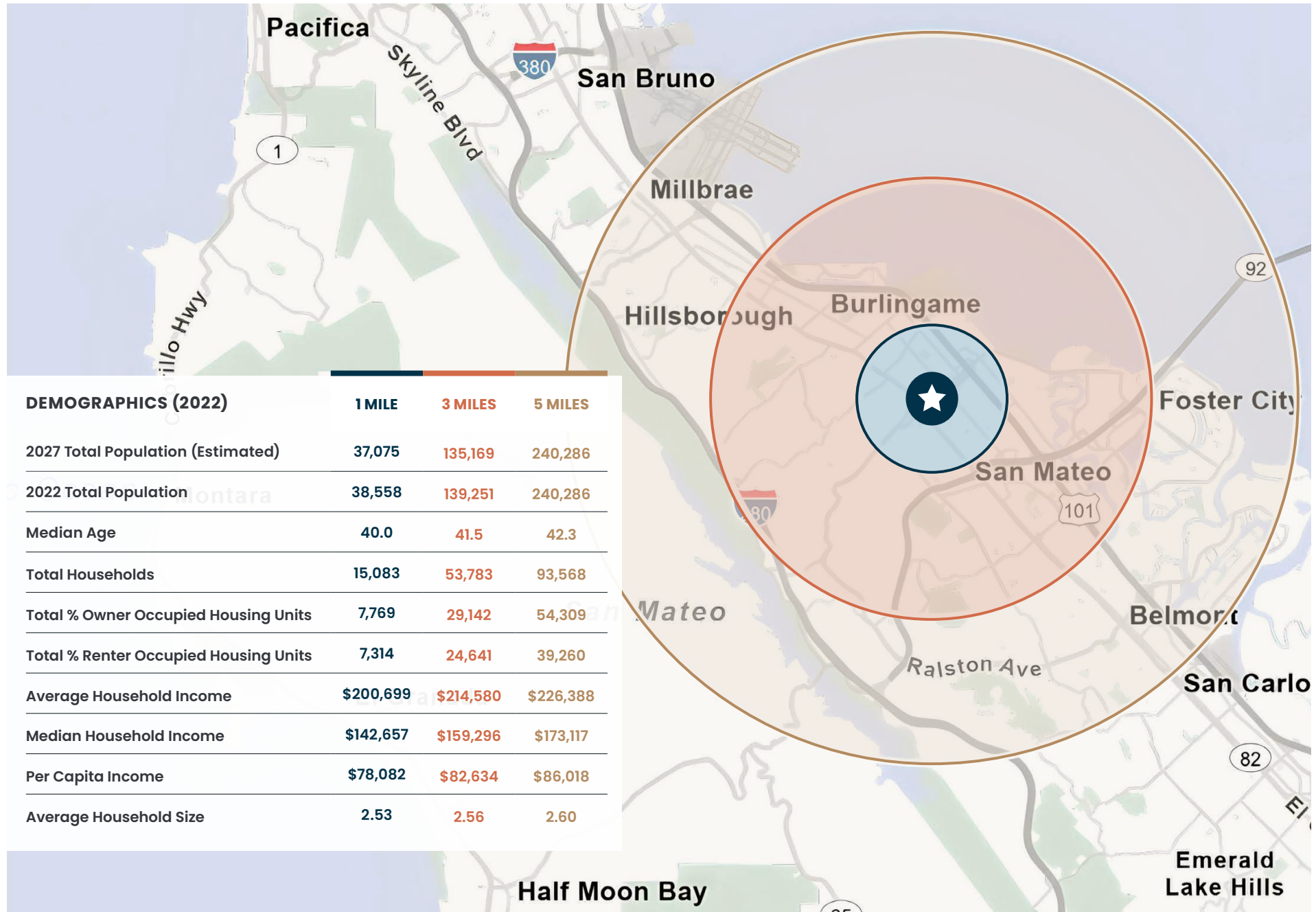








DEMOGRAPHICS (2022)	5 MINS	10 MINS	15 MILES
2027 Total Population (Estimated)	44,800	172,028	348,011
2022 Total Population	46,437	176,278	357,337
Median Age	40.1	41.4	41.1
Total Households	18,225	68,202	132,125
Total % Owner Occupied Housing Units	8,844	36,603	72,195
Total % Renter Occupied Housing Units	9,381	31,599	59,930
Average Household Income	\$202,988	\$214,502	\$211,210
Median Household Income	\$145,953	\$161,415	\$158,653
Per Capita Income	\$78,920	\$82,900	\$78,504
Average Household Size	2.52	2.56	2.67



DEMOGRAPHICS (2022)	1 MILE	3 MILES	5 MILES
2027 Total Population (Estimated)	37,075	135,169	240,286
2022 Total Population	38,558	139,251	240,286
Median Age	40.0	41.5	42.3
Total Households	15,083	53,783	93,568
Total % Owner Occupied Housing Units	7,769	29,142	54,309
Total % Renter Occupied Housing Units	7,314	24,641	39,260
Average Household Income	\$200,699	\$214,580	\$226,388
Median Household Income	\$142,657	\$159,296	\$173,117
Per Capita Income	\$78,082	\$82,634	\$86,018
Average Household Size	2.53	2.56	2.60

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the econic company®

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