



±1,250 SF Retail Space For Lease

55 E 4th Avenue

San Mateo, CA

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Second Generation Salon/
retail space available for lease



Located within the heart of
Downtown San Mateo



Abundant parking within the Downtown
San Mateo Core



Central Business District (CBD) Zoning, Allowing
for various uses within the City of San Mateo
[Click here for more details.](#)

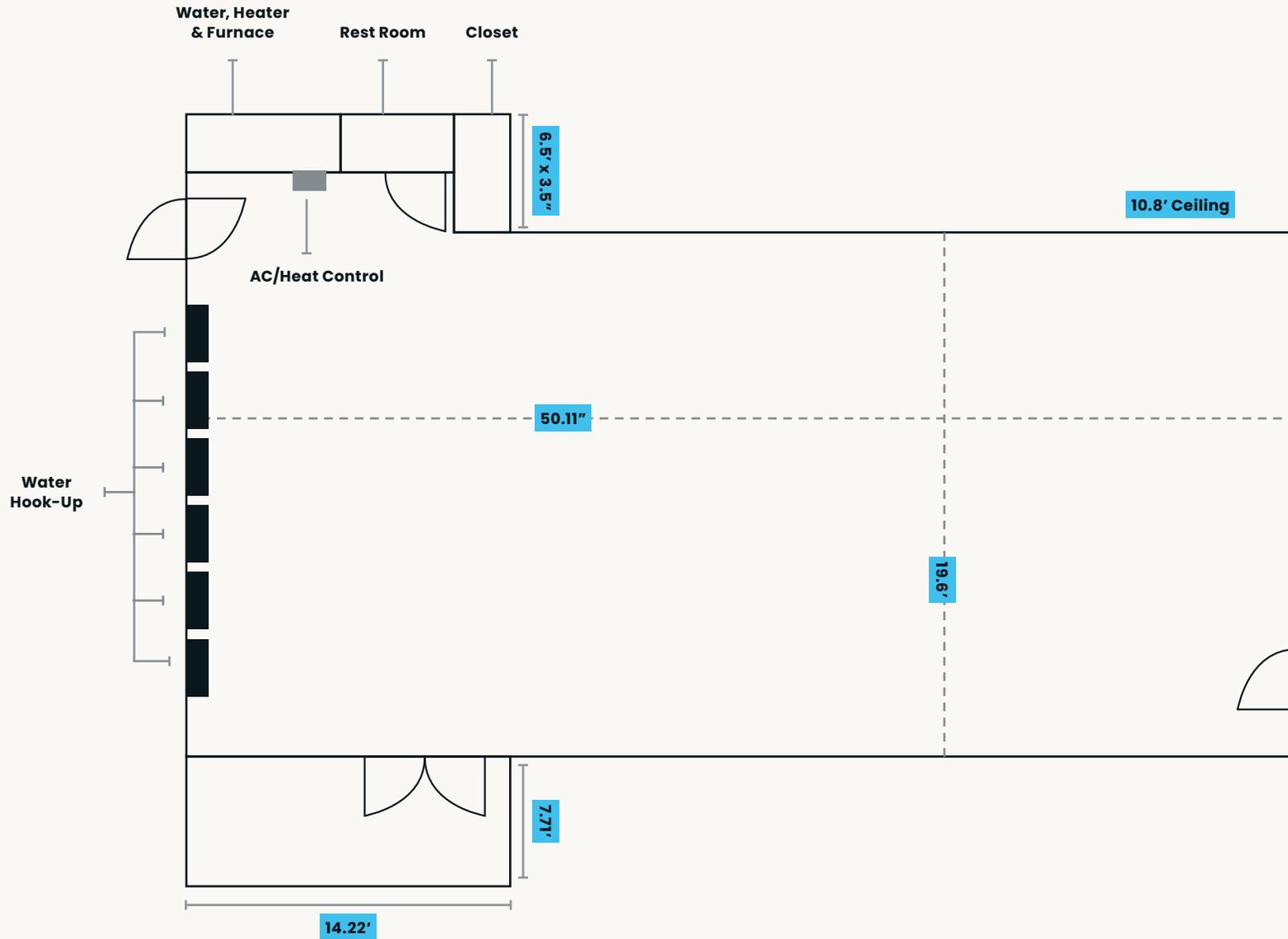
Demographics

	1 MILE	3 MILES	5 MILES
Population	34,341	144,807	251,865
Daytime Population	35,307	172,061	286,853
Avg. Household Income	\$220,643	\$245,810	\$257,192

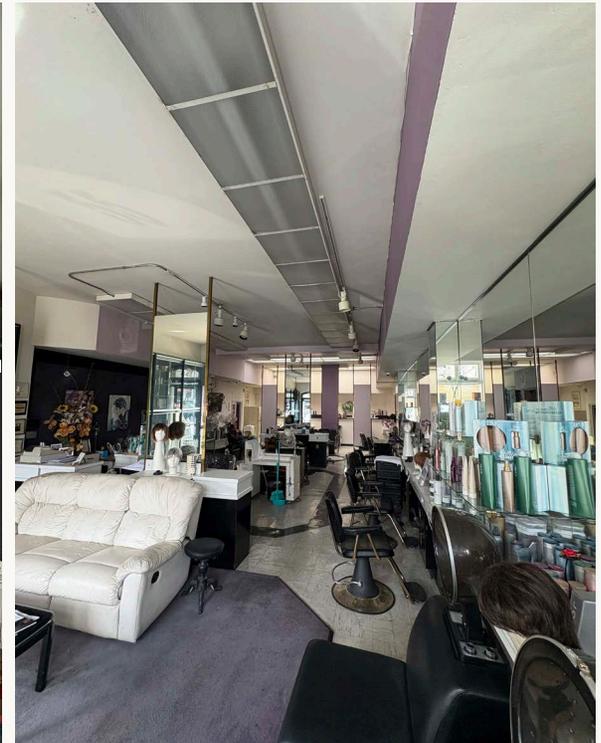
Traffic Counts

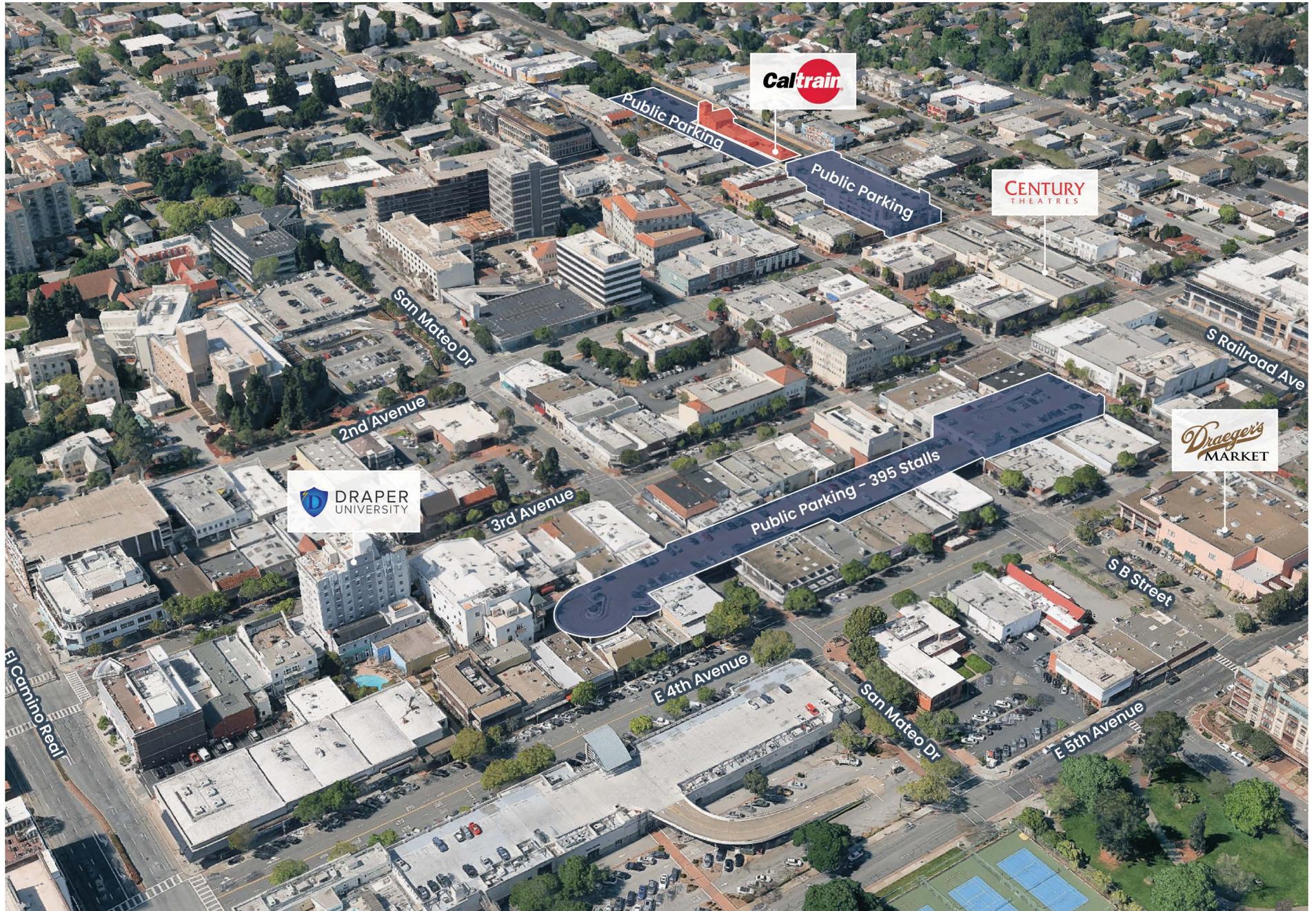
El Camino Real	30,000 ADT
E 4th Ave	9,684 ADT
E 5th Ave	16,869 ADT

Source: 2025 Esri.



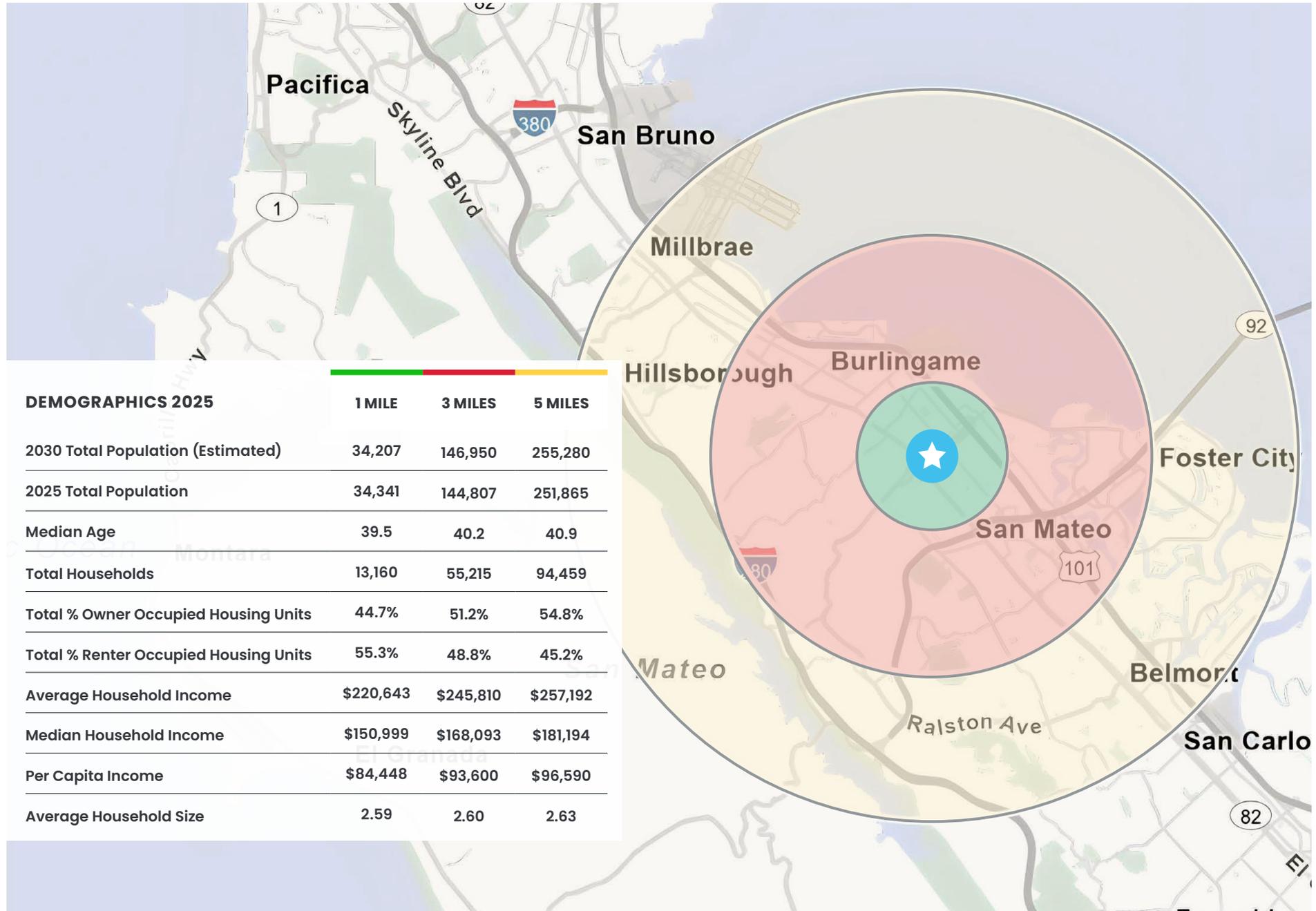
Note: Floor Plan Not To Scale











DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
2030 Total Population (Estimated)	34,207	146,950	255,280
2025 Total Population	34,341	144,807	251,865
Median Age	39.5	40.2	40.9
Total Households	13,160	55,215	94,459
Total % Owner Occupied Housing Units	44.7%	51.2%	54.8%
Total % Renter Occupied Housing Units	55.3%	48.8%	45.2%
Average Household Income	\$220,643	\$245,810	\$257,192
Median Household Income	\$150,999	\$168,093	\$181,194
Per Capita Income	\$84,448	\$93,600	\$96,590
Average Household Size	2.59	2.60	2.63

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