

871-873 Woodside Way

SAN MATEO, CA 94401

RARE MIXED-USE OPPORTUNITY
FLEXIBLE OFFICE SPACE WITH INCOME-PRODUCING APARTMENT

\$ OFFERED AT
\$1,880,000



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OFFERING MEMORANDUM

SEQUOIA REALTY SERVICES

1629 MAIN STREET

REDWOOD CITY, CA 94063

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EXECUTIVE SUMMARY

871-873 WOODSIDE WAY presents a rare opportunity to acquire a well-maintained mixed-use building in San Mateo, California. Originally constructed in 1930 and renovated in 2019, this two-story wood-frame building offers a potential for an owner user to qualify for SBA financing by occupying the ground floor while collecting income from the upstairs unit above.

The property features a desirable mixed-use layout with a ground-floor office and a private residential unit above. The street-level office offers approximately 1,260 square feet of bright, functional space with strong visibility, multiple offices, a kitchenette, restroom, and access to a two-car garage—well suited for an owner-user or professional tenant. The second-floor residence includes approximately 982 square feet with two bedrooms and one bath, a separate entrance, newer appliances, and tasteful updates, offering an ideal live-work or income-producing opportunity.

INVESTMENT HIGHLIGHTS

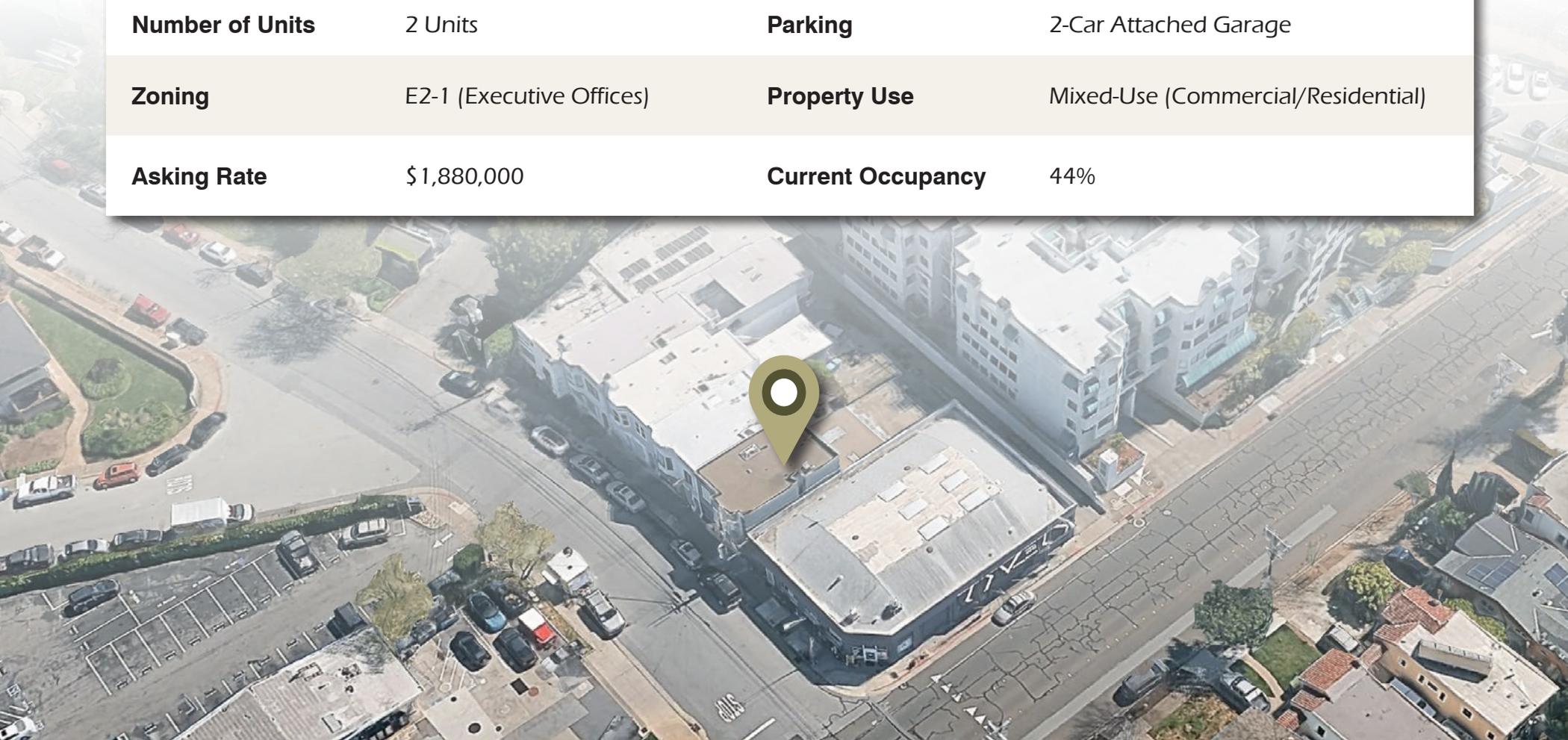


PROPERTY SUMMARY

OFFERING HIGHLIGHTS

Property Details

Address	871–873 Woodside Way San Mateo, CA 94401	APN	032-122-030
Building Size	±2,242 SF	Floor Area Ratio	1.04
Number of Stories	Two (2)	Year Built	1930 / 2019 (Renovated)
Number of Units	2 Units	Parking	2-Car Attached Garage
Zoning	E2-1 (Executive Offices)	Property Use	Mixed-Use (Commercial/Residential)
Asking Rate	\$1,880,000	Current Occupancy	44%



PROPERTY SUMMARY



Total Area ±2,242 SF building

Commercial Space Ground-floor suite featuring a lobby, private offices, kitchenette, two-fixture restroom, garage access, and a plate-glass storefront. Total area: ±1,260 SF.

Residential Apartment Second-floor apartment with 2 bedrooms, 1 bath, an updated kitchen and bath, newer appliances, and a private stairway entry. Total area: ±982 SF.

Transport Border San Mateo/Burlingame location offering quick access to Hwy 101 and just 0.5 miles to the San Mateo Caltrain Station with direct service to SF and Silicon Valley.

Zoning The E2 District (Executive Offices) is intended to create and maintain professional and administrative offices; suitable for owner-users looking for a live/work opportunity close to affluent Burlingame or long-term investors seeking properties in strong locations.

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Unit Description

Ground Floor	Commercial Office	1,260 SF	Lobby, private offices, kitchenette, 2-fixture restroom, garage access, plate glass storefront
Second Floor	Residential	982 SF	2 bed / 1 bath apartment, updated kitchen and bath, newer appliances, private stairway entry



Operating Statement

GROSS REVENUE	CURRENT	PROFORMA
1st Floor - Commercial	-	\$52,920
<u>2nd Floor - Apartment</u>	<u>\$36,900</u>	<u>\$38,007</u>
Total Gross Revenue	\$36,900	\$90,927
Vacancy - 2.5%	\$923	\$2,273
Net Effective Revenue	\$35,978	\$88,654

EXPENSES	CURRENT	PROFORMA
Insurance (estimate)	\$5,000	\$5,000
Property Tax	\$22,750	\$22,750
Repairs & Maintenance	\$4,320	\$4,320
Business Licence	\$350	\$350
Total Expenses	\$32,420	\$32,420

NET OPERATING INCOME	\$3,558	\$56,234
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SBA FINANCING



LETTER OF INTENT TO FINANCE

Purchase Price / Estimated Valuation	\$1,900,000
First Loan Amount (50%)	\$950,000
Second Loan Amount (40%)	\$760,000
Down Payment (10%)	\$190,000



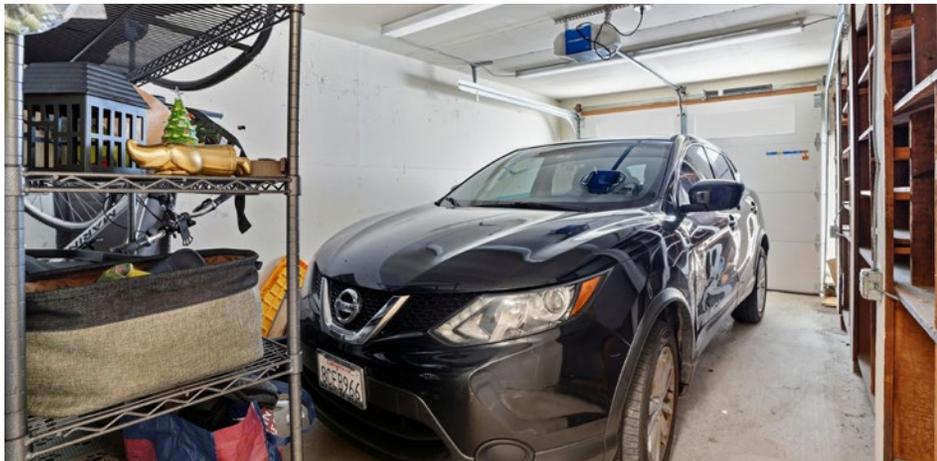
ESTIMATED TERMS OF FINANCING (Not Guaranteed or Locked)

FIRST LOAN (50%)	\$950,000
Interest Rate	6.5%
Term	5 Years
Amortization	25 Years
Bank Fee	TBD

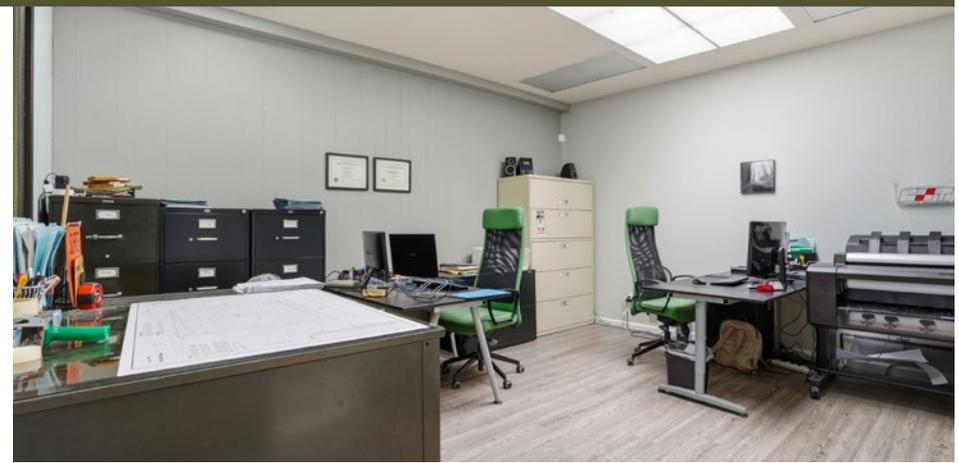
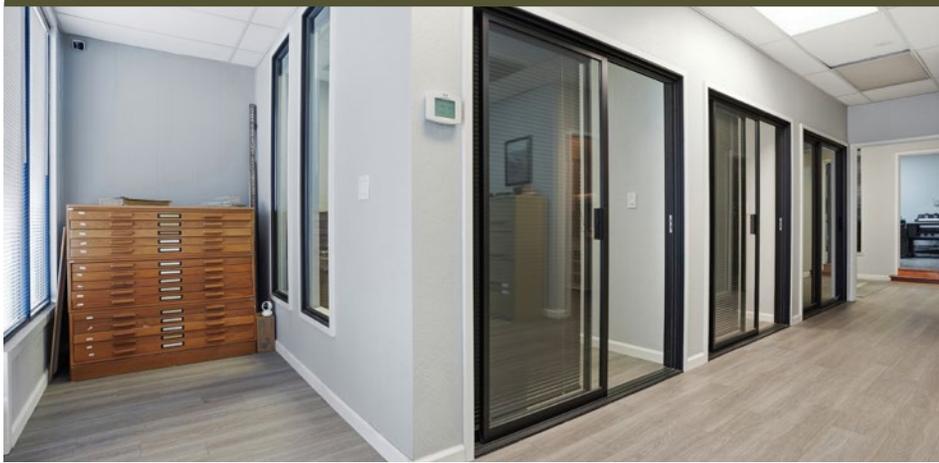
SECOND LOAN (40%)	\$760,000
Interest Rate	5.85%
Term	25 Years
Amortization	25 Years
SBA Fees	TBD



PROPERTY PHOTOS RESIDENTIAL



PROPERTY PHOTOS COMMERCIAL



LOCATION OVERVIEW

Located in San Mateo's highly sought-after North Central neighborhood, 871-873 Woodside Way offers excellent walkability and access to Downtown San Mateo's dining, retail, and services, with Downtown Burlingame also nearby. The area benefits from strong demand driven by Silicon Valley employment and convenient regional connectivity via CalTrain, Highway 101, El Camino Real, and close proximity to SFO. Nearby parks and amenities further enhance the appeal, making the location attractive to tenants, owner-users, and investors alike.

- ✓ Adjacent to **Downtown San Mateo** (<0.5 miles)
- ✓ **Downtown Burlingame** is 1 mile west
- ✓ **SFO Airport** ~6 miles / 10-15 min drive
- ✓ **Nearby Parks:** Coyote Point, San Mateo Central, Seal Point
- ✓ **Nearby Grocers:** Draeger's Market, Safeway
- ✓ **Highly Walkable** (~95 in immediate area)





Exclusively Listed By:



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