

INDUSTRIAL FOR SALE

310 9TH AVENUE, SAN MATEO, CA 94401



±3,264 RSF Single-Story Concrete Block Auto Service Garage

On site parking spaces and ample street parking

Leased investment or owner/user opportunity

APN: 034-271-190

Three 10' high grade level roll ups/service bays

Lease expires 04/30/2027

Call for pricing

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STEVE DIVNEY
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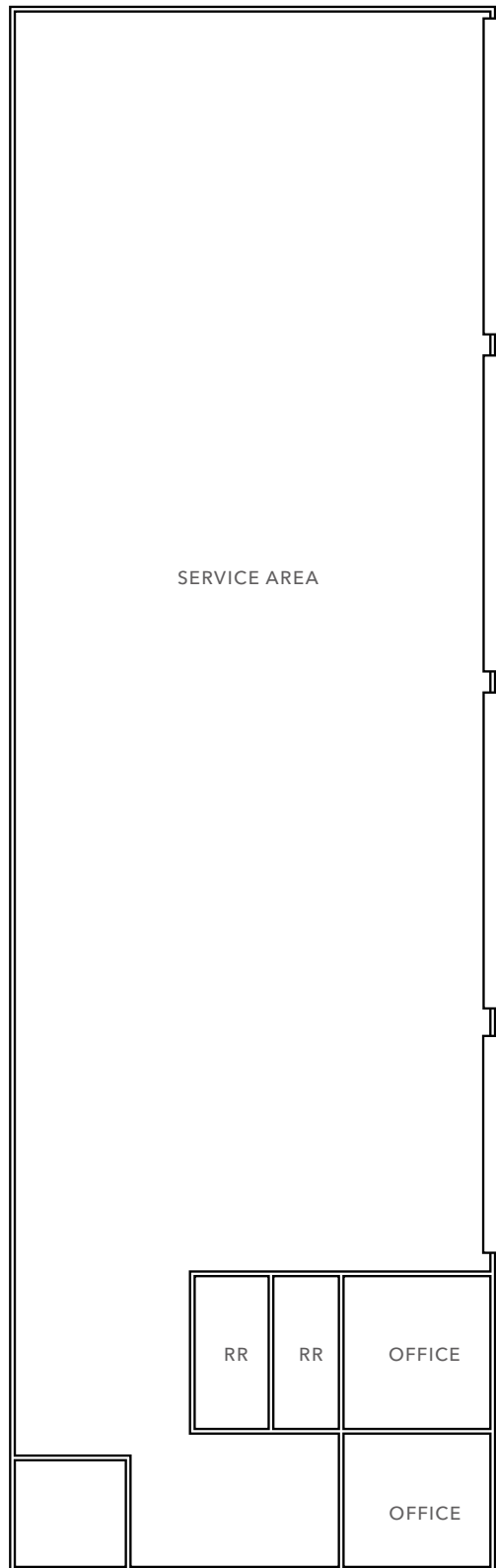
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AVAILABLE

04/30/27

LEASE EXPIRATION

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FLOOR PLAN NOT TO SCALE

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ZONING INFORMATION

MIXED USE MEDIUM RESIDENTIAL LOW LAND USE | 3-5 STORIES, 36-50 DU/AC

27.36.010 Permitted Uses

The following uses are permitted:

- (a) Permitted uses in the C1, C2, and C3 districts, except that residential uses, office uses on the properties along Palm Avenue between Twentieth and Twenty-fifth Avenues, secondary units, and emergency shelters are prohibited;
- (b) Air conditioning and heating sales and service;
- (c) Animal hospitals, which may include outdoor kennels;
- (d) Automobile parts, service, and repair classified as major motor vehicle repair in Section 27.04.320;
- (e) Construction materials sales and lumber yards;
- (f) Dry cleaning establishments, without customer service area;
- (g) Linen, towel, diaper, and other similar supply services;
- (h) Machinery sales, rental, and service, when conducted within an enclosed building;
- (i) Parcel delivery and receiving stations;
- (j) Processing and assembly of goods determined by the Zoning Administrator to be compatible with adjacent uses, provided that space in a building does not exceed six thousand square feet of total floor and basement space, not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust, or any other condition which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding 6,000 SF, they shall be located in the M1 district.

- (k) Sheet metal shops;
- (l) Storage and warehousing;
- (m) Tool, die, and pattern making;
- (n) Welding and iron work;
- (o) Wholesale establishments;
- (p) Accessory uses to principle uses; and
- (q) Other compatible uses as determined by the Zoning Administrator.

(Ord. No. 2010-15 § 6; Ord. No. 2009-10 § 3; Ord. No. 2009-7 § 23; Ord. No. 2003-12 § 5; Ord. No. 1991-18 § 23; Ord. No. 1985-17 § 36; Ord. No. 1982-22 § 32; Ord. No. 1981-27 § 33; prior code § 147.05(A).)

27.36.020 Special Uses

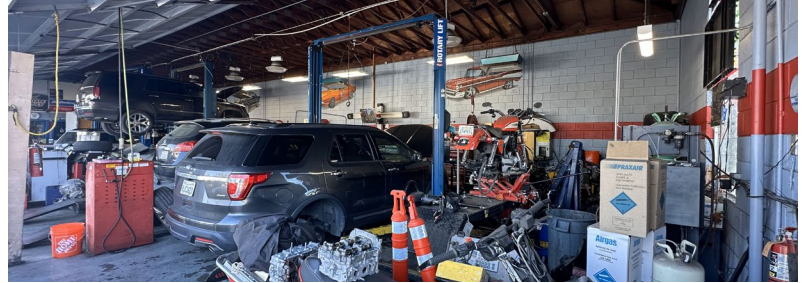
The following uses may also be permitted if their site locations and proposed development plans are first approved as provided in Chapters 27.06 through 27.12, 27.62, 27.74, 27.78 and 27.80:

- (a) Any of the special uses permitted in the C1, C2 or C3 districts, except that residential uses and secondary units are prohibited;
- (b) Fuel bulk station (flammable liquids) subject to the regulations of Chapter 23.28;
- (c) Storage of impounded motor vehicles on an open lot.

(Ord. No. 2010-15 § 7; Ord. No. 1991-18 § 23; Ord. No. 1973-9 § 1; prior code § 147.05(B).)

ZONING STATS

APN	034-271-190
ZONING CLASSIFICATION	C4-1.5
LAND USE DESCRIPTION	Mixed-Use Medium, Residential Low, Transportation Corridor
INTENSITY	1.50 FAR
HEIGHT RESTRICTION	55'



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km Kidder Mathews