

100

NORTH ELLSWORTH AVENUE

SAN MATEO, CA



OFFERED FOR SALE

Do not disturb tenants. Call agents to tour.



100

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CAPITAL MARKETS TEAM

Jesse Millman

Senior Managing Director
408.982.8459
jesse.millman@nmrk.com
CA RE Lic. #01734742

Mike Zylstra

Senior Managing Director
925.974.0106
mike.zylstra@nmrk.com
CA RE Lic. #01310041

Forrest Gherlone

Senior Managing Director
925.974.0237
forrest.gherlone@nmrk.com
CA RE Lic. #01376723

Max Gunari

Associate
925.974.0116
max.gunari@nmrk.com
CA RE Lic. #02052225

DEBT/EQUITY

Michael Grausz

Senior Managing Director
415.377.0107
michael.grausz@nmrk.com
CA RE Lic. # 01116237

EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present the opportunity to acquire 100 N. Ellsworth Drive, a three-story, ±17,300-square-foot historic building in San Mateo. The property is situated on a 0.36 acre parcel within walking distance of San Mateo’s Downtown retail core and close proximity to the Cal Train station (0.3 miles) It is in the R4 zoning district, allowing for a variety of potential uses, including private clubs, churches, and high-density multi-family developments. It benefits from a grandfathered parking agreement, which exempts buyers from the \$50,000 per space in lieu fee. The City of San Mateo acknowledges the current use of the property as a Fraternal Organization, requiring one parking space per 70 square feet. As long as any future proposed use is less intensive, the fee will not be applicable.

Note:

- Basement used for storage, not included in rentable area
- Basement sprinkler fitted in preparation for submitting plans for rentable document storage space

ASKING PRICE: \$5,750,000

Call agents to arrange tour or discuss the opportunity

ADDRESS	100 NORTH ELLSWORTH AVE, SAN MATEO
APN	032-302-130
YEAR BUILT	±1910
IMPROVEMENTS	±17,300-SQUARE FOOT BUILDING THREE-STORY BUILDING (BASEMENT USED FOR STORAGE, NOT INCLUDED IN RENTABLE AREA). BANQUET ROOMS, MULTIPLE RESTROOMS EACH FLOOR AND COMMERCIAL KITCHEN ON THE 1ST FLOOR)
PARCEL SIZE	±0.36 ACRES (15,594 SQUARE FEET)
ZONING	R4 DISTRICT—MULTIPLE FAMILY DWELLINGS (HIGH DENSITY)
PARKING	LIMITED ON-SITE PARKING





PROPERTY HIGHLIGHTS

- **PRIME CORNER LOCATION**
Prominent corner location, offering high visibility and excellent accessibility for potential businesses or developments.
- **HISTORICAL SIGNIFICANCE**
Rich historical significance as a former meeting hall
- **VERSATILE PERMISSIBLE USES**
Permissible uses, encompassing religious organizations and high-density multi-family housing.
- **ROBUST CONSTRUCTION**
Strong construction and a distinctive design.
- **DOWNTOWN CONVENIENCE**
Close proximity to San Mateo's thriving downtown retail core and the Caltrain Station
- **THRIVING COMMUNITY**
Surrounded by a vibrant and thriving community with a diverse demographic, presenting a wide customer or tenant base for potential businesses or multi-family housing.
- **FAVORABLE PARKING AGREEMENT**
A favorable parking agreement, eliminating the need for a significant in lieu fee.
- **RARE ACQUISITION OPPORTUNITY**
A rare opportunity to acquire this property, marking its first-ever availability for sale.
- **ADAPTIVE REUSE POTENTIAL**
Potential for adaptive reuse or restoration, providing an opportunity for creative transformation.

PROPERTY DETAILS

- **POWER:** 400 amp service (PG&E)
- **WATER:** Provided via CalWater
- **FIRE SUPPRESSION:** Wet pipe sprinkler system
- **HEATING:** Forced air and gas fueled boiler for hot water radiators on each floor (basement not conditioned)
- **BASEMENT:** Improvements include a kitchenette, office/apartment with bathroom and shower, along with large storage space
- **FIRST FLOOR:** Improvements include two bathrooms: women's has two stalls and a sitting/nursing room, men's has two stalls and two urinals. Large dining hall and significant commercial kitchen
- **SECOND FLOOR:** Improvements include two bathrooms: women's has two stalls; men's has two stalls and two urinals. Large banquet/meeting room(s)
- **THIRD FLOOR:** Improvements include a kitchenette and banquet/meeting room(s)



LOCATION MAP & DEMOGRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
38,447	127,089	237,291

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
28,656	127,441	213,008

AVG. HH INCOME

1 MILE	3 MILES	5 MILES
\$164,896	\$204,694	\$210,738







SAN MATEO OVERVIEW

San Mateo, located in the heart of Silicon Valley, is a vibrant and thriving city known for its rich history, diverse community, and stunning natural beauty. With a population of over 100,000, the city continues to experience steady growth, making it an attractive destination for individuals and families seeking a dynamic and prosperous community.

San Mateo boasts a highly educated population, with a median household income significantly above the national average. This affluence is reflected in the city's robust economy, which is driven by a diverse range of industries, including technology, finance, healthcare, and more. Several renowned companies have chosen San Mateo as their headquarters, further contributing to the city's economic vitality. The strategic location, nestled between San Francisco and Silicon Valley, provides businesses with easy access to major transportation routes and an extensive network of skilled professionals.

Beyond its economic prowess, San Mateo offers an exceptional quality of life. The city's picturesque neighborhoods, tree-lined streets, and numerous parks create a serene and inviting atmosphere. Residents and visitors can enjoy a wealth of recreational activities, including hiking, biking, and water sports, thanks to the proximity to the San Francisco Bay and the breathtaking coastline. San Mateo also features a vibrant downtown area, brimming with charming shops, restaurants, and cultural venues, providing endless entertainment options for residents and visitors alike. Whether it's the strong demographics, growing population, or prominent companies, San Mateo is undeniably a remarkable place to live, work, and invest in.

NOTABLE COMPANIES HEADQUARTERED IN SAN MATEO:



100

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (060123) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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