

- Zoning: C3-1/R4 (FAR:2; 45-55 height)

Verify with San Mateo City Planning

CORNER Lot @ NE Corner of Hwy 92 and El Camino Real,
with traffic light controlled intersection

Very highly visible location w/ El Camino Real frontage

SUITABLE FOR RETAIL, SHOWROOM, OFFICE, EDUCATION SVC

1ST & 2ND FLOOR COULD ACCOMMODATE SEPARATE TENANTS

Lot: ~17,500 +/- sq.ft : Approx. 0.4 acres

100 ft +/- on El Camino Real, 60 ft +/- on Ivy St & 18th Ave.
corner, & 150 ft +/- on Hwy 92

~13,195 SF BUILDING TWO FLOORS Available now

1st floor: ~6000 +/- SF concrete

2nd floor: ~6000 +/- SF concrete

Warehouse w/ loading dock & driveway ~1195 SF wood

Steps from Starbucks, Safeway, Banks & other amenities

Across street from Borell Shopping Center

- Very close to WeWork Office Park (East)

- 5 +/- min. drive to College of San Mateo

- 1.1 +/- mile to Downtown San Mateo

- 2 +/- miles to Hillsdale Mall

- 0.4 mile/15min walk to Caltrain

- 35 min to San Francisco, 15 min to SFO airport

- 15 min to Palo Alto & Stanford, 45 min to San Jose

- **HIGH CEILINGS**

- 1st floor **NEW track lighting** w/dimmers, 2nd floor HVAC

- Full sprinklers with 24/7 monitoring

- **30 parking spaces on both sides**

- Large tree lined fenced parking lot w/ ADA ramp

- Secure Gated lot & parking area

- Elevator to 2nd floor & roof (potential roof deck)

- Composition Roof

***** SIGNAGE & BUSINESS IDENTITY HIGHLY VISIBLE**

FROM EL CAMINO REAL & HWY 92 ***

1745 S. El Camino Real

San Mateo, CA

~13,195 Sq.ft. FULL BLDG

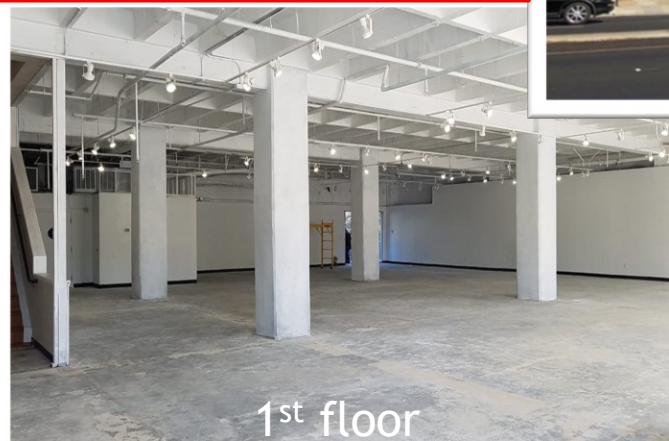
~17,500 +/- Sq.ft. Lot

Contact: H.K. Bashi
650-735-1231 klimcores@gmail.com

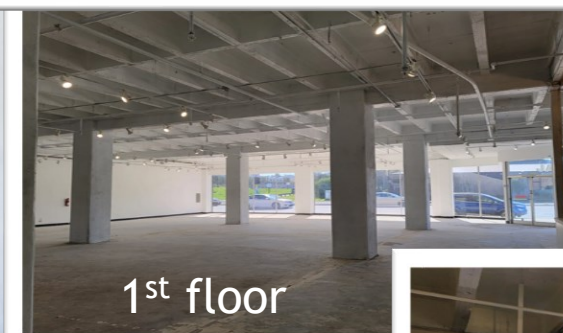


**LEASE
or SALE**

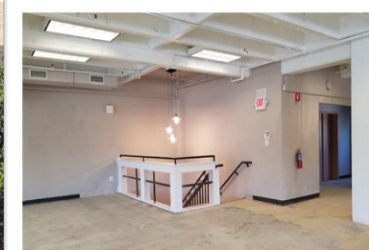
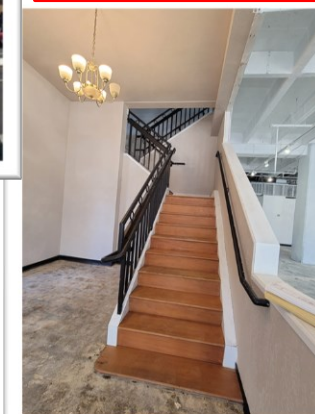
Contact: H.K. Bashi
650-735-1231
klimcores@gmail.com



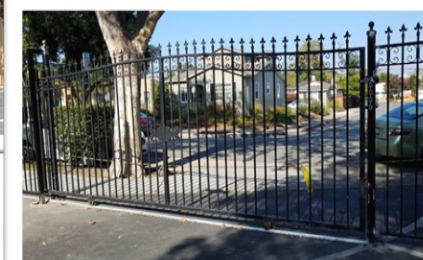
1st floor



1st floor



2nd floor



30 parking spaces

**UTILITIES ARE SEPARATELY
METERED FOR 1st and 2nd FLOORS,
TO ACCOMMODATE 2 TENANTS**