

SAN MATEO

Office Space for Lease

KENNEDY WILSON

BROKERAGE

101 S. B Street, San Mateo, CA 94401



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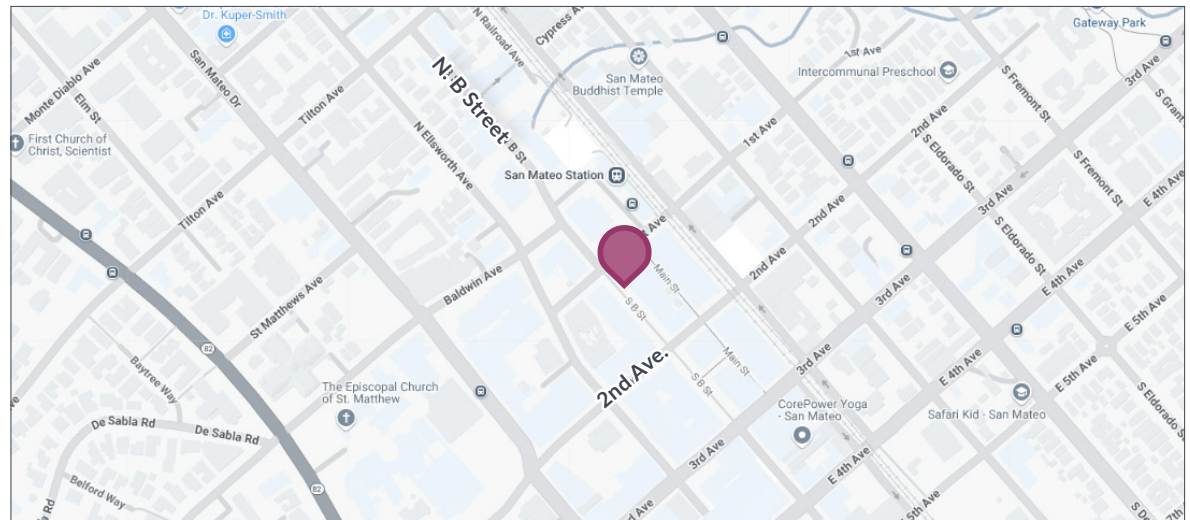
AVAILABLE

- Suite 200: ±2,311 SF
- Suite 330: ±1,947 SF
- Rent: \$3.75 PSF/Mo., MG

PROPERTY HIGHLIGHTS

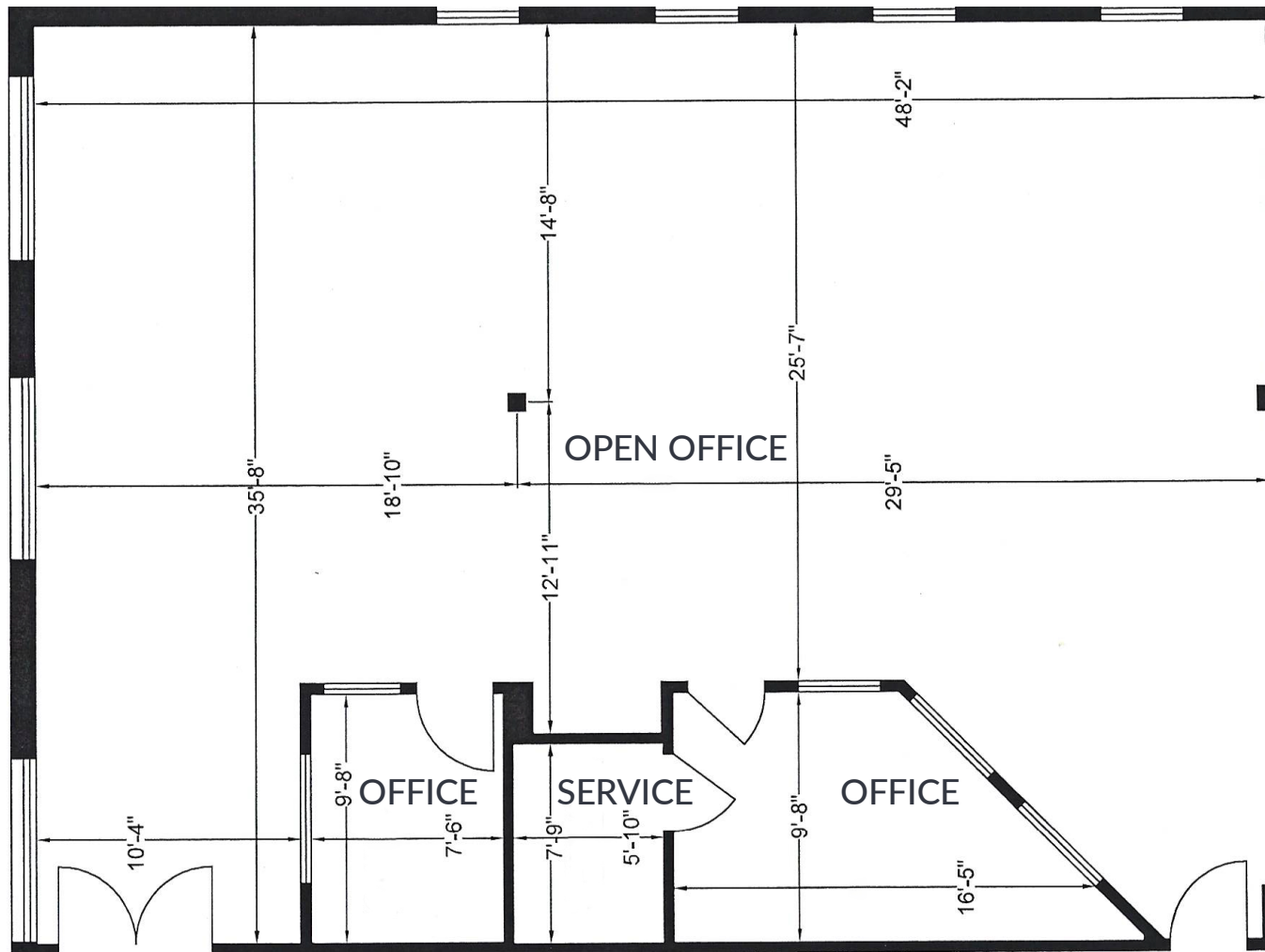
- Built in 1890 as a livery stable, this charming historic restored-brick office/retail building has been seismically renovated and newly designed suites to accommodate an openly collaborative work environment for today's modern workforce
- Each suite offers laminate maple-wood flooring, exposed brick on the exterior walls of the suite, multiple three/quarter wall height windows and large open workspaces
- Each floor has a separate fully-operational kitchen with sink, refrigerator, microwave, and toaster oven for tenants use
- High identity corner at South B Street and First Street in the downtown San Mateo outdoor Pedestrian Mall, providing easy access to a wide variety of restaurants, shopping, and outdoor mall activities
- Excellent location for commuters, next door to the Main Street parking garage with 365 parking spaces and 14 EV chargers. In addition, the building is directly across First Street from the Caltrain Station with the newly electrified Caltrain commuter service

Prospective tenants are hereby advised that all uses are subject to City approval



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SUITE 200



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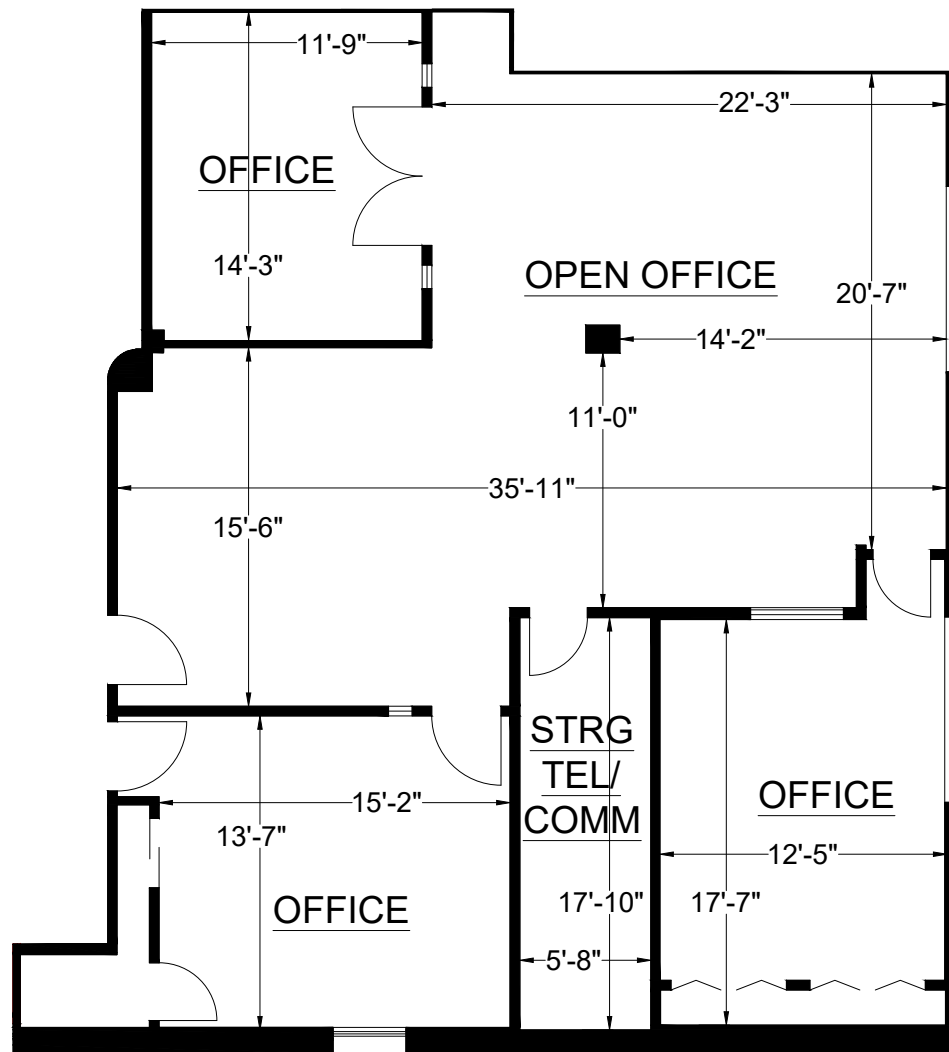


SUITE
200



101 S. B Street, San Mateo, CA 94401

SUITE 330



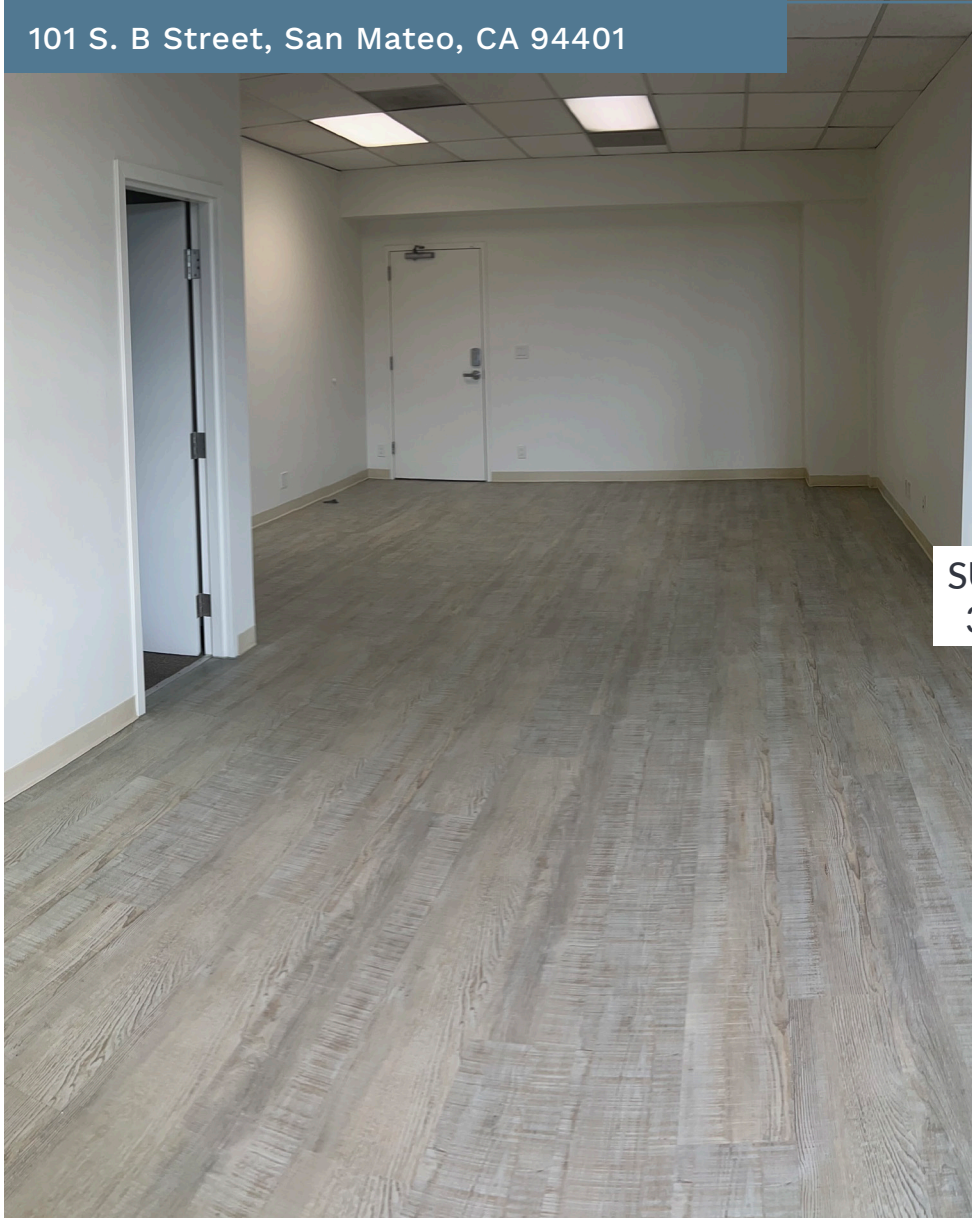
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SUITE
330



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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	38,132	78,580	128,658
2029 Projected Population	37,964	78,653	128,749
2020 Census Population	40,080	83,446	134,890
2010 Census Population	38,337	77,021	123,111
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-	0.1%	0.3%
2024 Median Age	39.3	40.4	40.6

HOUSEHOLDS

2024 Estimated Households	15,250	31,256	51,207
2029 Projected Households	15,101	31,095	50,918
2020 Census Households	15,357	31,617	51,668
2010 Census Households	14,920	30,416	48,967
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%

RACE & ETHNICITY

2024 Estimated White	40.6%	43.6%	43.7%
2024 Estimated Black or African American	2.8%	2.3%	2.2%
2024 Estimated Asian or Pacific Islander	29.5%	30.7%	32.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.5%
2024 Estimated Other Races	26.2%	22.9%	21.0%
2024 Estimated Hispanic	26.6%	23.3%	21.2%

INCOME

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Average Household Income	\$209,617	\$233,673	\$254,076
2024 Estimated Median Household Income	\$158,726	\$168,175	\$182,377
2024 Estimated Per Capita Income	\$84,012	\$93,156	\$101,293

EDUCATION

2024 Estimated High School Graduate	13.1%	12.5%	11.2%
2024 Estimated Some College	14.2%	13.7%	13.2%
2024 Estimated Associates Degree Only	5.7%	6.0%	5.8%
2024 Estimated Bachelors Degree Only	29.5%	30.5%	32.4%
2024 Estimated Graduate Degree	26.0%	27.5%	29.5%

BUSINESS

2024 Estimated Total Businesses	2,253	5,810	8,728
2024 Estimated Total Employees	17,450	51,749	102,024
2024 Estimated Employee Population per Business	7.7	8.9	11.7
2024 Estimated Residential Population per Business	16.9	13.5	14.7



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