

136-138 NORTH B STREET
SAN MATEO , CA 94401

RETAIL/OFFICE BUILDING
FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

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brettbarron@capitalrealtygrp.com

CalDRE #00893787

BRITTANY BARRON SALEEM

650.773.2022

Brittany@capitalrealtygrp.com

CalDRE #02209599



COURT CONFIRMATION INFO

TEXT HEADLINE

The court date has been confirmed for Monday December 1, 2025, at 9:00 AM at 400 County Center, Redwood City, Department 3 Probate Division.

The first minimum overbid price will be \$1,050,500.

Any prospective overbidder must appear in court with a cashier's check equal to 10% of the Minimum overbid price (or of the price they intend to offer). The cashier's check must be made payable to First American Title.

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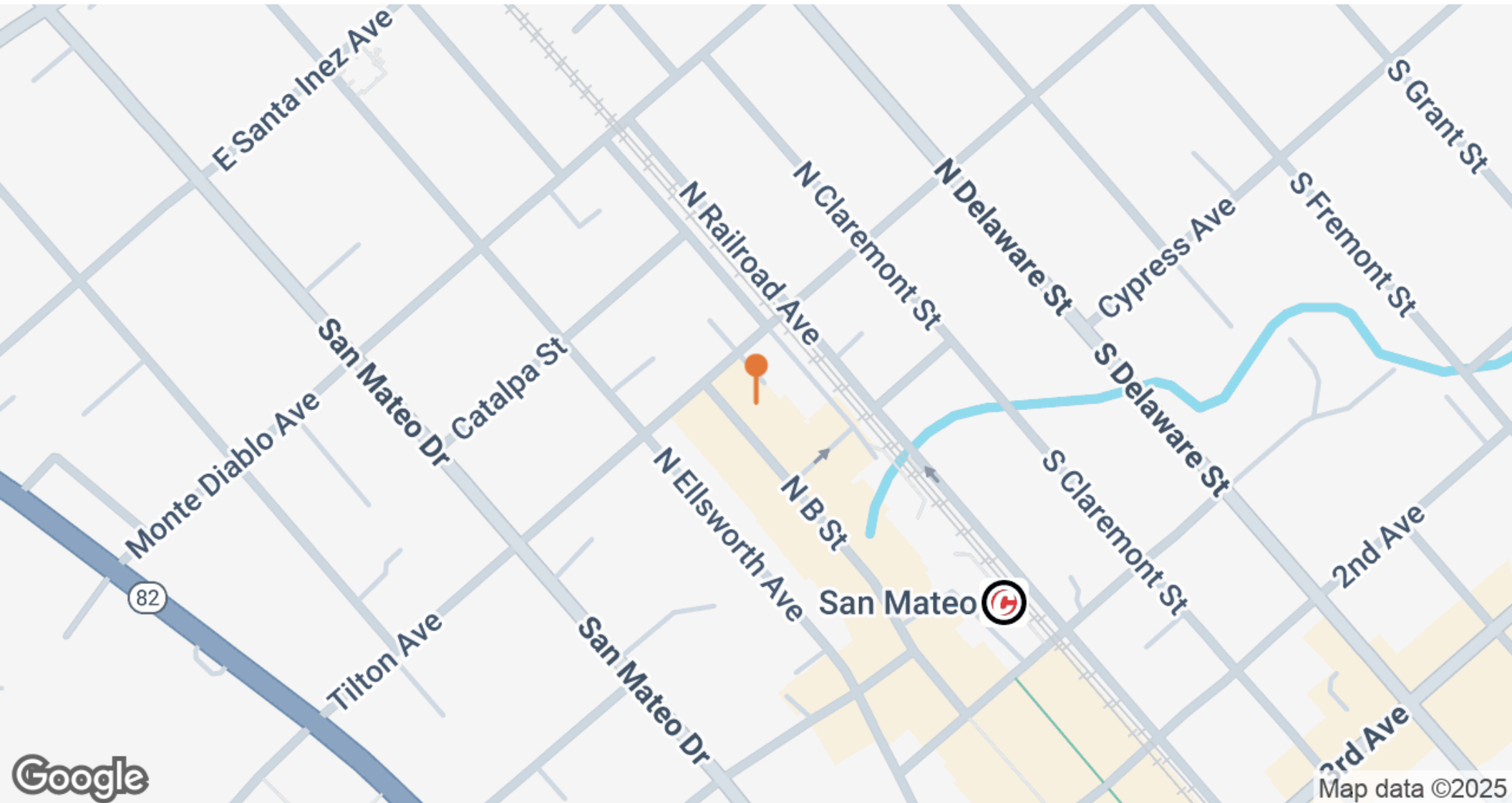
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LOCATION MAP



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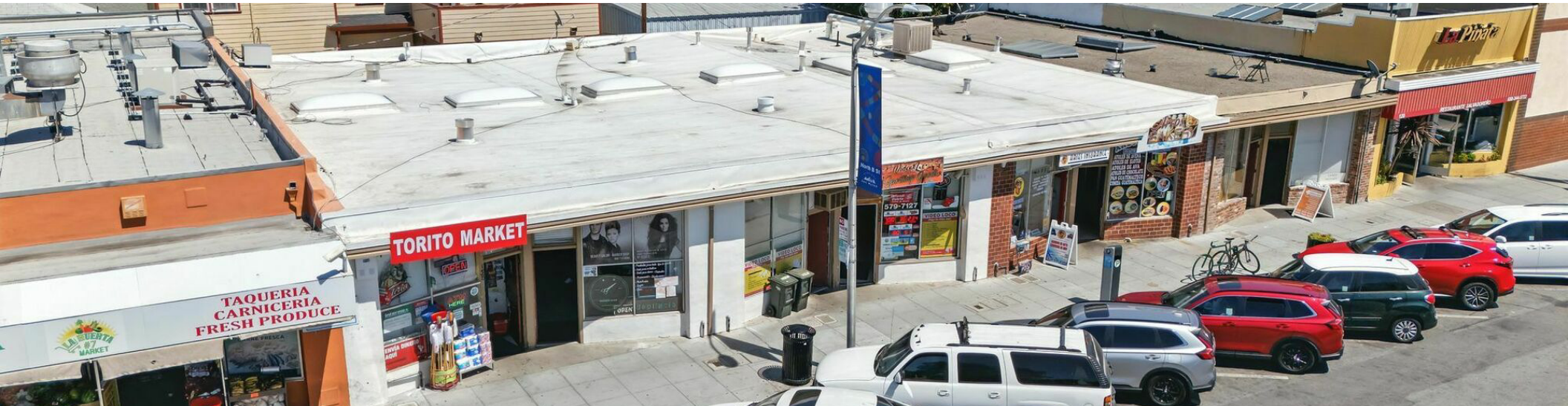
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime opportunity in the heart of downtown San Mateo! 136 North B Street offers prime visibility in a high-traffic corridor surrounded by shops, dining, and professional services. This flexible commercial building is ideal for an owner-user looking to establish their business or for an investor seeking a strong rental property in a sought-after location. Just steps to Caltrain and minutes from Highways 101, 92, and 280, the property combines convenience, accessibility, and long-term growth potential in one of the Peninsula's most dynamic downtown districts. Probate sale, court confirmation required.

OFFERING SUMMARY

Sale Price:	\$1,050,000
Number of Units:	2
Lot Size:	1,798 SF
Building Size:	1,710 SF
NOI:	\$41,461.80
Cap Rate:	3.95%

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	LEASE START	LEASE END
136	Beauty Salon	855 SF	\$2,400	11/01/2018	Month to Month
138	Torito Market	855 SF	\$2,225	11/1/2018	6/30/2028
TOTALS		1,710 SF	\$4,625		

3% annual increases take effect every July for Torito Market

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INCOME & EXPENSES**INCOME SUMMARY****CURRENT**

Vacancy Cost	\$0
GROSS INCOME	\$59,178

EXPENSES SUMMARY**CURRENT**

Repairs & Maintenance	\$380
Property Taxes (new- 1.126%)	\$11,823
Sewer	\$1,531
Insurance	\$3,982
OPERATING EXPENSES	\$17,716

NET OPERATING INCOME**\$41,462**

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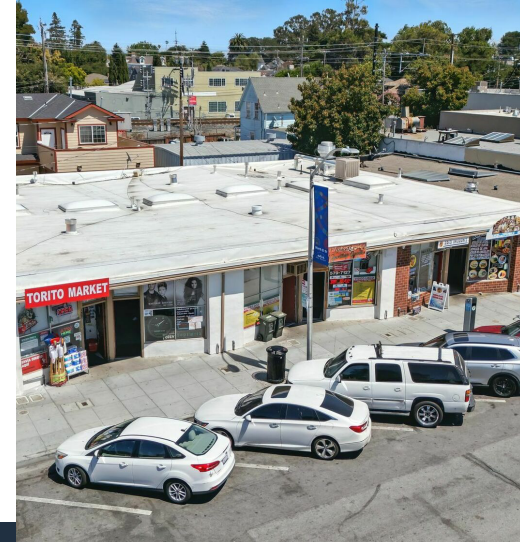
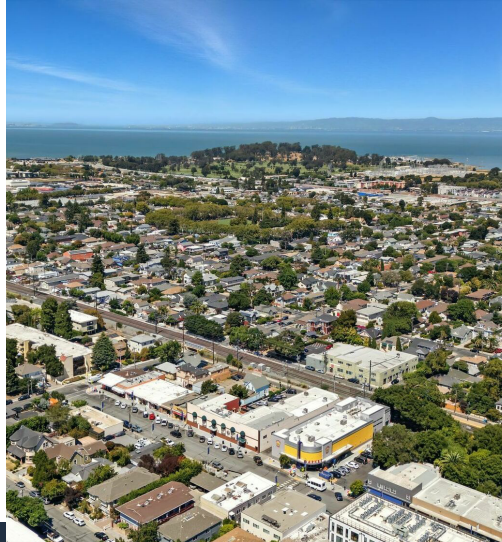
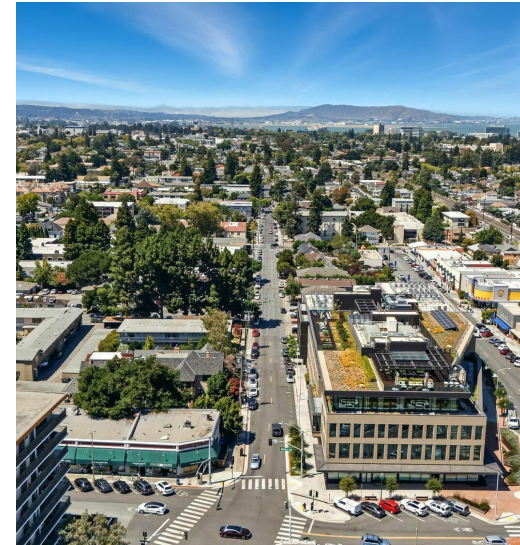
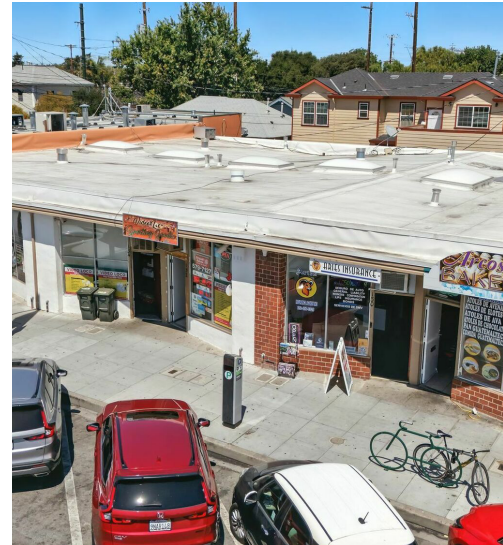
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ADDITIONAL PHOTOS



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