

4230 Olympic Ave

San Mateo, CA 94403

Industrial
Leasing Opportunity

Leasing Brochure



Lease Highlights

\$1.50 PSF Gross
Asking Price

±9,000 SF
Building Size

±9,000 SF Industrial Space

Functional mid-size asset well-suited for owner-users or investors seeking scarce Peninsula industrial product.

Prime San Mateo Location

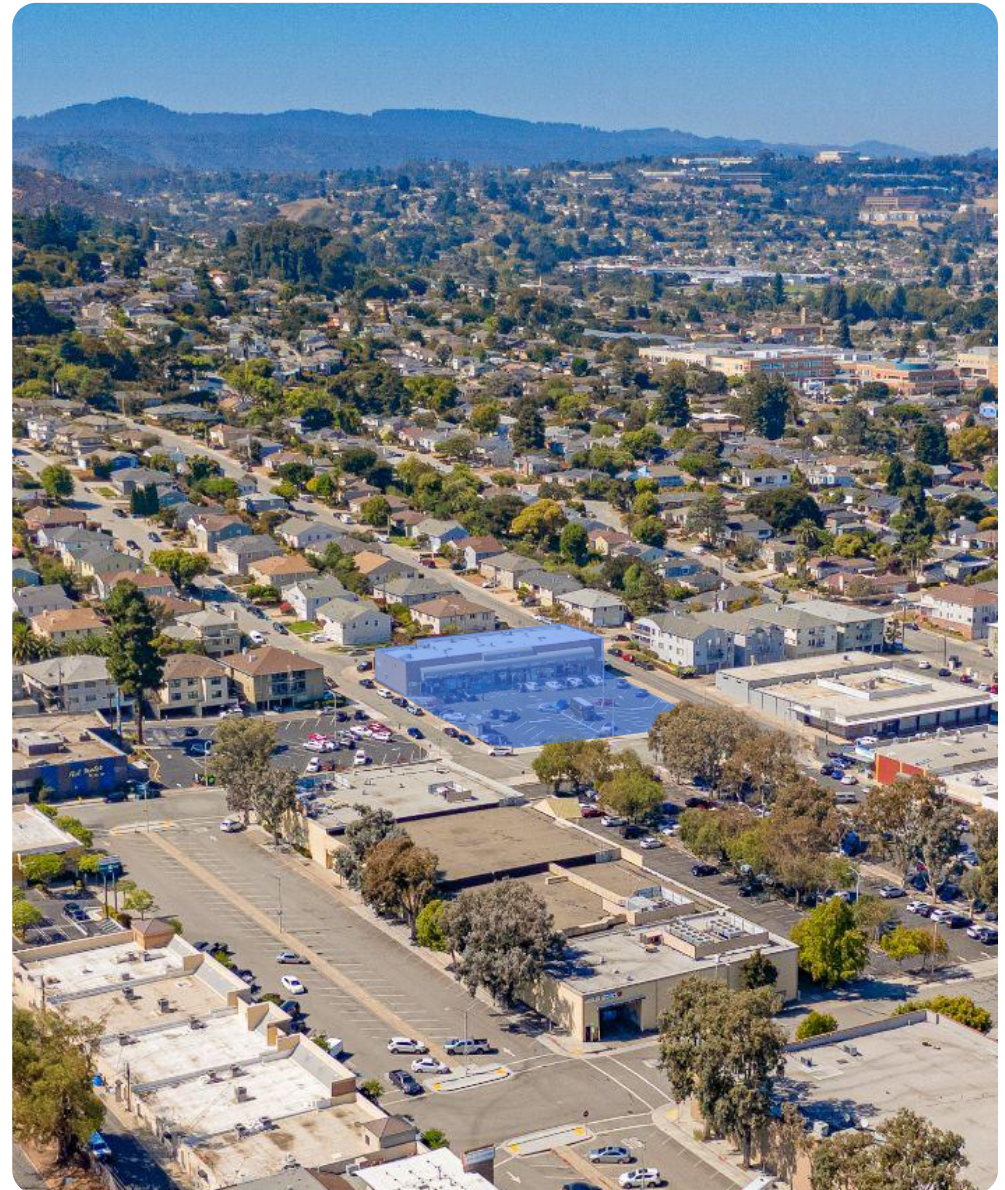
Centrally positioned along the San Francisco Peninsula within the Silicon Valley corridor, supporting sustained industrial and flex demand.

Dock-High Loading

Dedicated loading dock provides efficient shipping and receiving capabilities.

Grade-Level Access

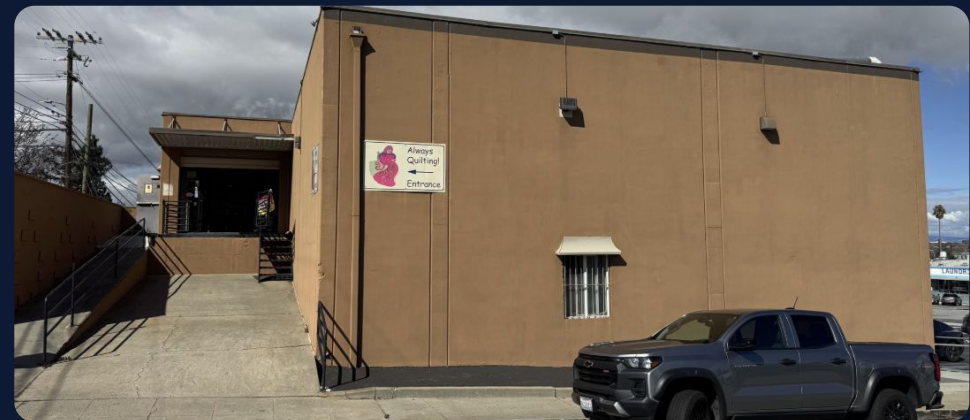
Roll-up door allows convenient access for a variety of warehouse and light industrial uses.



±45 Parking Spaces



PROPERTY PHOTOS



 **George Hall Elementary School**
±387 Students



Subject Property



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 **Notre Dame de Namur University**
±1,600 Students



±38,250 VPD

±241,000 VPD



San Carlos Airport

 **Carlmont High School**
±2,360 Students



Google Earth

SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion





San Francisco's human-capital-rich workforce underpins multifamily rental demand.

Central Bay Area location combined with transit connectivity and high-wage sectors drive the city's appeal.

Economic Drivers

The metro supports a mix of tech, life sciences, hospitality and professional services, anchored by key employers and major research institutions. The property's SoMa location offers direct access to employment nodes, transit corridors and amenities that appeal to young professionals and renters.

Primary Industries

- Technology/Software
- Life sciences/biotech
- Hospitality/tourism
- Professional/business services

Top Employers

- University of California, San Francisco
- Google
- Wellsfargo
- Salesforce
- VMware

Recent Developments

- Expansion of Mission Bay campus facilities and UCSF research buildings
- Caltrain electrification and station upgrades
- Shipyard / India Basin redevelopment initiatives
- Enhancement of the Central SoMa / PIXAR adjacent campus infill
- Recent transit-oriented development approvals in Dogpatch / Eastern SoMa

Summary

San Francisco's regional economy remains both deep and diversified, with robust tiers of high-value services and innovation sectors that cushion against cyclical swings. Limited land availability and constrained permitting processes reinforce supply-side barriers, sustaining competitive tension between demand and new product delivery.

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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APOLLO OM TEMPLATE SECTION

[Houston Leasing OM Template](#)