



## 1024 Howard Ave

1024 Howard Ave, San Mateo, CA 94401



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## 1024 Howard Ave

\$21.60 /SF/YR

Greetings, and thanks for taking a look!

This space is located in a mixed-use neighborhood, with residential, commercial, and light industrial uses, next to Highway 101. The unit has a flexible shell and uses with its C4 - Service Commercial zoning, allowing for industrial, service commercial, or retail use development. Adding to this flexibility, the unit has concrete floors, exposed unfinished ceilings, two roll-up doors, a sliding door, and two pedestrian doors. The monument sign on the roof can expose your brand to many potential customers on Southbound 101 and Rollins Road. \*\*\*Please note that CAM for this space is \$946 per month. \*\*\*

This space is being rented in as-is condition. Please give me a call today to arrange a viewing. Unfortunately, we are not accepting any cannabis or alcohol-related...

- Brand exposure
- Excellent location
- Open shell
- Private restrooms
- C4-Service Commercial Zoning



Rental Rate: \$21.60 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 5,400 SF

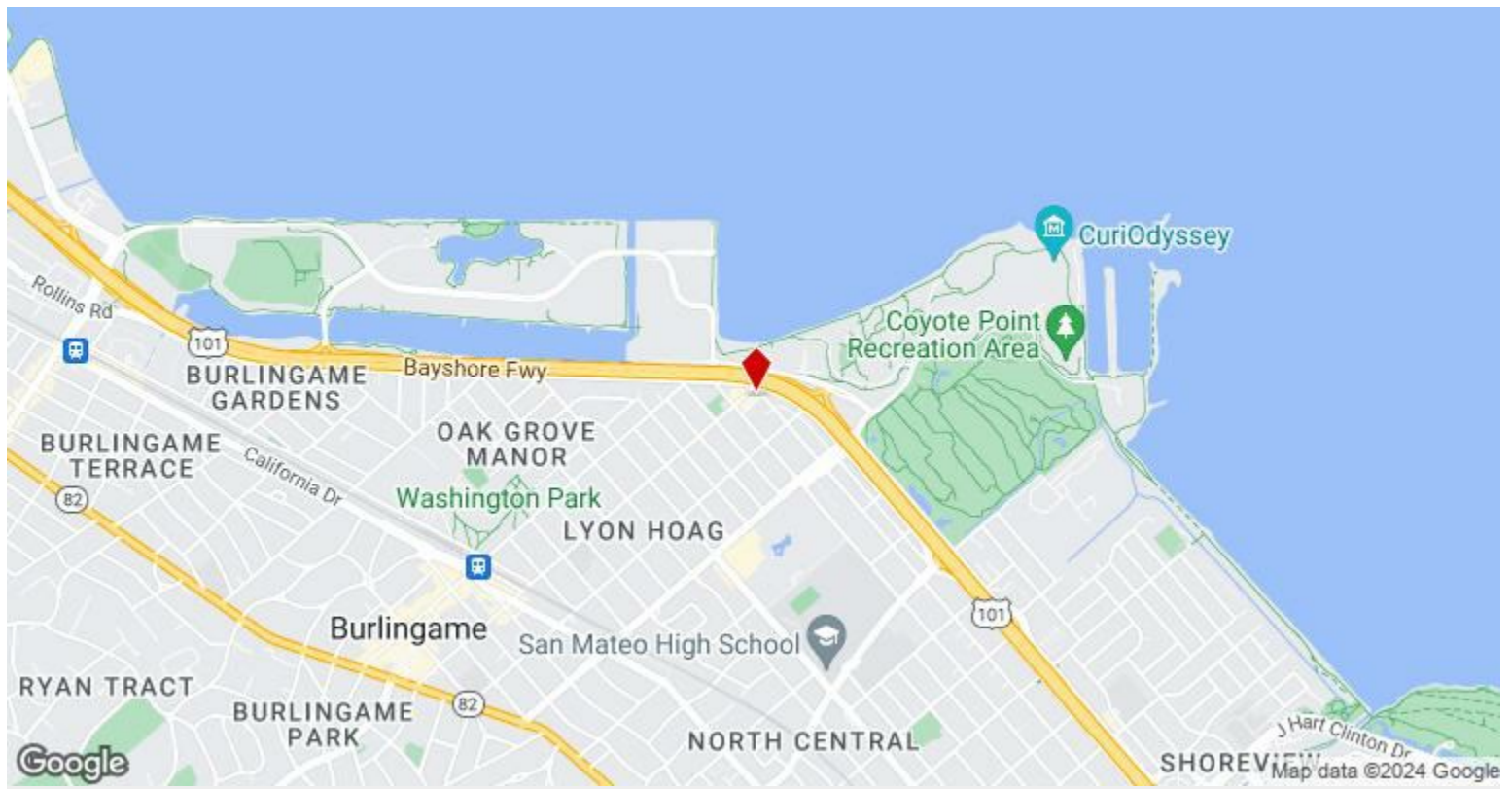
Year Built: 1956

Rental Rate Mo: \$1.80 /SF/MO

## 1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 5,400 SF         |
| Rental Rate     | \$21.60 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Industrial       |
| Lease Term      | 2 - 4 Years      |

Space is located in Northern San Mateo, abutting highway 101. Excellent exposure to vehicle traffic on southbound 101. There is also foot traffic generated by several neighboring businesses.



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### Prime Commercial Space Available in a Thriving Mixed-Use Neighborhood!

Welcome to your next business venture's perfect location! Situated in a dynamic mixed-use neighborhood, this versatile commercial space offers a unique opportunity to establish or expand your business. Whether you're looking to create an industrial hub, a service-oriented commercial space, or a retail haven, this property has you covered.

### Location, Location, Location!

Nestled right next to Highway 101, your brand will benefit from unparalleled visibility. The prominent monument sign atop the building is an advertising goldmine, reaching thousands of potential customers cruising down Southbound 101 and Rollins Road daily.

### Flexibility Meets Functionality

The unit's C4 - Service Commercial zoning allows for a wide range of uses, making it an ideal blank canvas for your business aspirations. The space boasts:

**Concrete Floors:** Durable and ready for heavy-duty use.

**Exposed Unfinished Ceilings:** Giving you the freedom to customize or keep that trendy industrial look.

**Two Roll-Up Doors:** Perfect for loading, unloading, or just maximizing accessibility.

**Sliding Door & Two Pedestrian Doors:** Offering easy access for both customers and staff.

### Interested? Let's Make it Happen!

Don't miss out on this rare opportunity to secure a prime location in a thriving neighborhood. Call today to arrange a viewing and take the first step towards growing your business. **Please note: No cannabis or alcohol-related businesses will be considered for this location.**

# Property Photos

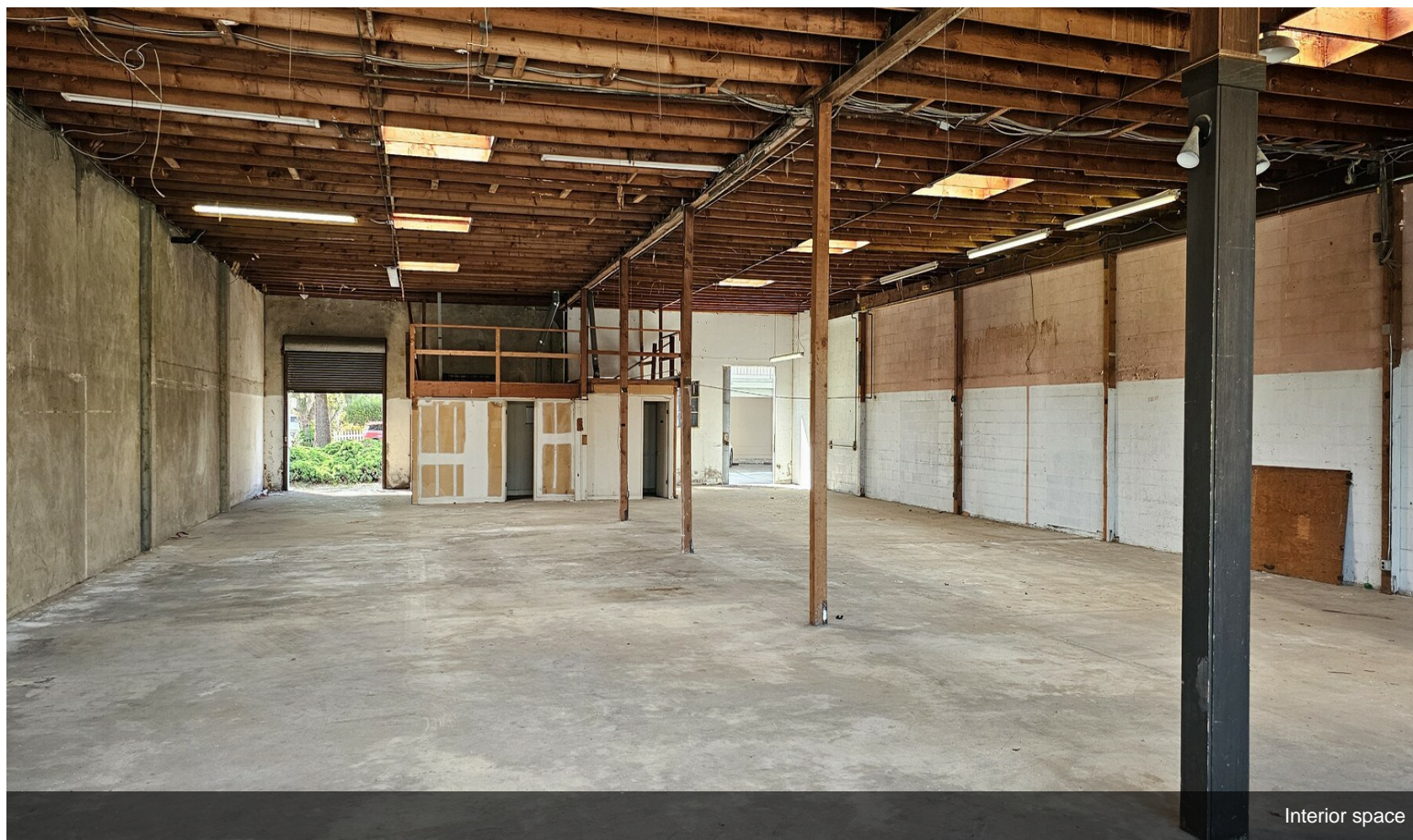


View from street

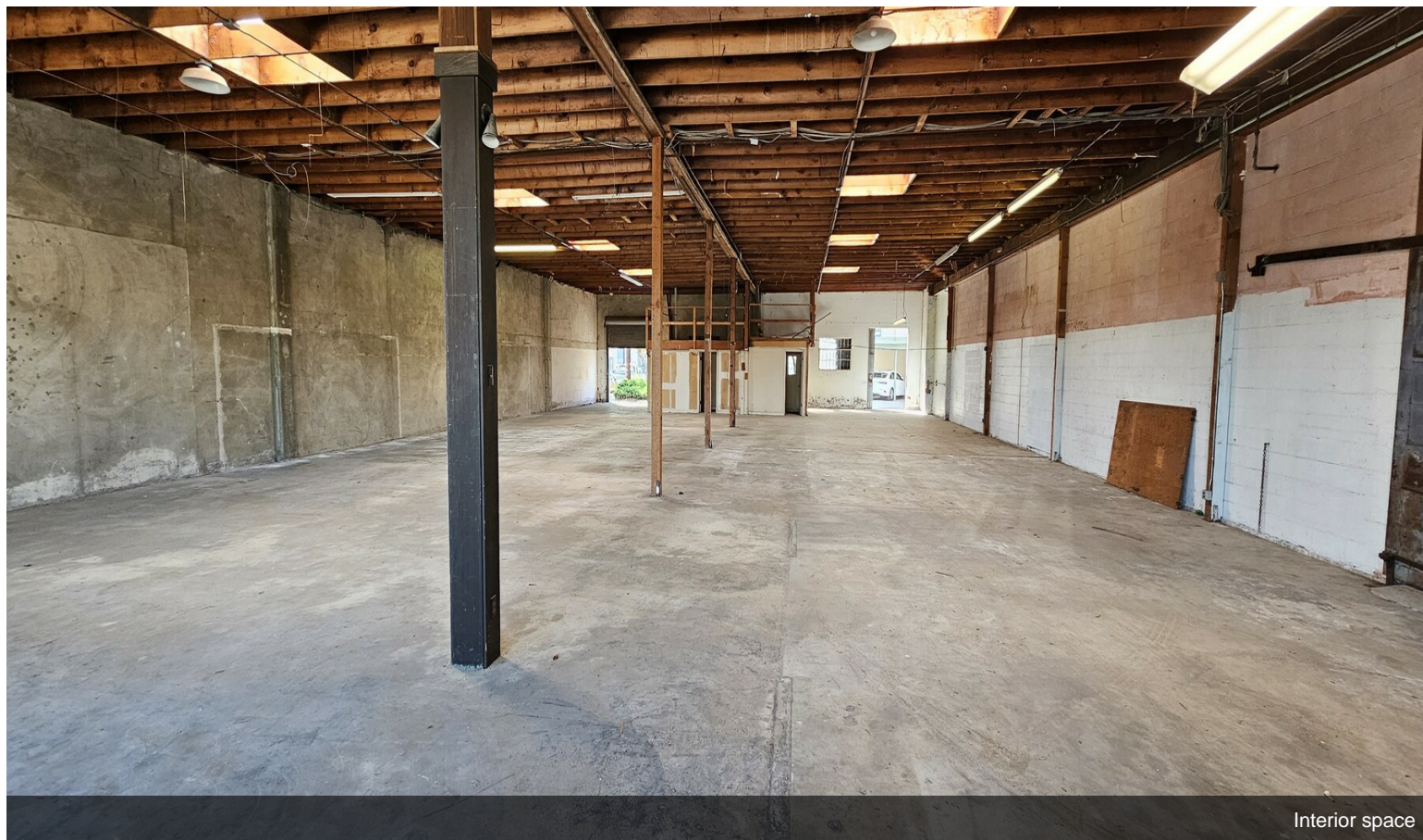


View from rear alley

# Property Photos



Interior space



Interior space

# Property Photos



Interior space



Small breakroom