

1021 S El Camino Real

San Mateo | CA

Exceptional investment in San Mateo with a spacious 0.52-acre lot and ample parking, offering endless potential for redevelopment.



1021 South
El Camino Real

The Future Starts Here!



650.373.0007

PROPERTY SUMMARY

SITE INFORMATION

PROPERTY ADDRESS:

1021 South El Camino Real, San Mateo, California 94402

SUBJECT PROPERTY:

Multi-Tenant Office Property

PROPERTY TYPE:

Low Rise Office

ASSESSOR'S PARCEL:

034-283-210 (APN)

TOPOGRAPHY:

Level at street grade

CURRENT ZONING:

Executive Offices, Multiple Family Dwelling, and One Family Dwelling Districts (E2, R5, & R1-C)

FLOOD ZONE:

Zone X (Unshaded)

PARKING SPACES:

32

NET RENTABLE AREA SF:

7,772 SF±

SF LOT:

22,651 LOT SF±

TOTAL # OF STORIES:

1-2

YEAR BUILT:

1970s

ELECTRICAL:

The Building has a master meter.

FOUNDATION:

Reinforced Concrete Slab

ROOF:

Shingle

HEATING:

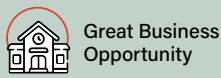
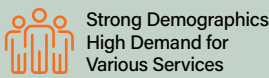
Forced Air

COOLING:

HVAC

RENTAL INCOME

Tenant Name	Unit #	Lease End	Monthly Rent	Yearl Increase	Rent Status	Dimensions
James Chen	Separate office (Dentist)	August 31, 2028	\$6,623.00	3.00%	Current	1,600 SF±
VACANT	Main building- 1st Floor	Previous Rent Price:	\$13,502.07		Current	4,377 SF±
Montessori School	Main building- Upstairs	December 31, 2028_	\$7,699.83		Current	1,795 SF±



MULTIPLE BUILDING DESCRIPTION GRID

BUILDING	GBA	NRA	YEAR EFF. ECON. REM.				STORIES	QUALITY	CONDITION
			BUILT	AGE	LIFE	LIFE			
A	6,172	6,172	1970s	15	45	30	2	Average/Good	Average/Good
B	1,600	1,600	1970s	15	45	30	1	Average/Good	Average/Good
TOTAL	7,772	7,772					1 - 2		

BUILDING	Dimensions
Bldg B	1,600 SF±
Bldg A: Main Floor	4,377 SF±
Bldg A: Upper Floor	1,795 SF±
TOTAL SQFT:	7,772 SF±



ABOUT THE PROPERTY

1021 S El Camino Real is a highly visible, multi-tenant commercial property now for sale in the heart of San Mateo’s main commercial corridor. Situated on a prime corner lot with 32 open parking spaces, the site features two separate buildings: Building A, a 6,172 SF two-story structure with a Montessori school occupying the upper level and a vacant ground floor ideal for office, medical, educational, or service use; and Building B, a 1,600 SF freestanding building currently leased to a dental practice, providing stable income.

This rare offering combines strong frontage, flexible use potential, and an unbeatable location along El Camino Real—just minutes from Downtown San Mateo, major transportation routes, retail amenities, and the area’s thriving business district—making it an exceptional opportunity for investors, owner-users, or developers.

Public Transportation

Commuter Rail	Drive	Walk	Distance
Hayward Park (Caltrain - Caltrain ...	4 min	15 min	0.8 mi
Hayward Park Caltrain Station No...	3 min	15 min	0.8 mi

Airport	Drive	Walk	Distance
San Francisco International	13 min		8.0 mi
Metro Oakland International	33 min		25.6 mi
Norman Y Mineta San Jose Intern...	34 min		26.9 mi

Location

Demographics

	1 mile	3 miles
Population	29,220	150,054
Households	11,675	57,137
Median Age	41.70	41.50
Median HH Income	\$134,913	\$146,863
Daytime Employees	26,744	96,369
Population Growth '24 - '29	▼-4.27%	▼-4.36%
Household Growth '24 - '29	▼-4.49%	▼-4.54%

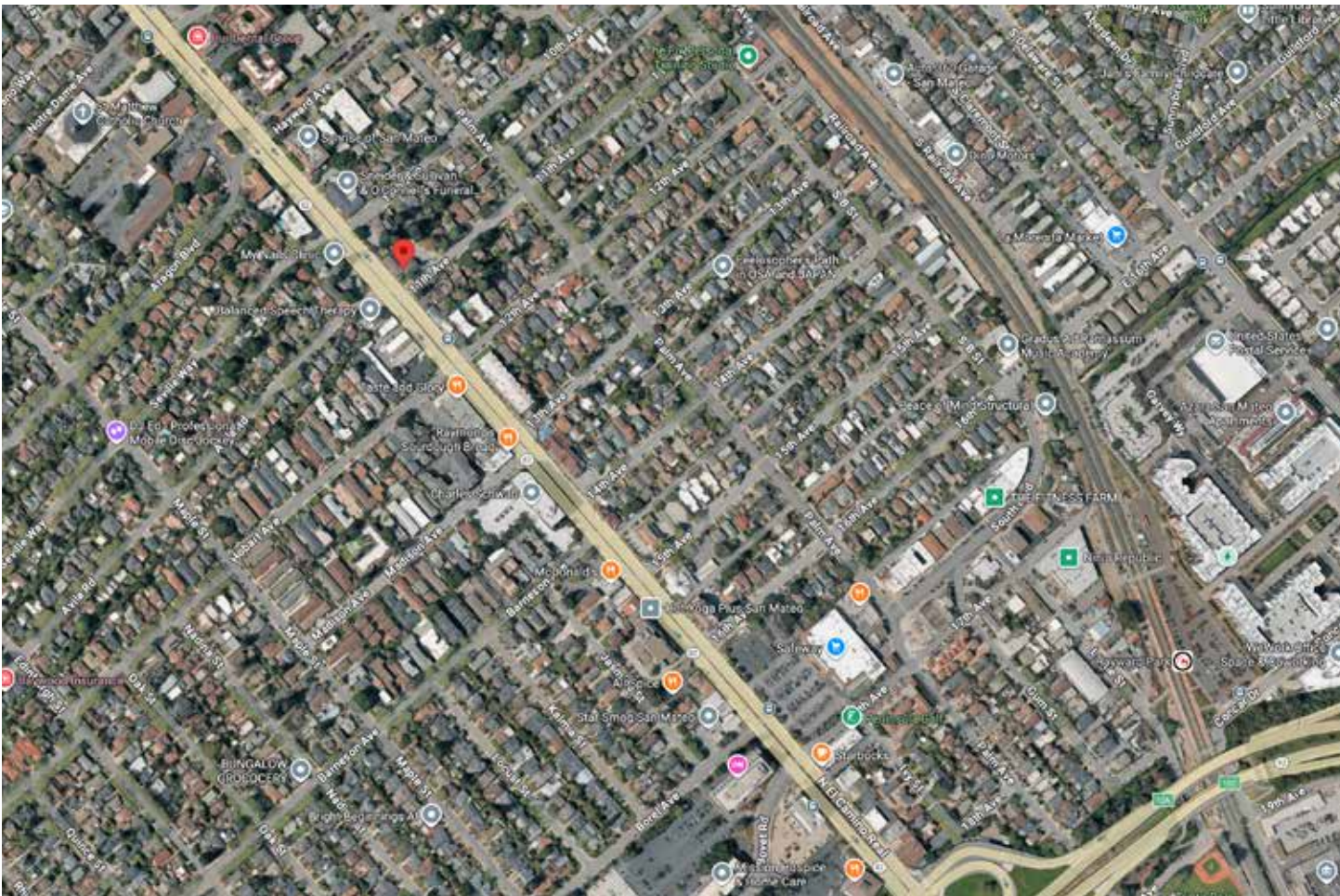
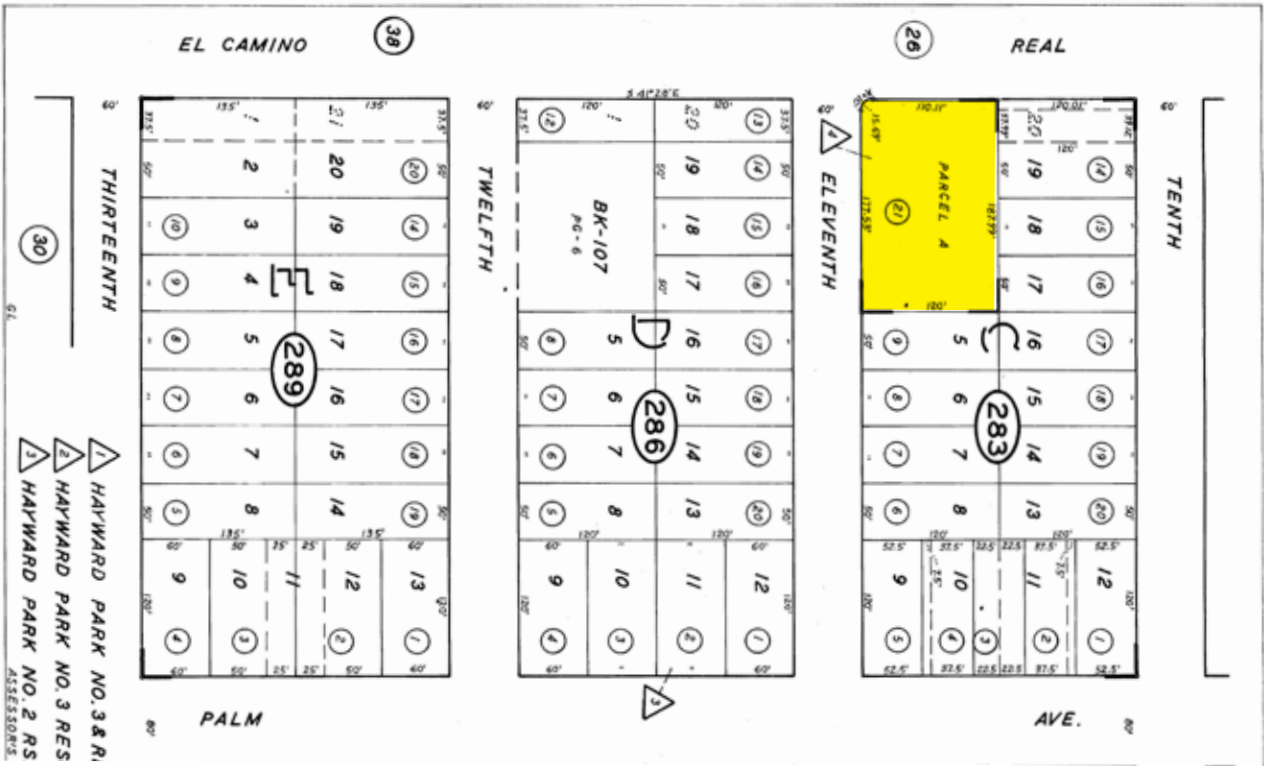
Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
S el Camino Real	12th Ave NW	24,420	2025	0.09 mi
S el Camino Real	el Camino Real SE	37,749	2025	0.40 mi
17th Ave	Ivy St NE	7,320	2025	0.42 mi
Bovet Rd	S el Camino Rea...	9,017	2025	0.43 mi
E 5th Ave	S San Mateo Dr ...	16,661	2025	0.46 mi
S el Camino Real	Bovet Rd NW	47,858	2025	0.47 mi
W 4th Ave	S el Camino Rea...	28,814	2025	0.50 mi
S el Camino Real	W 4th Ave SE	30,356	2025	0.53 mi
E 4th Ave	S B St SW	9,706	2025	0.57 mi
West 3rd Avenue	S el Camino Rea...	20,609	2025	0.57 mi

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PROPERTY & ASSIGNMENT OVERVIEW

PLAT MAP



Tenant: Star Vista
Building: MAIN FLOOR

The floor plan is divided into two main sections: the Main Level and the Step Up Level.

Main Level
[Area: 3837 ft²]
This level includes a large Conference Room (50' x 35') with a Utility room, two Offices, a Bath, and a Storage room. A central Stair leads to the Step Up Level. A Waiting Area (15' x 58') is located near the Entrance, which is adjacent to a Reception area, a Storage room (48'), a FAU, and another Storage room. A second Bath and a Closet are also present.

Step Up Level
[Area: 540 ft²]
This level includes a Kitchen, a Conference Room with a Fireplace, and a Stair leading back to the Main Level. The overall dimensions of this level are 36' x 15'.

FRONT

Step Up Level
[Area: 540 ft²]

Living Area		Area Calculation			
Step Up Level	540.00 ft²	Step Up Level			x 1.00 = 540.00 ft²
Main Level	3837.13 ft²		15' x 36' x	1.00 =	540 ft²
		Main Level			x 1.00 = 3837.13 ft²
			6' x 17' 9" x	1.00 =	106.5 ft²
			3' x 15' 3" x	1.00 =	45.75 ft²
			19' x 48' x	1.00 =	912 ft²
		Δ	52' x 0' 3" x	0.50 =	6.5 ft²
			33' 9" x 52' x	1.00 =	1755 ft²
		Δ	29' x 0' 3" x	0.50 =	3.63 ft²
Total Living Area (rounded):	4377 ft²		34' 9" x 29' x	1.00 =	1007.75 ft²

Current Tenant: Montessori School
Main Building: UPPER FLOOR
1,795 SF±

Upper Unit
 [Area: 1545 ft²]

Lower Level
 [Area: 1016 ft²]

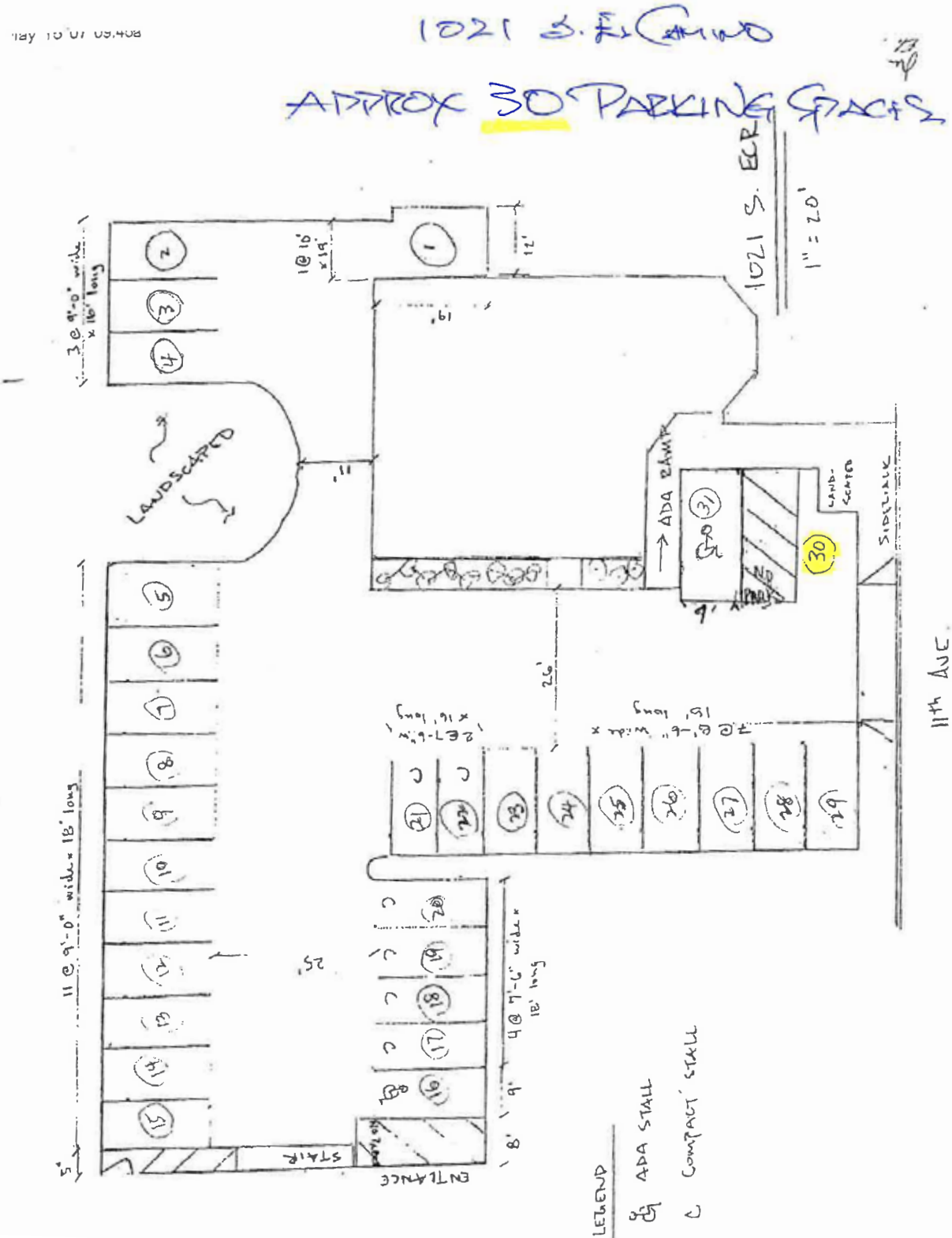
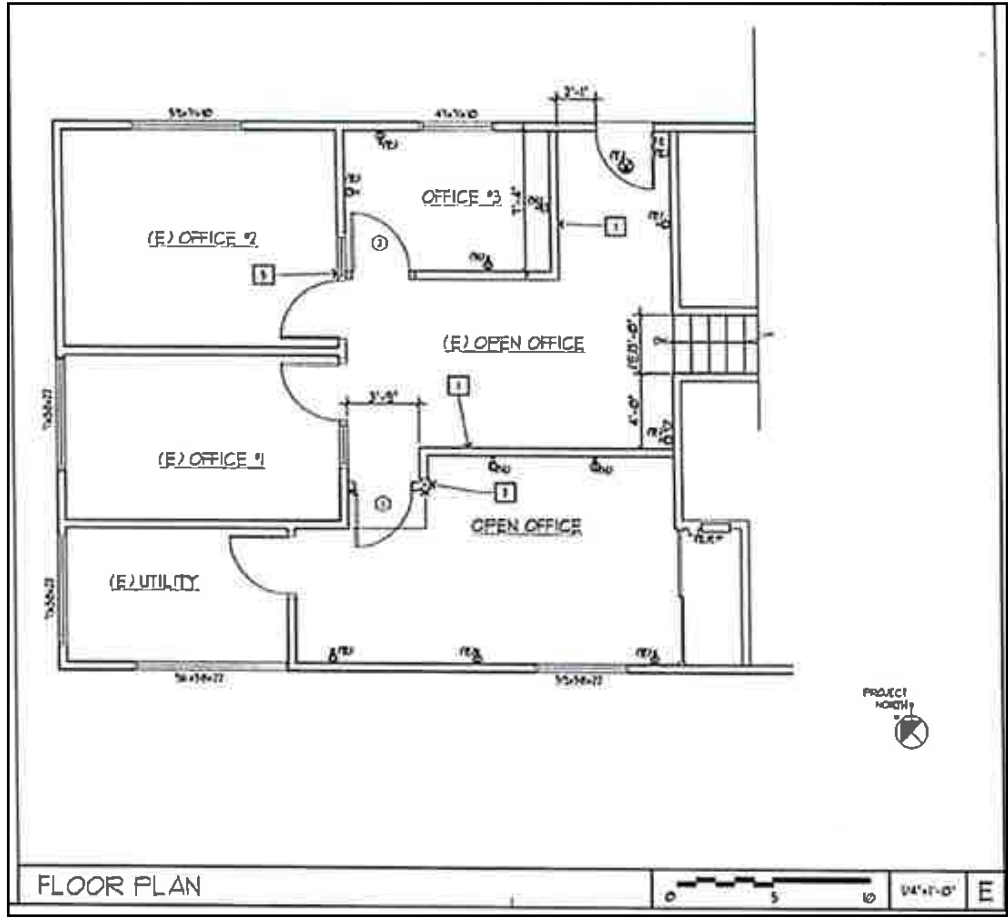
FRONT

Lower Level
[Area: 1016 ft²]

FRONT

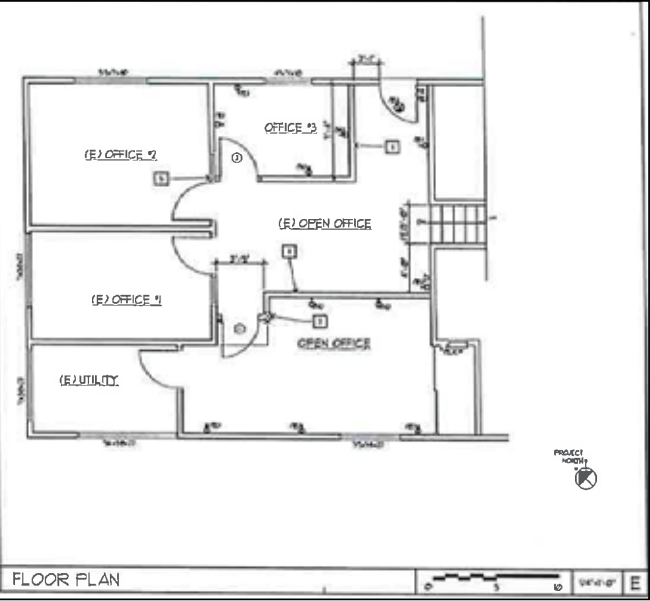
Living Area		Area Calculation			
Upper Unit	1545 ft ²	Upper Unit x 1.00 = 1545 ft ²			
Lower Level	1016 ft ²	5' x 13' x 1.00 = 65 ft ²			
		4' x 6' x 1.00 = 24 ft ²			
		28' x 52' x 1.00 = 1456 ft ²			
		Lower Level x 1.00 = 1016 ft ²			
		24' x 32' x 1.00 = 768 ft ²			
		18' x 11' x 1.00 = 198 ft ²			
		5' x 10' x 1.00 = 50 ft ²			
Total Living Area (rounded):	2561 ft²				

Previous Tenant: Dentist
Building B: 19th 11th Ave, San Mateo
1,600 SF±





Tenant: James Chen (Dentist)
Building B: 19th 11th Ave, San Mateo
Monthly Rent: \$6,623.00/mo
1,600 SF±



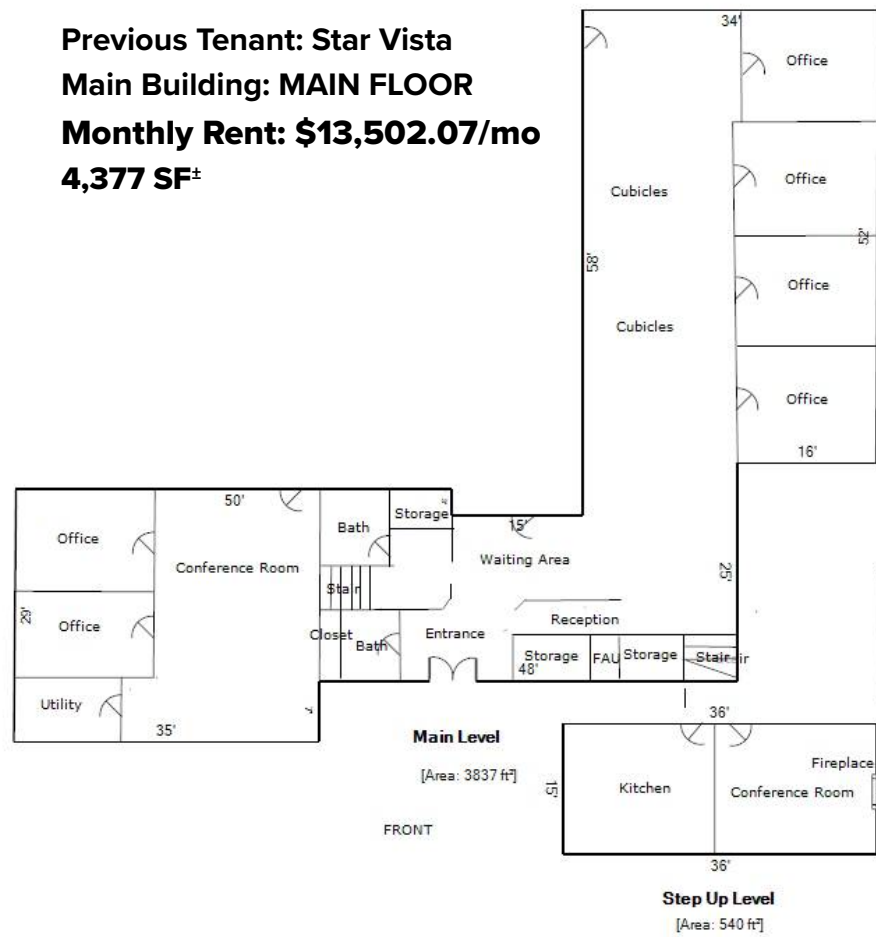


PROPERTY PHOTOS

BUILDING A (MAIN LEVEL)



Previous Tenant: Star Vista
Main Building: MAIN FLOOR
Monthly Rent: \$13,502.07/mo
4,377 SF±



BUILDING A (MAIN LEVEL)

PROPERTY PHOTOS

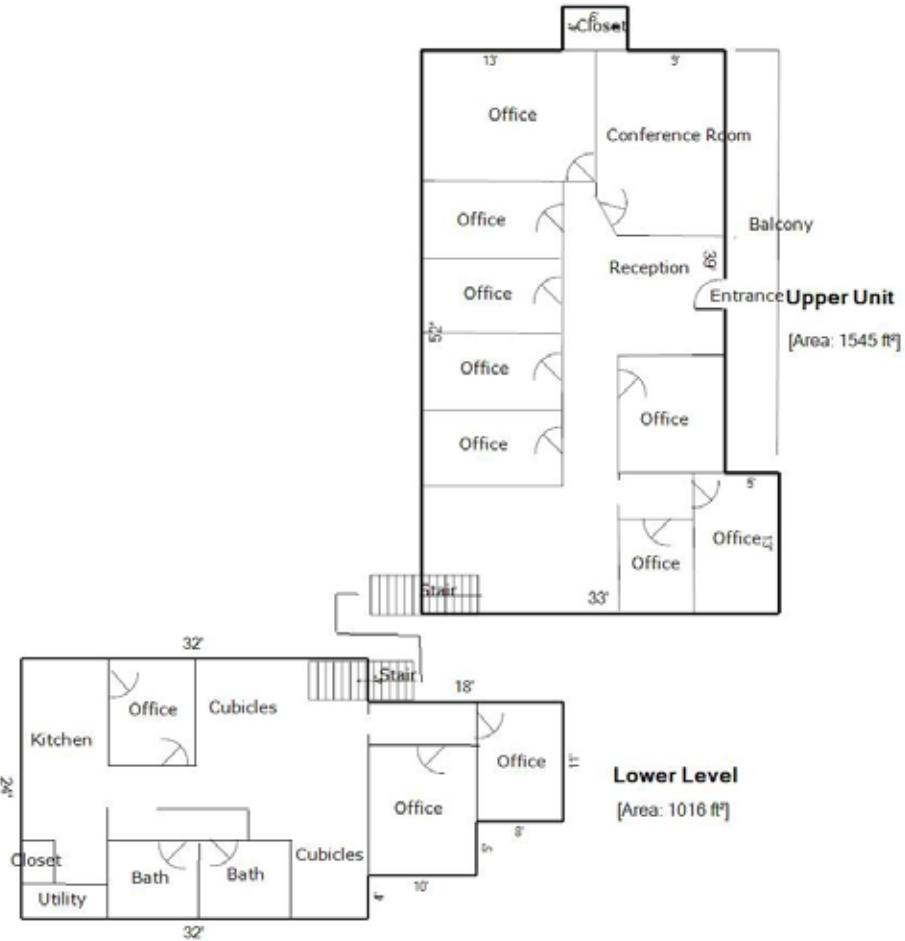








Previous Tenant: Star Vista
Main Building: UPPER FLOOR
Monthly Rent: \$7,699.83/mo
1,795 SF±







CALL STANLEY LO TODAY!

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