



For Sale

517 S. B Street, San Mateo, CA
±2,700 SF Free Standing Retail Building
Owner-User or Investment

AVISON
YOUNG



Presented by:

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Principal

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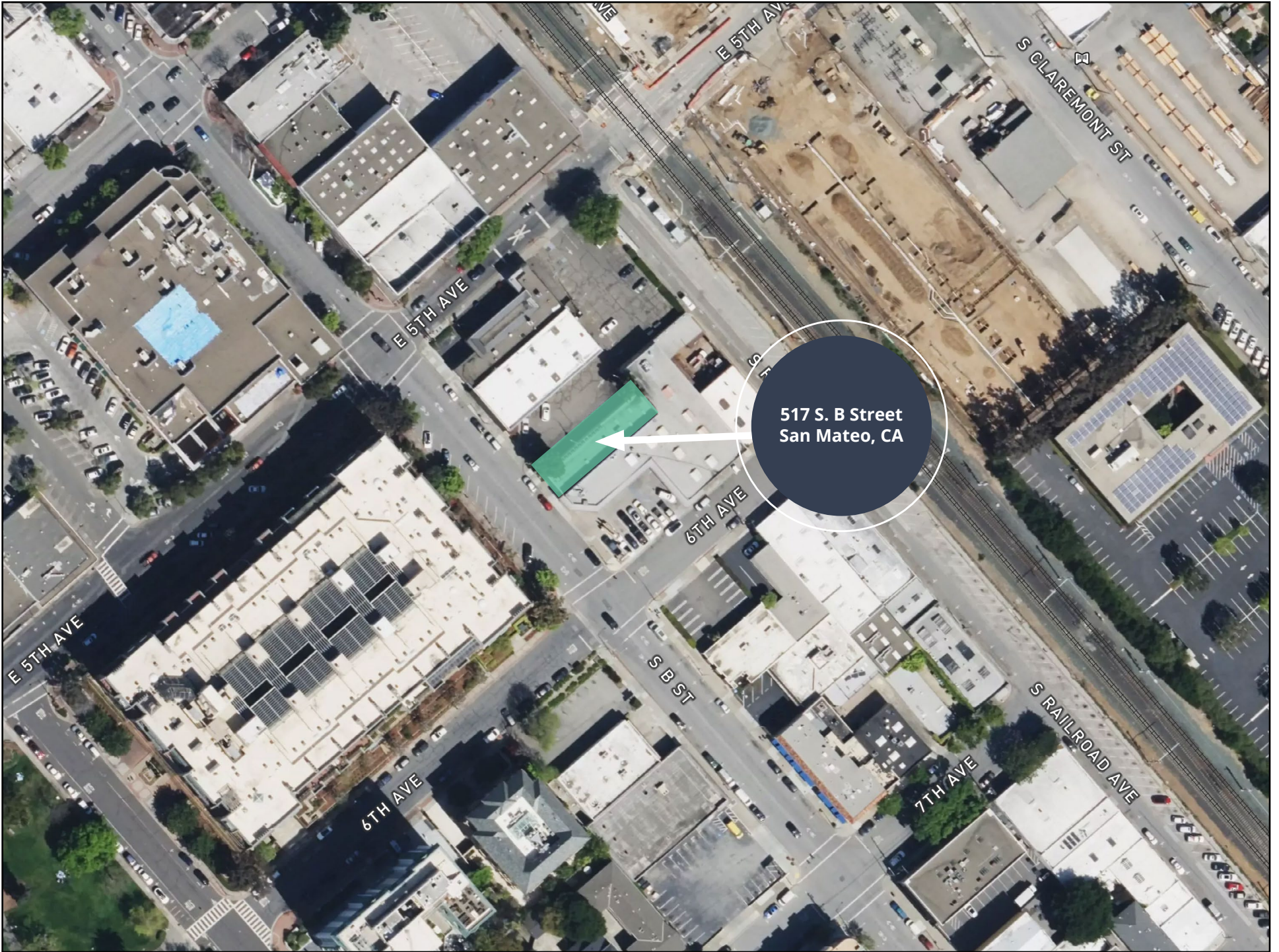
CA License # 00914232

**AVISON
YOUNG**

Property Details

Asking Price	\$2,450,000
Occupancy	Vacant at close of escrow
Building Condition	Excellent
Building Type	Free Standing Retail
Building Size	±2,700 Square Feet
Land Size	±2,750 Square Feet
Parking Stalls	Adjacent to large city lot
Parcel Number	034-191-030
Zoning	C1-3/R5 (Neighborhood Commercial)
Year Built	1955
Ceiling Height	10' clear height
Roll Up Doors	None
Electrical Meters	Single meter
Gas in Building	Yes
Fire Sprinklers	Yes
Security System	N/A
Floors	Single story building
Opportunity Zone	No





517 S. B Street
San Mateo, CA



Investment Highlights

- High-profile free-standing retail building
- Bonus unit of ±700 sf included for additional rental income
- Turn-Key convenience store (if desired)
- Fully permitted food preparation set up
- Type 1 venting hood, commercial stove, coolers included
- Surrounded by several new office complexes and apartment buildings
- Excellent small business opportunity
- Attractive store front facade
- Ideal for any retail, café, or culinary concept



Asking Price
\$2,450,000



Building Size
±2,700 sf



Land Size
±2,750 sf



Zoning
C1-3R5
(Neighborhood Commercial)



Zoning and allowed uses

([Click here for Permitted Use Chart](#))

Zoned C1-3/R5. Partial list of allowed uses as follows:

1. Grocery store, apparel, drug store, hardware, furnishings
2. Daycare center
3. Family Day Care (14 or fewer)
4. Bakery/Delicatessen/restaurant
5. Private education
6. Medical & Dental (Additional regulations apply)
7. Animal Grooming-no overnight boarding/pet shops
8. Barber shop and hair salon
9. Dry Cleaners, iwth customer service areas
10. Business office (Executive/professional/real estate/travel)
11. Health Studio and Spa
12. Laundromat

Included in this offering:

1. Existing building and land
2. Current business (if desired)
3. Existing liquor license
4. All refrigerators
5. All display coolers
6. High quality Imperial commercial stove/oven
7. Type 1 venting hood
8. All furniture on premises

What's not included in this offering:

1. Inventory is not included in the sale, but can be purchased separately from owner.

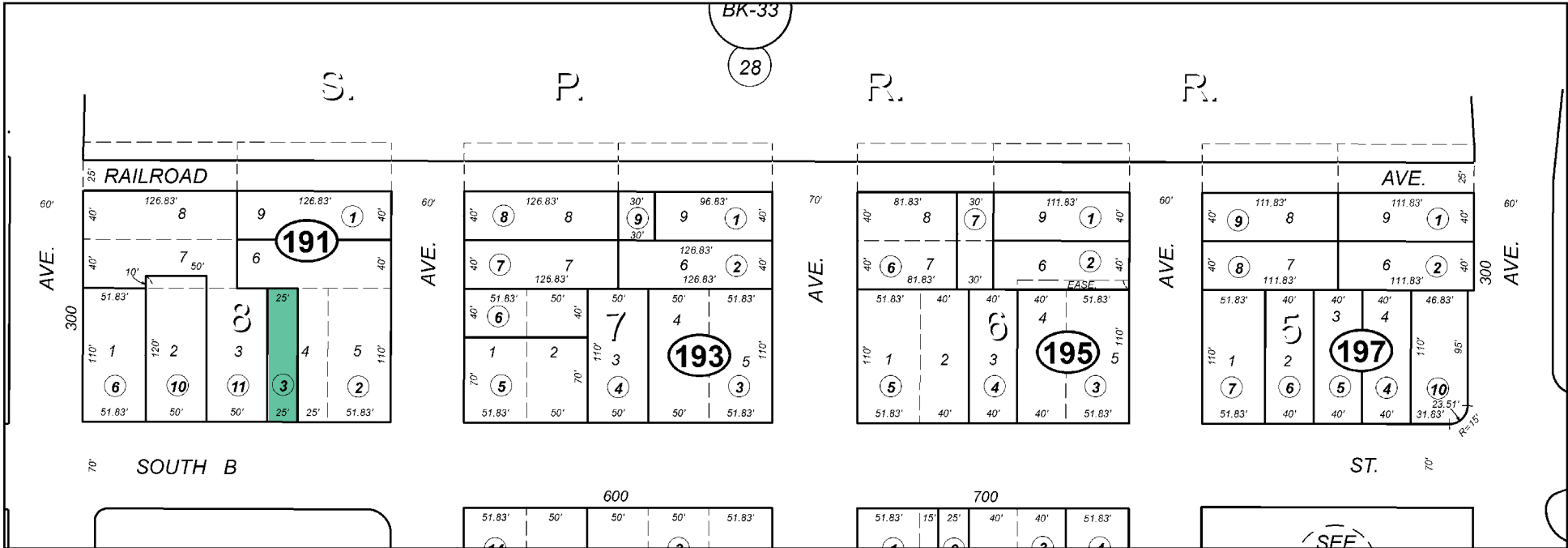




Bonus Space: In addition to the main retail area there is a bonus unit of approximately ± 700 square feet which was previously leased to a chiropractor. The space is move-in-ready condition and has a reception area, and 6 private treatment rooms (or offices). The expected rent for this space is \$3,200 MG per month. The unit is separately metered for electricity.



Parcel Map



CENTRAL MARKET

AMERICAN & VIETNAMESE FOOD

BUD LIGHT
SELTZER

5
7

A

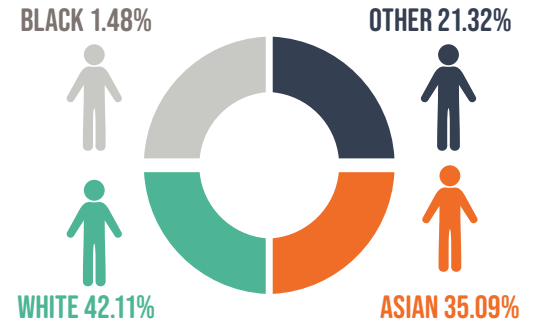
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Demographics

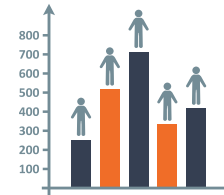


MEDIAN AGE
40
MEDIAN HOME VALUE
\$1,127,288

POPULATION BY RACE



HOUSEHOLDS **88,621**



AVERAGE HH INCOME
\$178,842

Average Household Size: **2.50**

Owner Occupied Housing Units: **48,265**

Renter Occupied Housing Units: **40,356**

Median Household Income: **\$155,071**

	1 Mile	3 Mile	5 Mile	
Population	2029 Projection	35,149	133,036	223,739
	2022 Estimate	36,777	138,953	234,308
	2010 Census	38,361	143,750	245,383
	Growth 2020-2025	-4.43%	-4.26%	-4.51%
	Growth 2010-2020	-4.13%	-3.34%	-4.51%

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EXCLUSIVE ADVISORS

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