

RETAIL SPACES FOR LEASE

±1,095-4,022 SF

STATION PARK GREEN

SWC S DELAWARE ST & CONCAR AVE, SAN MATEO, CA



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ESSEX

STATION PARK GREEN



PROPERTY

HIGHLIGHTS



New mixed-use development including 599 apartments ±22,000 SF of retail space and ±7,000 SF of office space.



Transit-oriented development built around the Hayward Park Caltrain Station.



Directly adjacent to 400/450 Concar, new office development with ±305,000 SF class-A space.



Dedicated retail parking garage with 46 spaces, in addition to 20 dedicated office stalls and an additional 47 open stalls throughout the project as well as short term bicycle parking.



Retail & Office space complete and ready to deliver in shell condition.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	32,445	176,685	255,142
Avg. HH Income	\$202,239	\$224,322	\$232,584
Daytime Population	42,784	193,487	300,528

TRAFFIC COUNTS

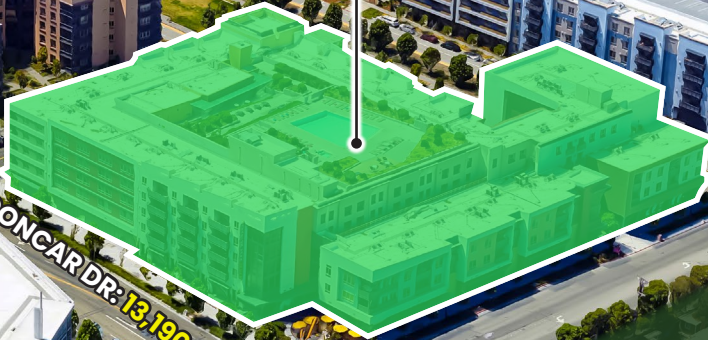
Hwy 92	113,400 ADT
S Delaware St	14,690 ADT
Concar Dr	13,190 ADT

Source: 2024 Esri.

PROPERTY HIGHLIGHTS



STATION PARK GREEN
San Mateo, CA



HWY 92: 113,400 ADT

CONCAR DR: 13,190 ADT

S DELAWARE ST: 14,690 ADT

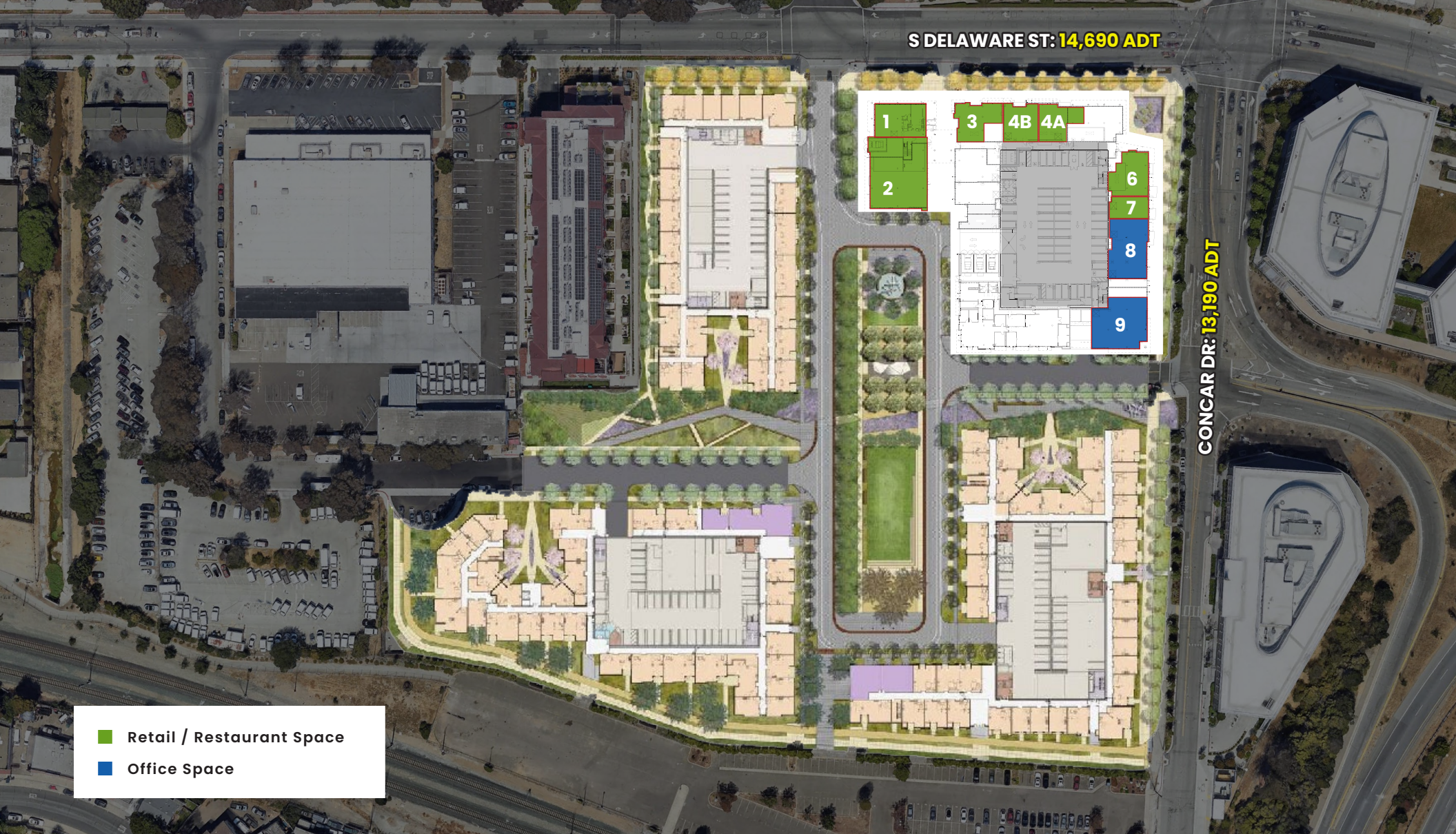
KEY

TRAFFIC DRIVERS

Centrally located at the intersection of Hwy 101 and 92 in San Mateo, 400|450 Concar provides tenants with a rich amenity base adjacent to Station Park Green with 35,000 SF of Class-A retail / commercial space, access to Caltrain and a unique opportunity for highway-oriented tenant signage.

- » 305,000 SF Class-A Office Complex
- » Fully Leased to Snowflake and WeWork
- » Secured Garage Parking

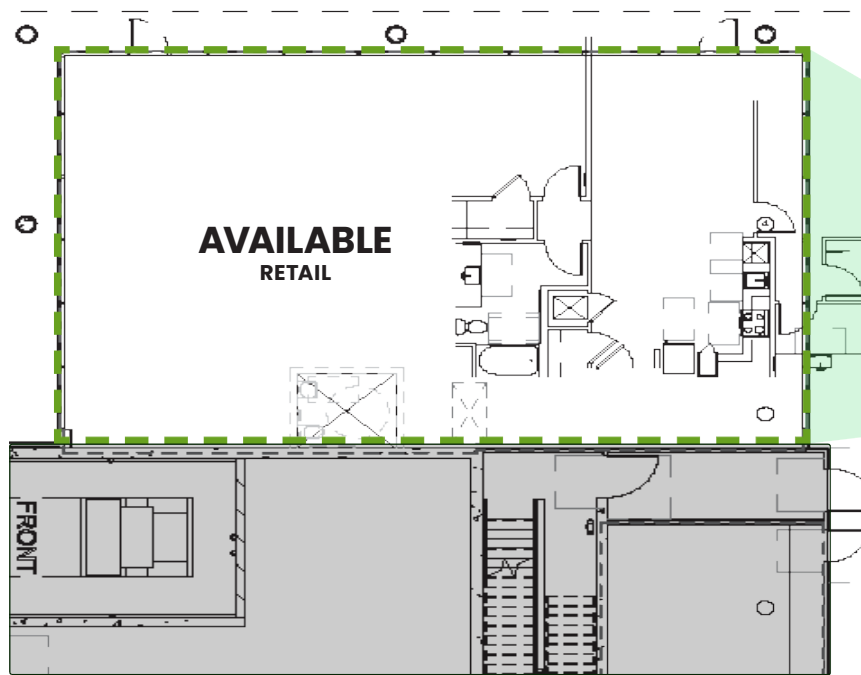
FULL PROPERTY SITE PLAN



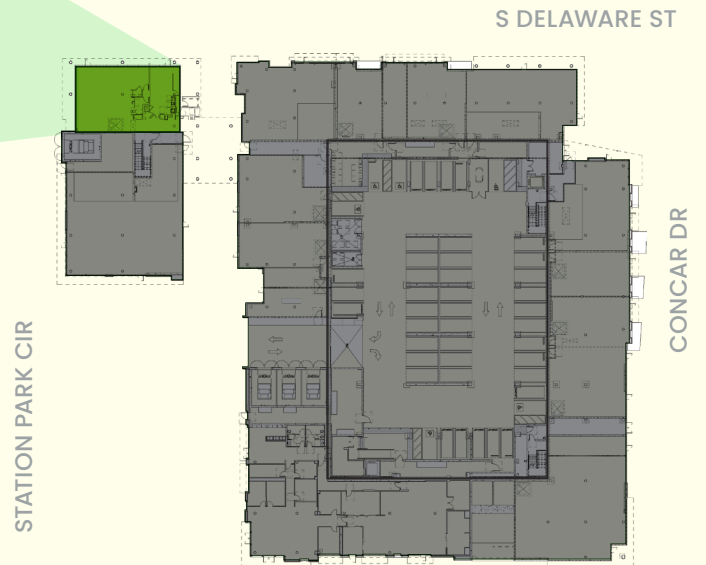
■ Retail / Restaurant Space
■ Office Space

FLOOR PLAN

SUITE 1



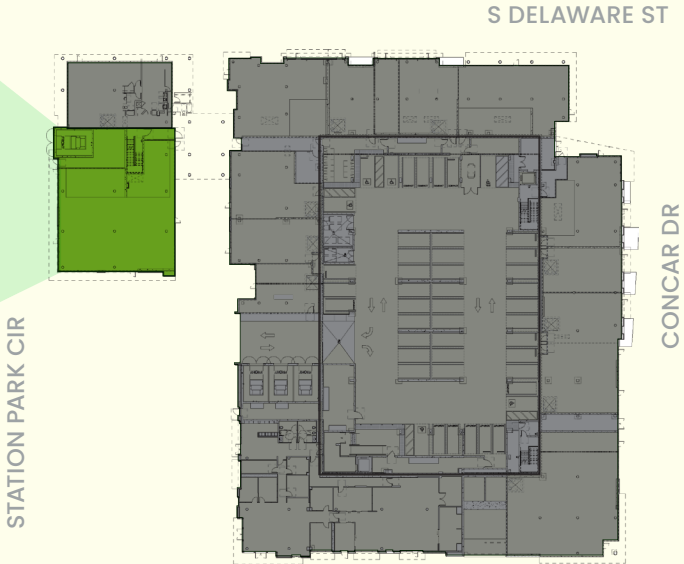
±2,330 SF



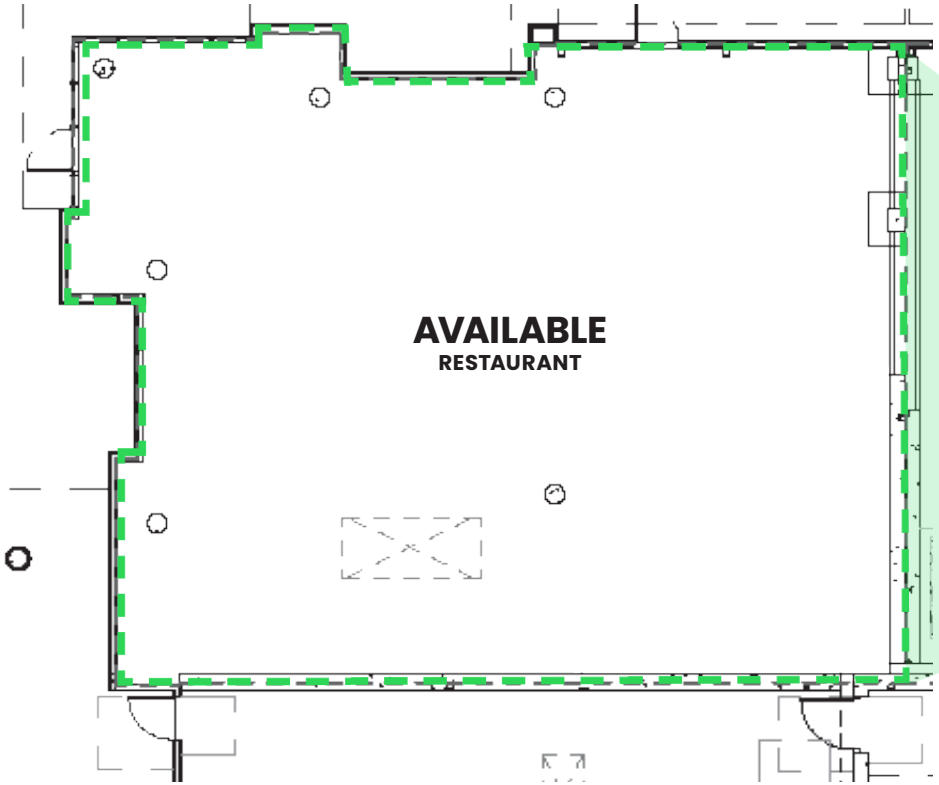
FLOOR PLAN
SUITE 2



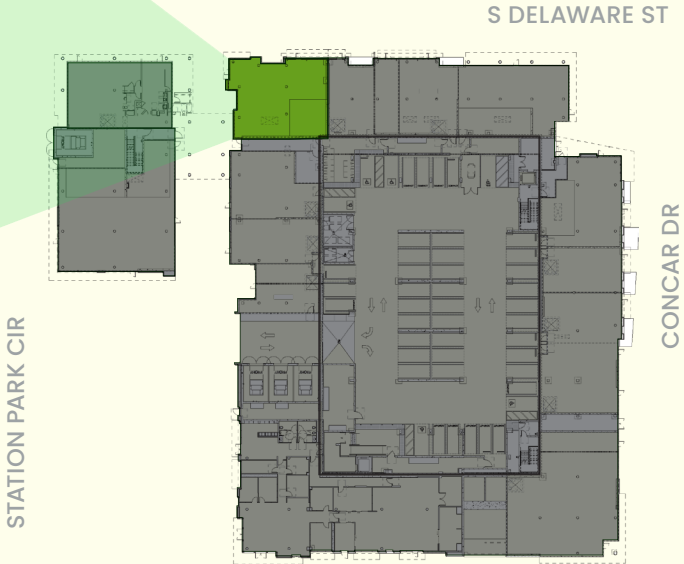
±4,022 SF



FLOOR PLAN
SUITE 3

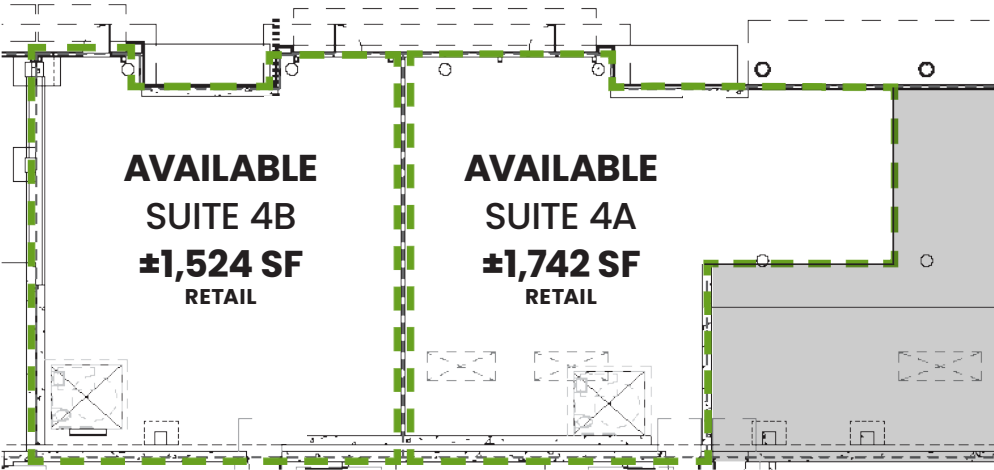


±2,268 SF



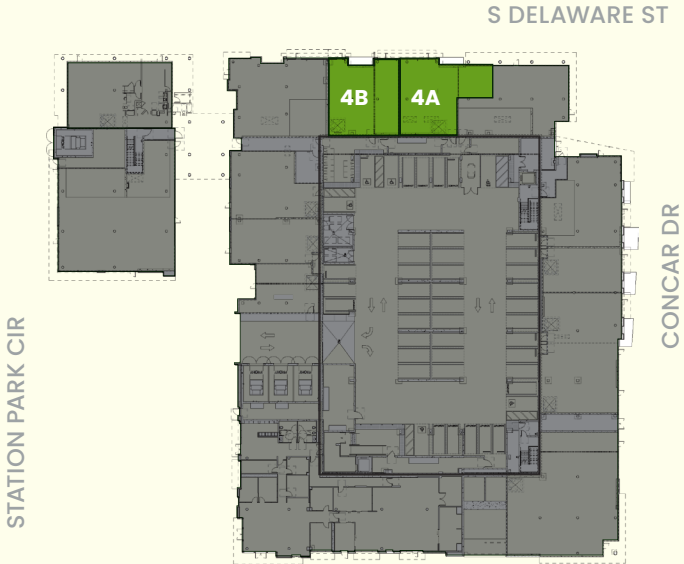
FLOOR PLAN

SUITE 4A & 4B

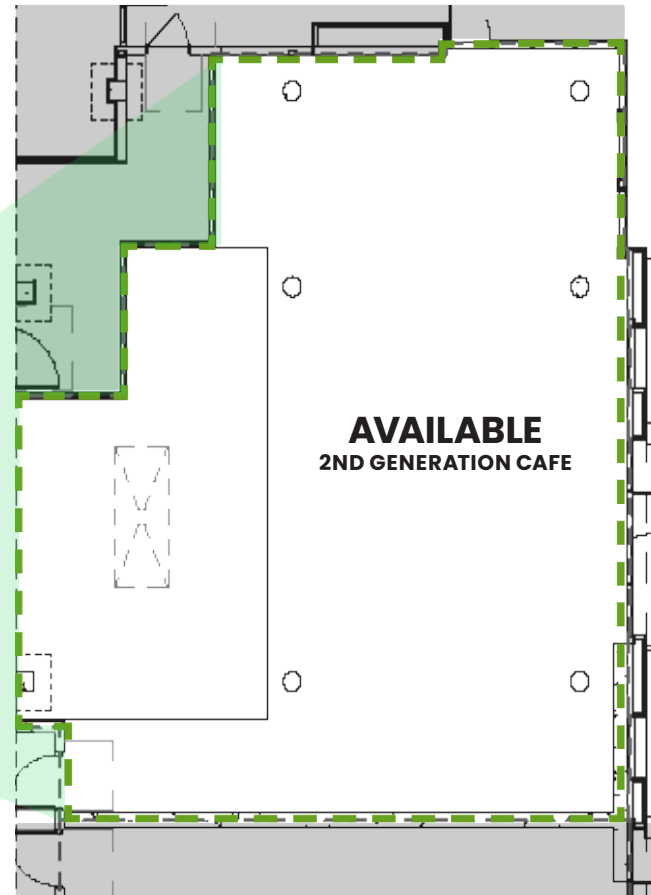
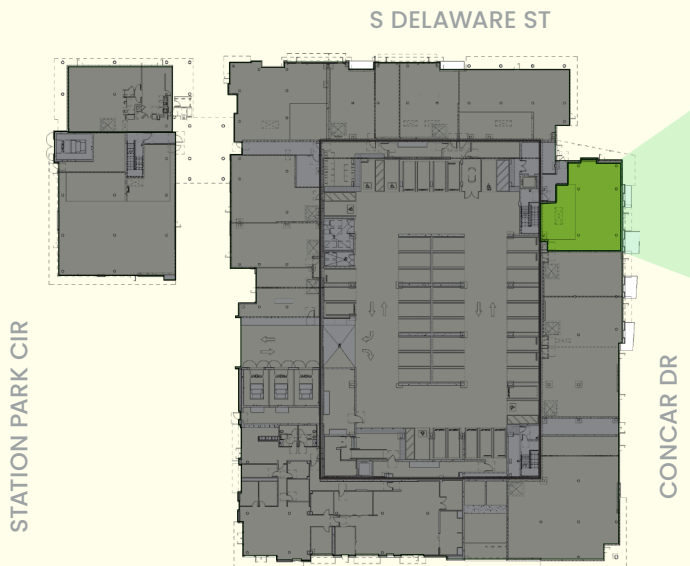


CAN BE COMBINED FOR A TOTAL OF
±3,266 SF

COMBINED TOTAL
±3,266 SF



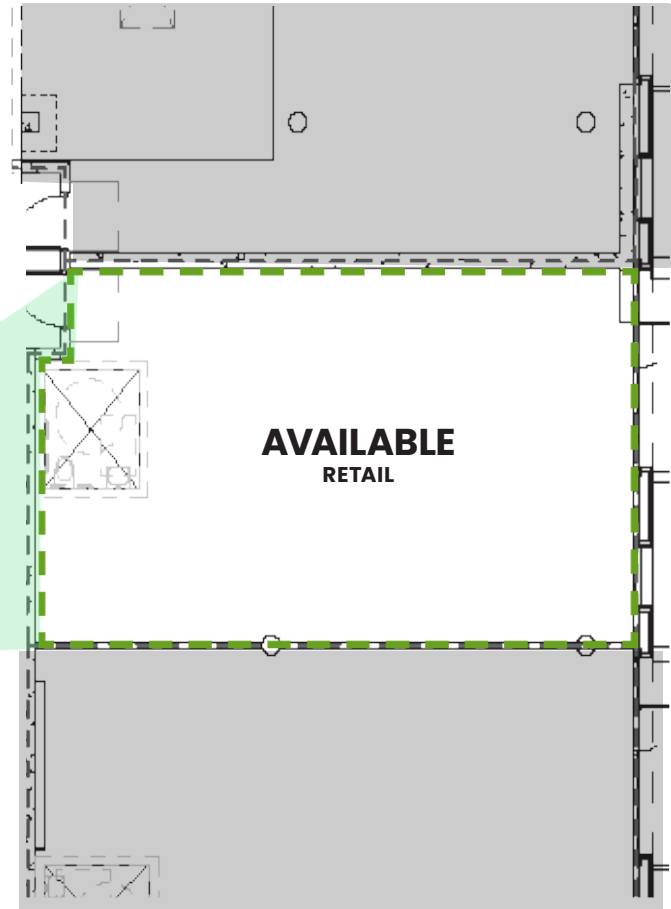
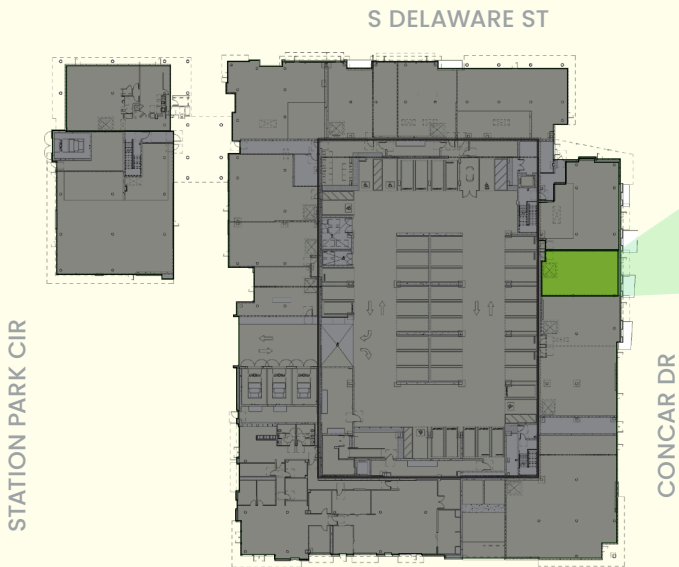
FLOOR PLAN
SUITE 6



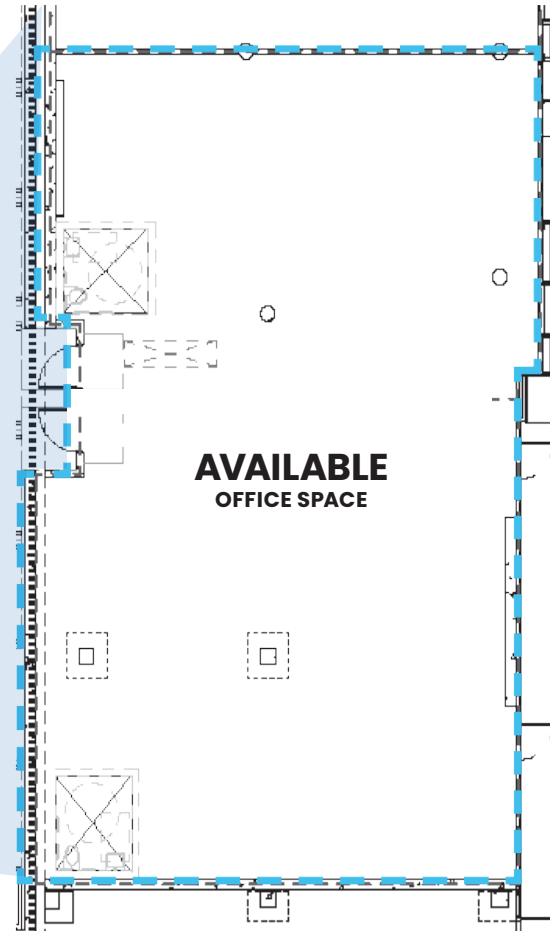
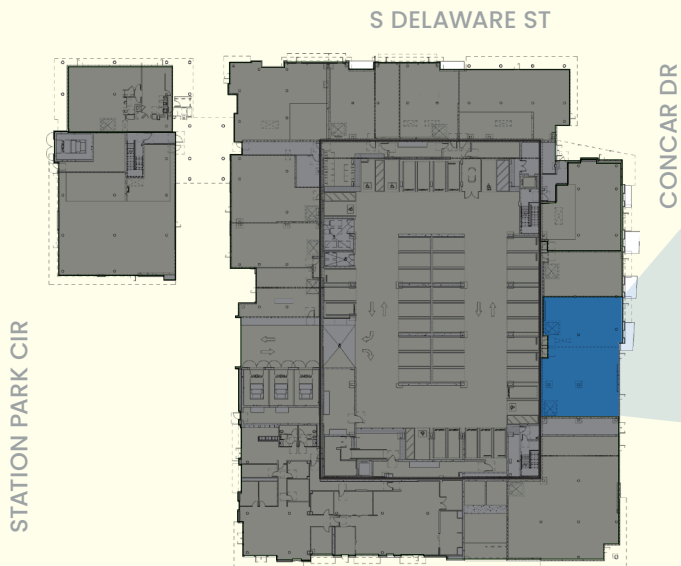
FLOOR PLAN
SUITE 7



±1,095 SF



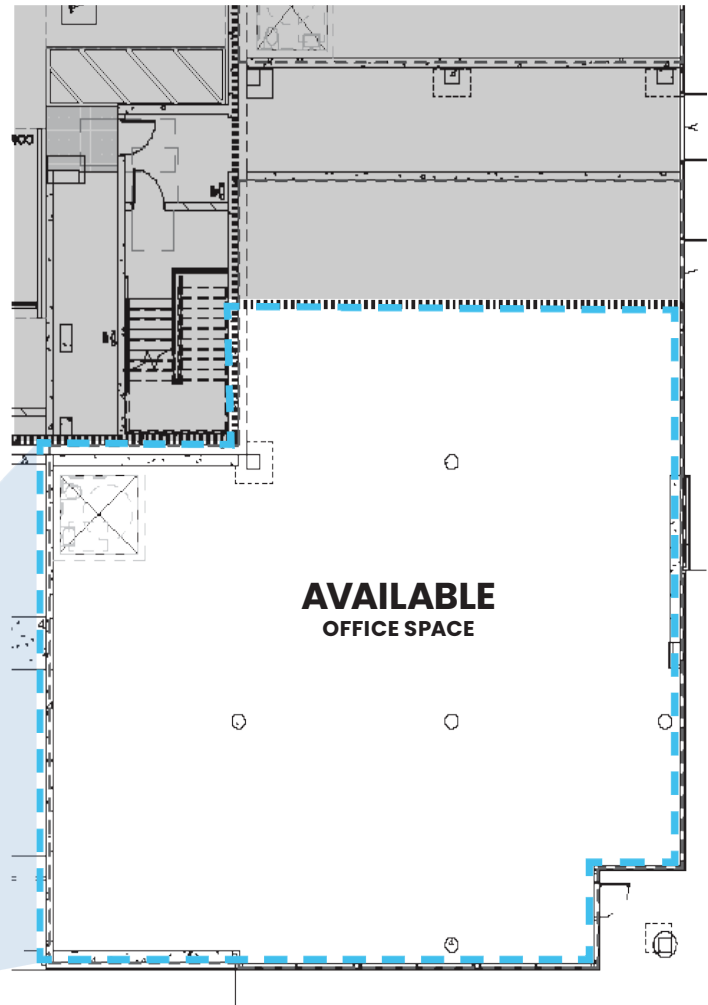
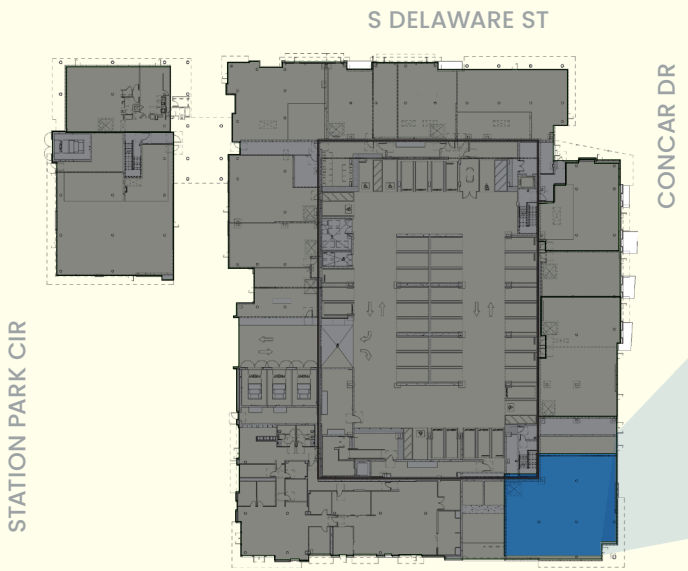
FLOOR PLAN
SUITE 8



FLOOR PLAN
SUITE 9



±3,842 SF



TRADE AREA AERIAL

CINEMARK

EQUINOX

San Mateo

SAFEGWAY

BOREL SQUARE

FITNESS CVS

LAURELWOOD SHOPPING CENTER

Jamba PIAZZA'S FINE FOODS RITE AID
ROUND TABLE PIZZA ROTARY brothers cafe

92

CRYSTAL SPRINGS

SAFEGWAY CVS

HILLSDALE REGIONAL MALL

TRADER JOE'S NORDSTROM The Cheesecake Factory
macy's BARNES & NOBLE FOREVER 21
GAP FACTORY UNI QLO See's CANDIES PANDA EXPRESS
H&M STARBUCKS VANS

Guitar Center
OLD NAVY
BARNES & NOBLE

CARLMONT VILLAGE - SHOPPING CENTER

Lupard's Starbucks Jamba Salsarini The Tavern
ACE Hardware Chevron BR Baskin Robbins SUBWAY

82

Belmont

EA ELECTRONIC ARTS

Chavez Supermarket

BRIDGEPOINTE SC
TARGET THE HOME DEPOT WORLD MARKET
BED BATH & BEYOND Marshalls COSTCO WHOLESALE
Toys R Us PETCO ULTA

COSTCO WHOLESALE

BEACH PARK PLAZA
Denta Ramen Sweet Basil
AKISU SUSHI Bar & Grill Bellini Bistro Italian Cuisine

STATION PARK GREEN
San Mateo, CA

Foster City

PARKSIDE PLAZA
Smart & Final PET CLUB FOOD AND SUPPLIES Office DEPOT

SAN MATEO COMMONS
TRADER JOE'S ROSS DRESS FOR LESS
TJ-maxx RITE AID

THE MARKETPLACE
SAFEGWAY CVS

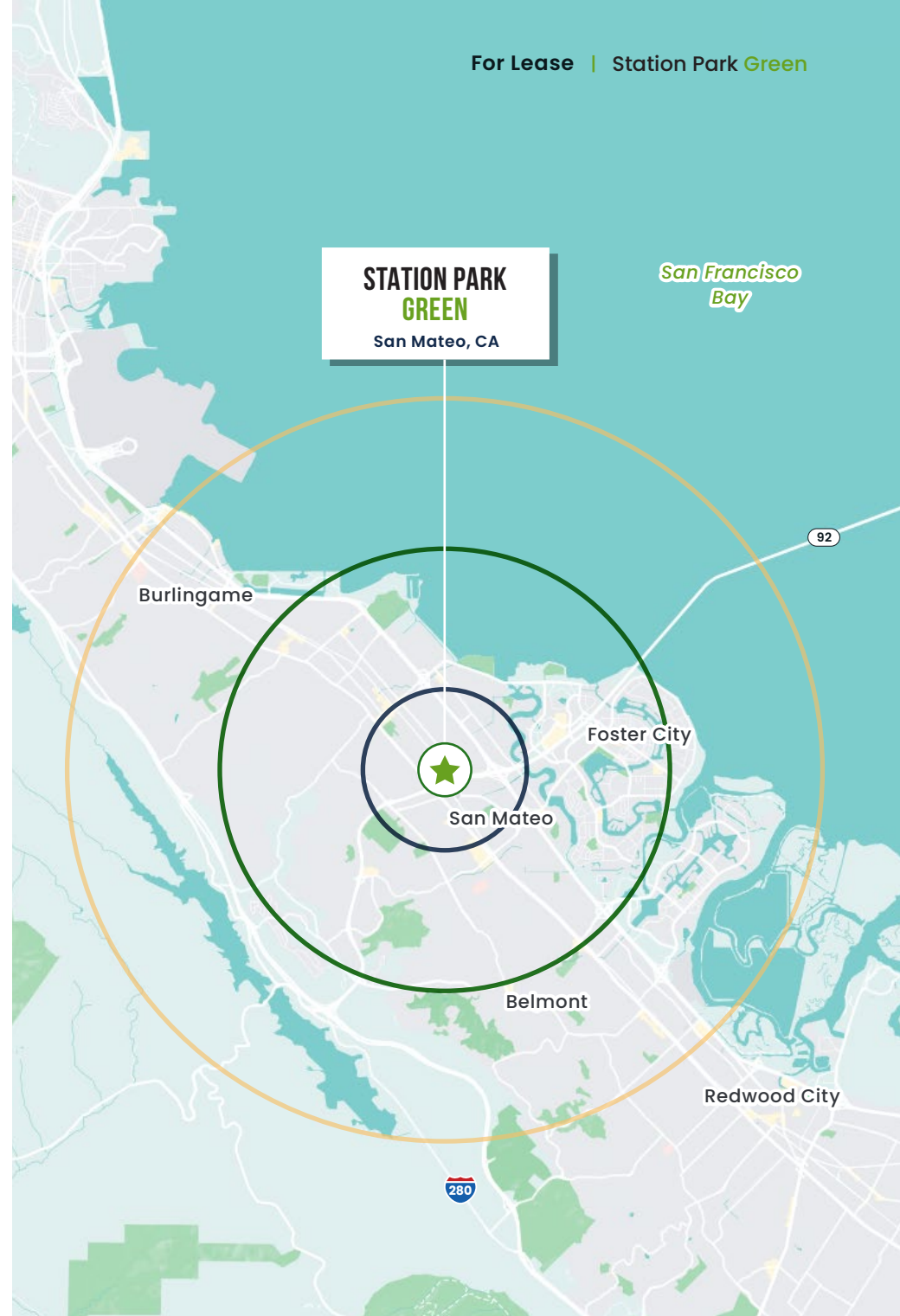
THE MARKETPLACE AT REDWOOD SHORES
NOB HILL FOODS POSTAL ANNEX YOUR HOME OFFICE Starbucks
PIZZA HUT GH GRILLHOUSE Ojangetheory FITNESS
Mendocino Farms FIVE GUYS AMIGOS

Walgreens

DEMOGRAPHICS

RADIUS MAP

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
2029 Total Population (Estimated)	33,279	180,644	261,431
2024 Total Population	32,445	176,685	255,142
Total Daytime Population	42,784	193,487	300,528
Median Age	39.0	39.8	40.4
Total Households	12,337	66,197	95,931
Housing Units	13,027	69,885	98,629
Total % Owner Occupied Housing Units	44.9%	50.3%	52.5%
Total % Renter Occupied Housing Units	49.8%	44.4%	42.4%
Average Household Income	\$202,239	\$224,322	\$232,584
Median Household Income	\$151,863	\$165,794	\$173,509
Per Capita Income	\$76,890	\$84,090	\$87,468
Population 25+ yr	28,815	128,678	184,612
% Population 25+ yrs & Some College	13.0%	11.6%	11.1%
% White Collar Occupations	76.0%	79.4%	81.6%
% Blue Collar Occupations	11.2%	9.7%	8.3%
Average Household Size	2.58	2.64	2.63



DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2024)	5 MINS	7 MINS	10 MINS
2029 Total Population (Estimated)	50,488	119,008	213,099
2024 Total Population	49,279	115,717	207,913
Total Daytime Population	77,273	157,152	271,033
Median Age	38.9	39.0	39.6
Total Households	19,202	43,714	78,435
Housing Units	20,330	46,134	82,755
Total % Owner Occupied Housing Units	45.7%	46.7%	49.1%
Total % Renter Occupied Housing Units	48.8%	48.1%	45.7%
Average Household Income	\$214,646	\$214,058	\$223,996
Median Household Income	\$159,451	\$158,155	\$165,554
Per Capita Income	\$82,889	\$80,467	\$84,663
Population 25+ yrs	36,153	84,683	151,788
% Population 25+ yrs & Some College	12.5%	12.0%	11.6%
% White Collar Occupations	78%	77.7%	79.5%
% Blue Collar Occupations	10.2%	10.3%	9.5%
Average Household Size	2.53	2.59	2.58



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