

18-20 EAST 25TH AVENUE
SAN MATEO, CA 94403

RETAIL/OFFICE BUILDING
FOR SALE

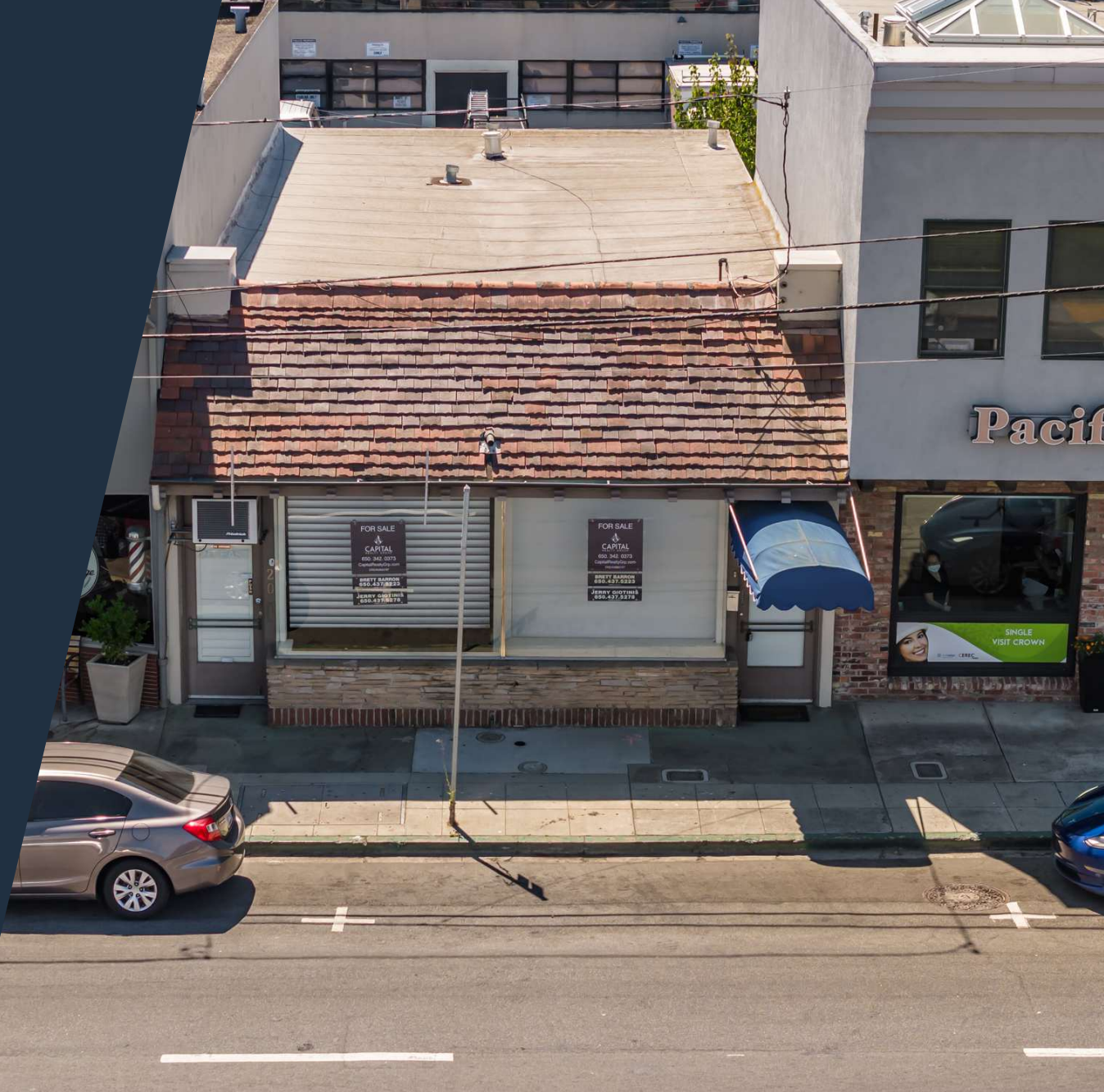
FOR MORE INFORMATION, PLEASE CONTACT

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

JUST LISTED! Capital Realty Group is pleased to present this free-standing retail/office owner/investor opportunity. This commercial duplex has separate meters & exclusive double tandem parking in rear of building. A few steps away from El Camino Real, this property experiences heavy foot & car traffic for optimal advertising and business exposure. Asking \$865 per square foot

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	2,515 SF
Building Size:	1,445 SF

PROPERTY HIGHLIGHTS

- - 1,445 SF building
- - 2 units (can be combined)
- - Prime location in San Mateo
- - High visibility
- - Ample foot traffic
- - Dedicated parking
- - Proximity to public transportation
- - Established neighboring businesses
- - Prominent signage opportunity

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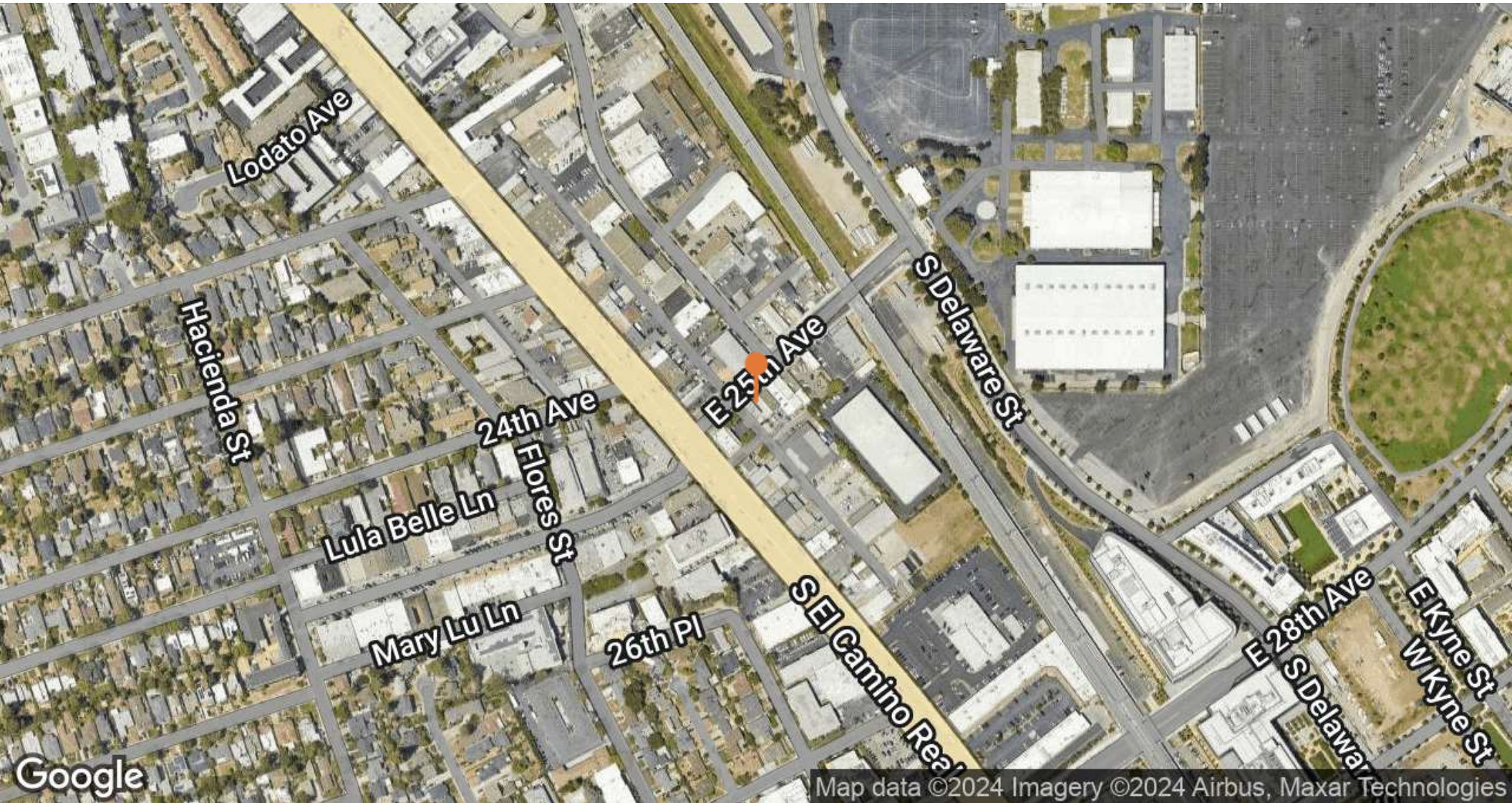
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LOCATION MAP



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-CAPITAL-
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ADDITIONAL PHOTOS



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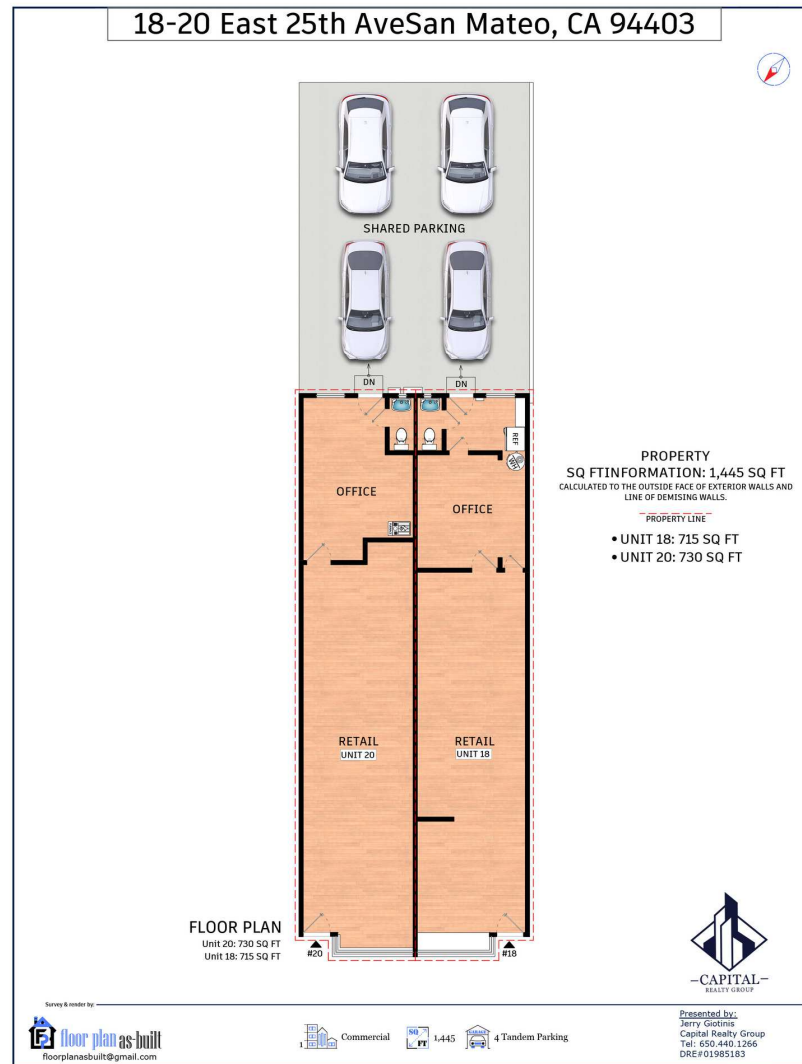
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FLOOR PLANS



The overall presentation style is subject to copy right. All measurements are approximate & individuals should rely on their own information.

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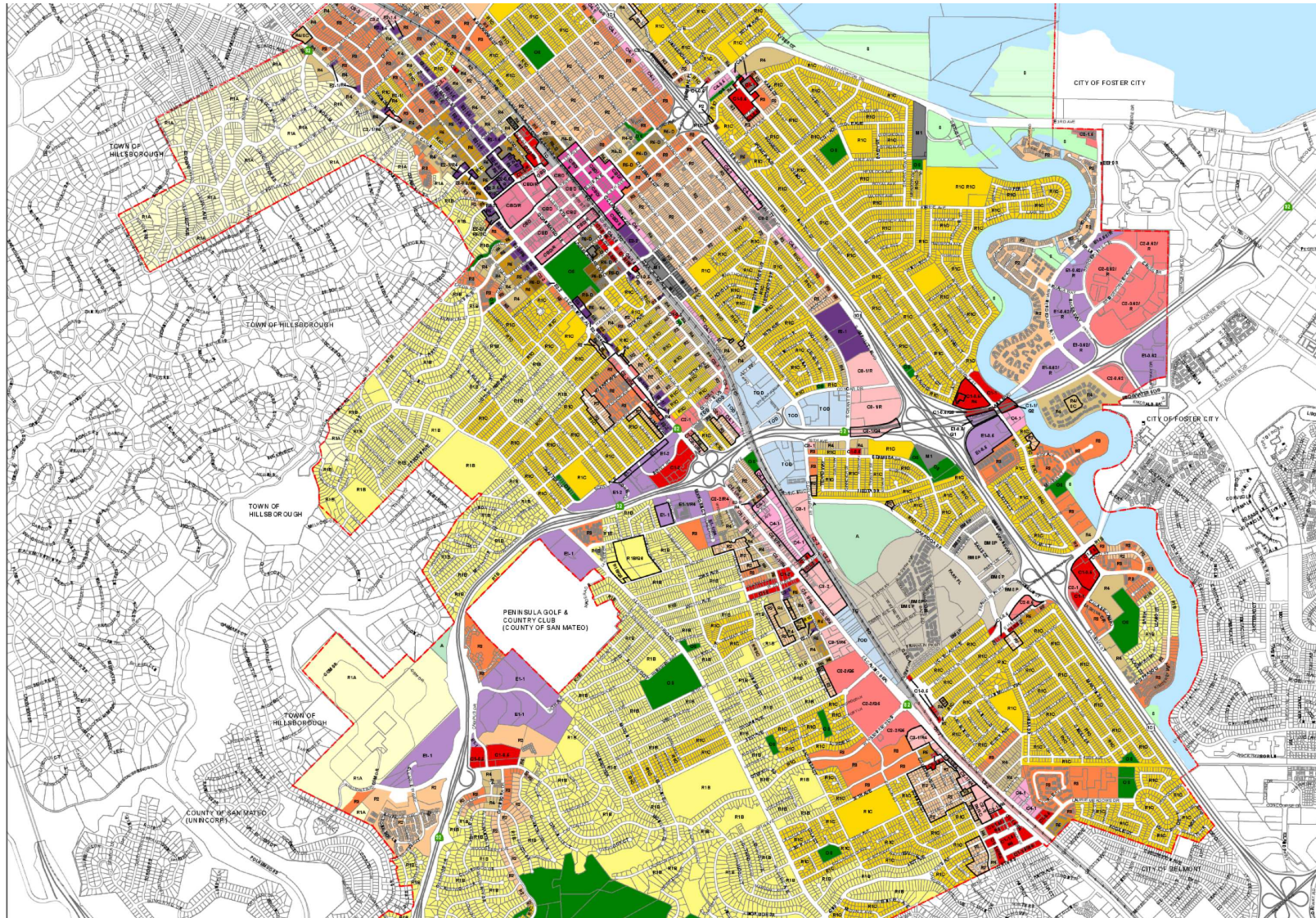
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AERIAL MAP



LEGEND
Zoning Districts

See text on map for complete Zoning District

- C1- Neighborhood Commercial
- C2- Regional/Community Commercial
- C3- Regional/Community Commercial
- C4- Service Commercial
- CBD- Central Business
- CBD/S- Central Business Support
- E1- Executive Park
- E2- Executive Offices
- M1- Manufacturing
- R1A- One Family Dwelling "A"
- R1B- One Family Dwelling "B"
- R1C- One Family Dwelling "C"
- R2- Two Family Dwellings
- R3- Multiple Family Dwellings (Med. Density)
- R4- Multiple Family Dwellings (High Density)
- R5- Multiple Family Dwellings (High Density)
- R6-D- Multiple Family Dwellings Downtown
- A- Agricultural
- OS- Open Space
- S- Shoreline
- BMSP- Bay Meadows Specific Plan
- TC- Transportation Corridor
- TOD- Transit Oriented Development

Overlay Districts Noted on Map:
IOC- Qualified

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