

**FOR SALE - San Mateo Office Bldg.
630 N. San Mateo Drive
6.20% Cap Rate - 10 Year Lease**

PRICE: \$12,750,000

- ★ Fully Leased Investment
- ★ 10 Year Term
- ★ High Quality Tenant
- ★ 17,398 Sq.Ft.
- ★ 40 Car Parking

**RENOVATION ALMOST
COMPLETE**

NEWMARK

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PROPERTY DETAILS


Price:	\$12,750,000
Tenant:	Avalon Academy
Lease Term:	10 years Beginning Approx. June 1, 2024
Rent:	\$3.75 NNN with 3% Annual Increases
Cap Rate:	6.2%+*
Building Size:	Approx. 17,398 Sq. Ft.
Parking On-Site:	36 Stalls (16 Covered)
Existing Build-out:	School/Office Space
APN:	032-161-150
Lot Size:	26,266 Sq. Ft. (.60 Acres)
Year Built:	1961
Year Renovated:	2023-2024
Zoning:	E2-1.5

*The rent may be adjusted higher due to amortization of additional LL TI contribution.

PROPERTY HIGHLIGHTS

 Rare Opportunity to Own a Well Located, Fully Leased Office Building in San Mateo with Plentiful On-Site Parking

 Excellent Tenant on a Long-Term Lease

 Great Location- Close to the downtowns of Burlingame & San Mateo, CalTrain, SFO, and Highway 101

 About Avalon Academy
<https://www.theavalonacademy.org/>



Previous Exterior

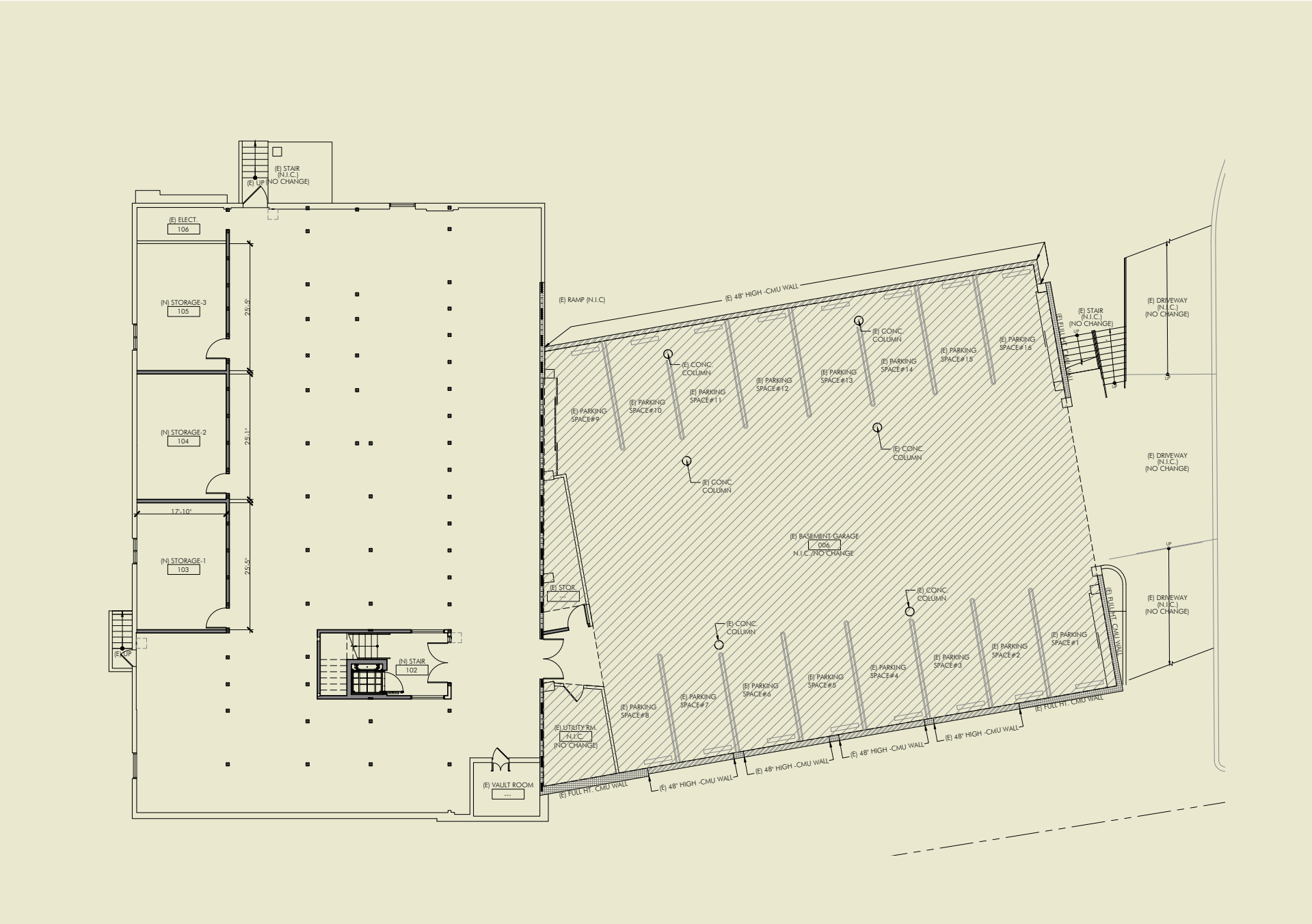


Complete Renovation Underway

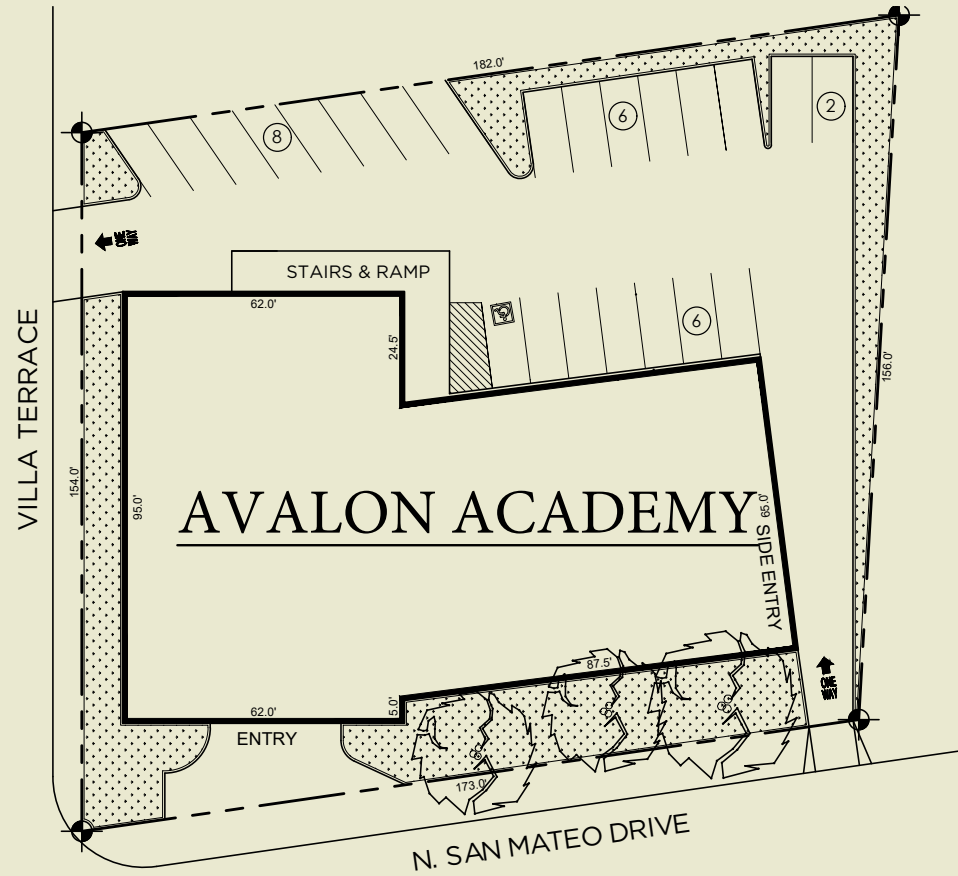
AERIAL VIEW



FLOOR PLAN - GROUND FLOOR



SITE MAP WITH PARKING



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