



TRUE MIXED-USE PROPERTY IDEAL FOR OWNER-USER OR INVESTOR

1222-1238 S EL CAMINO REAL, SAN MATEO, CA

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

INVESTMENT
SUMMARY

03

FINANCIALS

04

LOCATION
OVERVIEW

*Exclusively
listed by*

JOHN MCLELLAN

Executive Vice President, Shareholder
415.418.9880
john.mclellan@kidder.com

LIC N° 01869489

MARK MELBYE

Executive Vice President, Shareholder
650.333.5174
mark.melbye@kidder.com

LIC N° 01006214

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

RARE INVESTMENT OPPORTUNITY IN A HIGH-DEMAND SAN MATEO LOCALE

1222-1238 El Camino Real offers a unique opportunity for immediate cash flow through existing short-term leases, while also offering exceptional flexibility for an owner-user seeking to establish a clear and strategic path to future occupancy.

THE OPPORTUNITY

This true mixed-use property—featuring a well-balanced combination of retail, office, and residential components—demonstrates strong resilience across all market cycles. Its diversified income stream not only enhances long-term financial stability but also insulates the asset from broader economic fluctuations.

1222-1238 El Camino Real is strategically located in the heart of San Mateo, with prominent visibility along El Camino Real, the property holds strong appeal for a wide range of tenants. This is underscored by its current vacancy rate of 4%—a figure that stands significantly below the citywide average, further highlighting the strength and desirability of this asset.



±20,000 SF
BLDG SIZE



16,814 SF
LOT SIZE



MULTI
TENANCY



TWO
STORIES



5 PARKING
SPACES



034-382-410
PARCEL #



C2-1/R4
ZONING

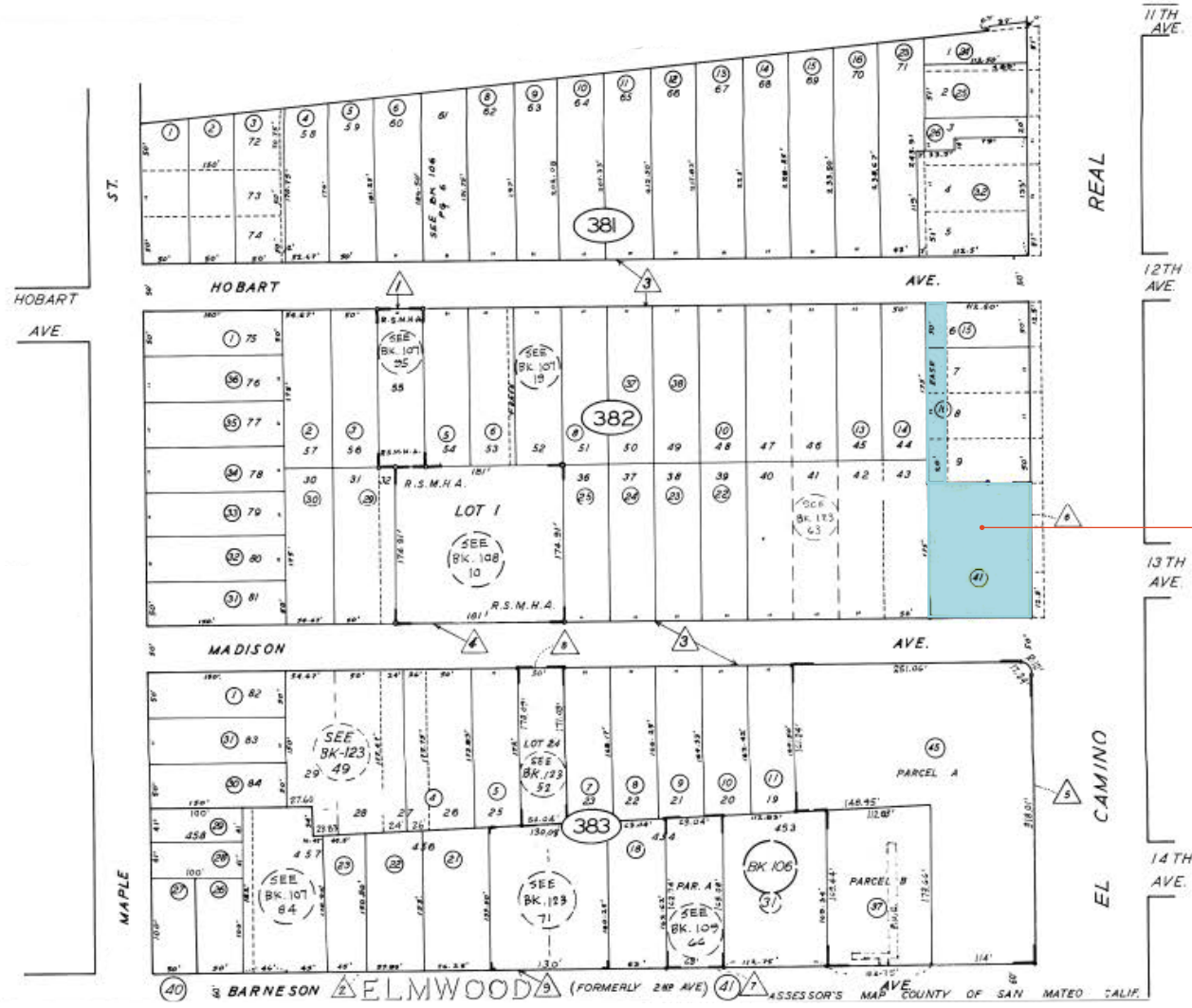


\$8,000,000
SALE PRICE

EXECUTIVE SUMMARY



PARCEL MAP



SITE PLANS ARE NOT TO SCALE

INVESTMENT HIGHLIGHTS

Ample Street Frontage

Boasting exceptional street presence with approximately ± 150 feet of frontage on high-traffic S El Camino Real, offering prime visibility in central San Mateo.

Mixed-Use Property Type

An exceptional mixed-use opportunity encompassing all three pillars of urban functionality: Retail, Residential, and Office – all in one cohesive footprint.

Excellent Freeway Access

Perfectly connected location with quick and easy access to HWY 101, 92, and 280 – a commuter-friendly hub in the heart of the Peninsula.





RENT ROLL

COMMERCIAL UNITS

Address	Tenant	Use	Square Feet	RENTAL RATES		Lease Structure	Lease Expiration
				Monthly	Annually		
10 Madison Ave	Scherzo Piano Corp.	Music School	±3,500	\$5,700.00	\$68,400.00	MG	2/28/2027
1222 S ECR	Crystal Cove Spa	SPA	±2,094	\$5,700.00	\$68,400.00	MG	3/31/2029
1224 S ECR	Vacant	Retail	±822	\$0.00	\$0.00	FS	N/A
1226 S ECR	Ironwood Hair Company	Hair Salon	±900	\$2,700.00	\$32,400.00	FS	12/31/2025
1228 S ECR	Artisan Salon	Hair Salon	±784	\$2,230.00	\$26,760.00	FS	3/31/2026
1234 S ECR	Truffle Poké Bar	Restaurant	±5,000	\$4,981.60	\$59,779.20	MG	10/31/2025
1236 S ECR	Raymond's Sourdough Bread	Bakery	±4,500	\$5,000.00	\$60,000.00	MG	MTM
RESIDENTIAL UNITS							
1222-A S ECR		Apartment 1 Bed 1 Bath	±600	\$1,000.00	\$12,000.00	FS	7/31/2026
1222-B S ECR		Apartment 1 Bed 1 Bath	±600	\$1,400.00	\$16,800.00	FS	7/31/2026
1232-A S ECR		Apartment 1 Bed 1 Bath	±600	\$1,500.00	\$18,000.00	FS	MTM
1232-B S ECR		Apartment 1 Bed 1 Bath	±600	\$1,600.00	\$19,200.00	FS	MTM
TOTAL			±20,000 SF	\$31,811.60	\$381,739.20		

SAN MATEO'S MARKET DRIVEN BY INNOVATION

San Mateo County was formed in April 1856 out of the southern portion of then-San Francisco County with a population of fewer than 5,000 people and little in the way of commerce. Today, more than 764,000 people call San Mateo County home and it stretches the boundary of Silicon Valley northward. Innovation thrives here in industries including bioscience, computer software, green technology, hospitality, financial management, health care, education and transportation. The County prides itself on how that prosperity fosters its commitment to protecting and enhancing the health, safety, welfare and natural resources of the community.

Within its 455 square miles bordered by the Pacific Ocean to the west and San Francisco Bay to the east, the County is known for its mild climate and scenic vistas. Nearly three quarters of the county is open space and agriculture remains a vital contributor to our economy and culture.

Source: smcgov.org

NOTABLE DEMOGRAPHICS

+21K

OF BUSINESSES

+385K

TOTAL EMPLOYEES

+765K

POPULATION

+265K

TOTAL
HOUSEHOLDS






















44

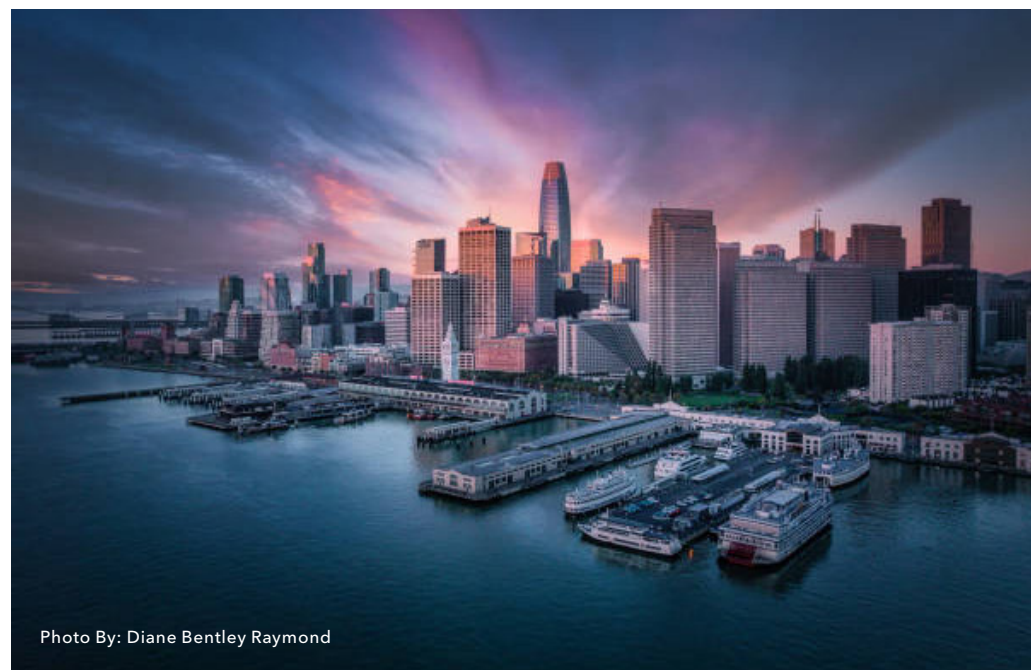
FORTUNE 500 CO.
IN BAY AREA

\$1.2T

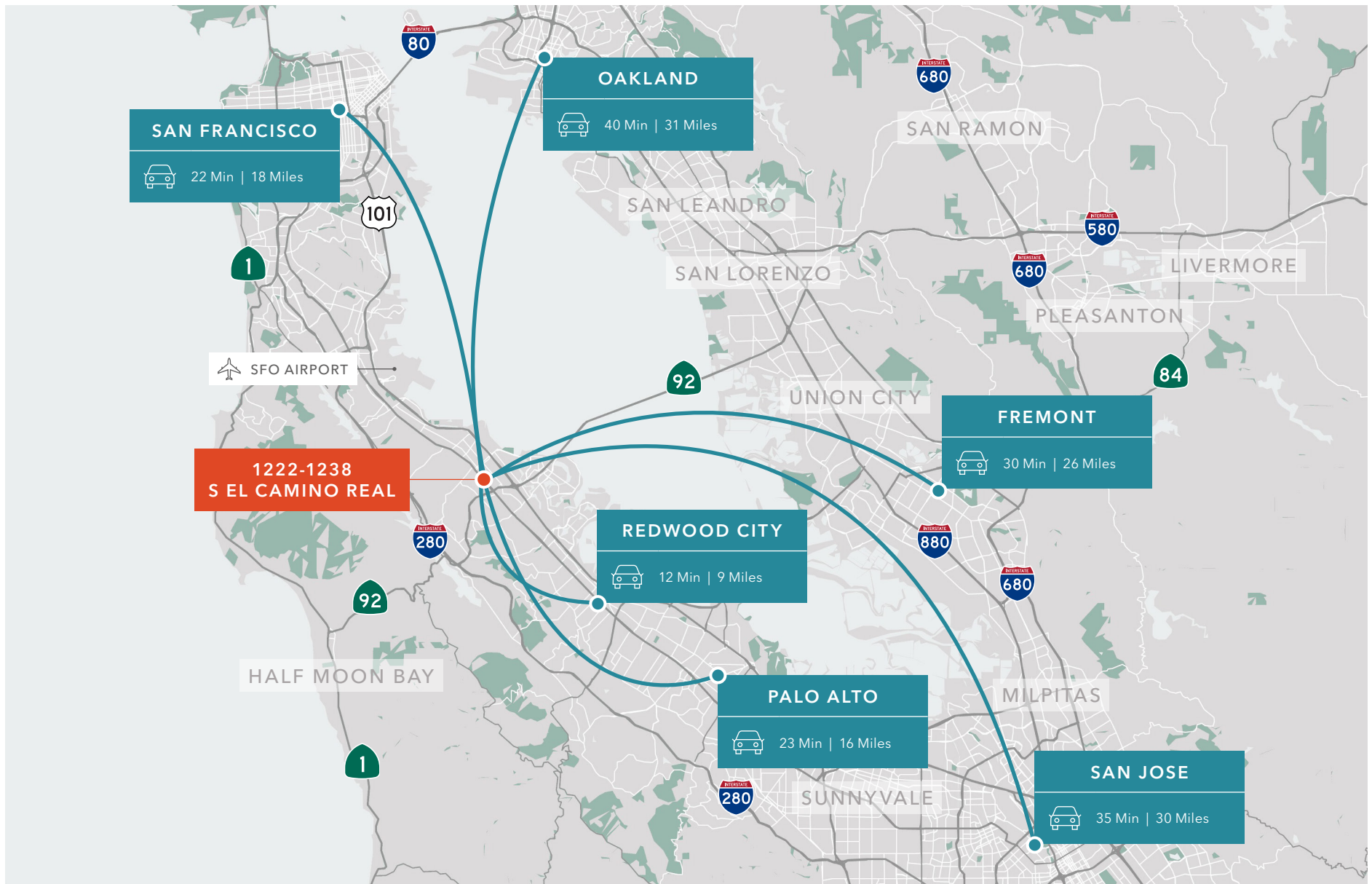
BAY AREA REVENUE
(2023 EST.)

MAJOR BAY AREA EMPLOYERS



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	28,182	151,439	238,617
2029 PROJECTION	26,986	144,776	227,905
MEDIAN AGE	41.9	41.6	42.1
BACHELOR'S DEGREE OR HIGHER	60%	59%	62%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	11,266	57,530	90,618
2029 PROJECTED	10,762	54,892	86,375
AVG HOUSEHOLD SIZE	2.4	2.5	2.6
TOTAL CONSUMER SPENDING	\$470.4M	\$2.5B	\$4.1B
OWNER-OCCUPIED	5,309	29,121	46,862
RENTER-OCCUPIED	5,453	25,771	39,512

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$166,995	\$174,573	\$179,528
MEDIAN HH INCOME	\$136,056	\$147,741	\$155,926

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	3,587	10,036	16,479
TOTAL EMPLOYEES	26,892	94,992	151,204

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	12,627	63,509	102,412
BLACK OR AFRICAN AMERICAN	449	2,391	3,544
AMERICAN INDIAN OR ALASKA NATIVE	199	1,154	1,491
ASIAN	8,026	48,221	81,869
HAWAIIAN OR PACIFIC ISLANDER	385	2,004	2,431
OTHER RACE	12,179	63,464	84,839

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6%	7%	5%
HIGH SCHOOL DIPLOMA	12%	10%	10%
SOME COLLEGE	18%	19%	18%
ASSOCIATE	4%	5%	5%
BACHELOR'S	30%	31%	32%
GRADUATE	30%	28%	30%

Data Source: ©2025, Sites USA

CITY OF SAN MATEO ZONING GUIDANCE

C2-1 ZONING

The Regional/Community Commercial District is intended to create and maintain major commercial centers accommodating a broad range of office, retail, and personal services of community-wide or regional significance.

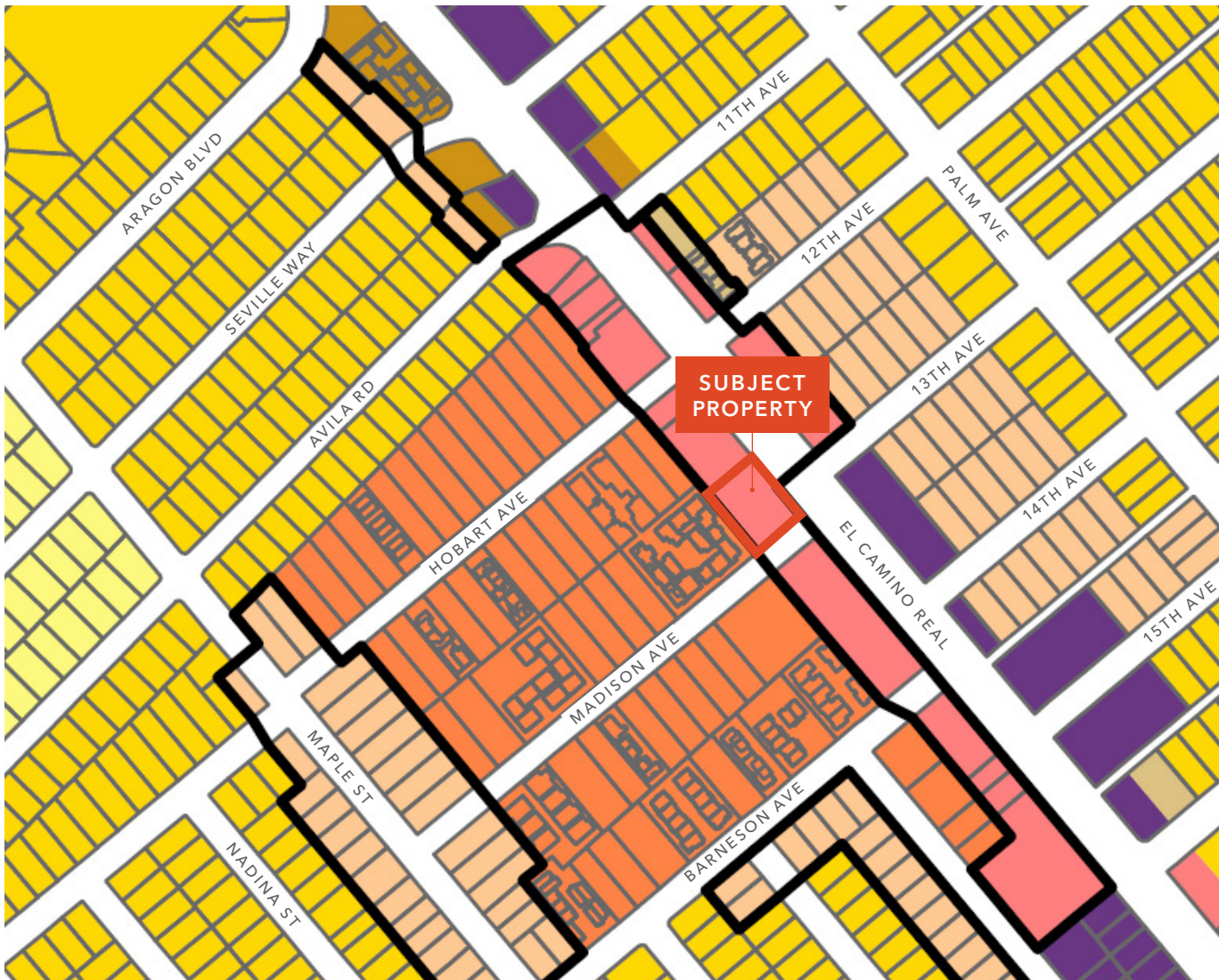
→ [READ MORE](#)

R-4 ZONING

Every multiple family building hereinafter erected or established in a multiple family district, shall provide a minimum floor area for each dwelling unit with or without a kitchen in compliance with the following: Height limit per General Plan: 55' for medium and high density.

→ [READ MORE](#)

ZONING MAP



MAP LEGEND

- 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



Exclusively listed by

JOHN MCLELLAN

Executive Vice President, Shareholder
415.418.9880
john.mclellan@kidder.com
LIC N° 01869489

MARK MELBYE

Executive Vice President, Shareholder
650.333.5174
mark.melbye@kidder.com
LIC N° 01006214

KIDDER.COM

