



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

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

**km** Kidder  
Mathews

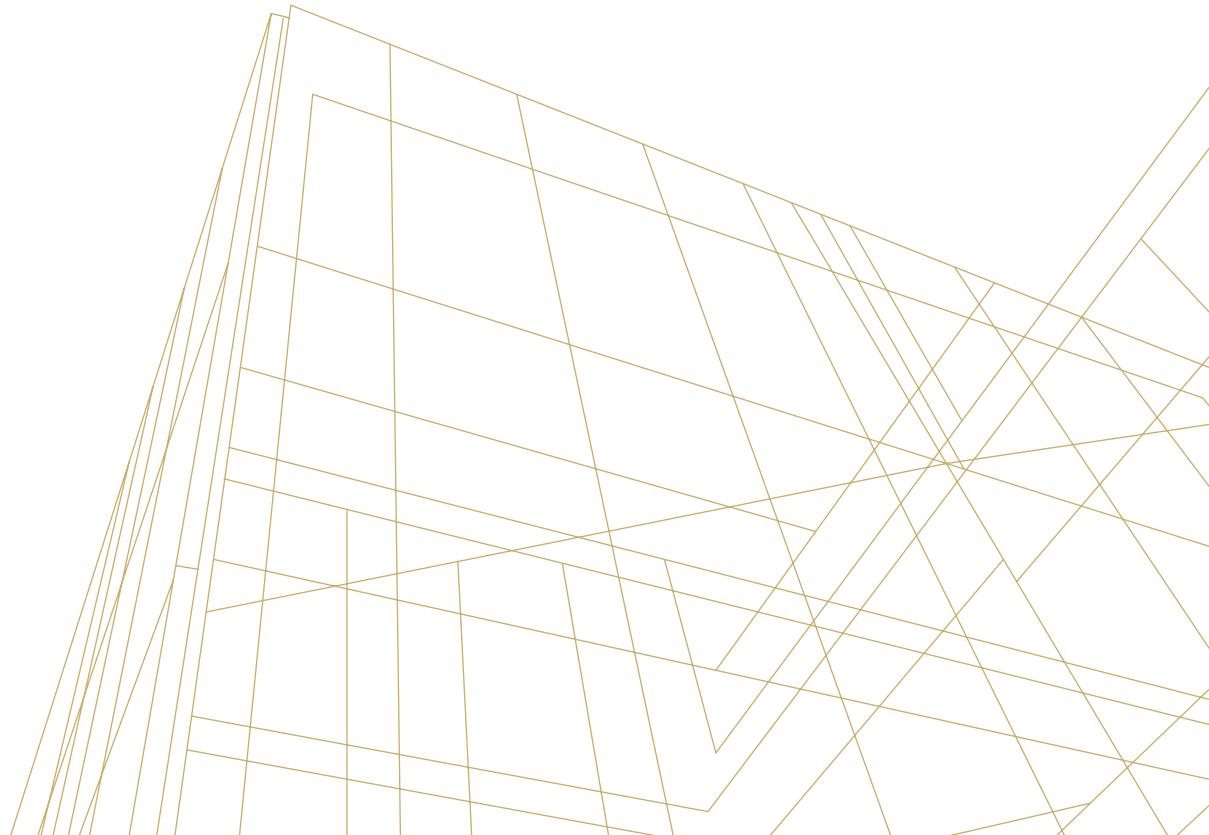
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*Exclusively  
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# RARE INVESTMENT OPPORTUNITY IN A HIGH-DEMAND SAN MATEO LOCALE

*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.

122-1238 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 #



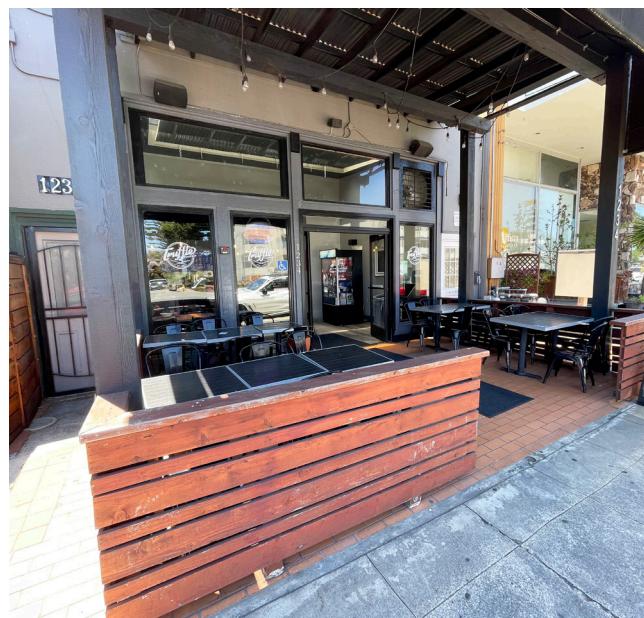
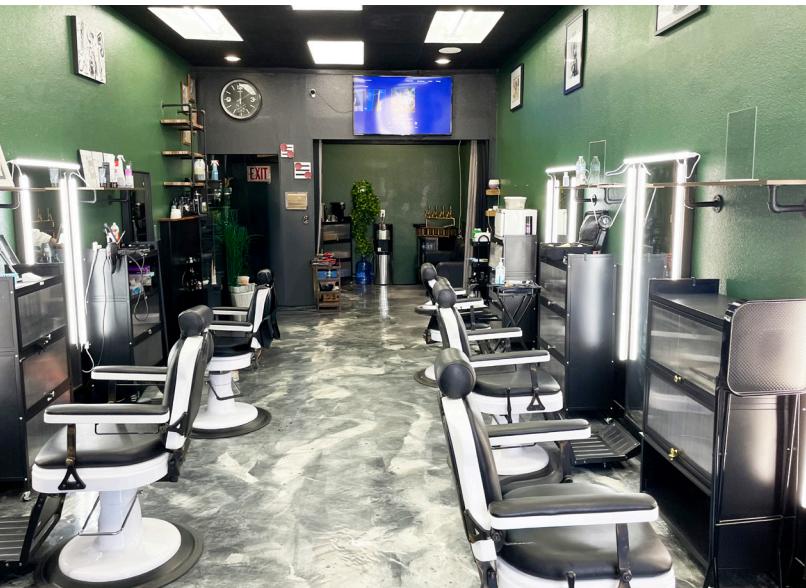
C2-1/R4  
ZONING



\$8,000,000  
SALE PRICE

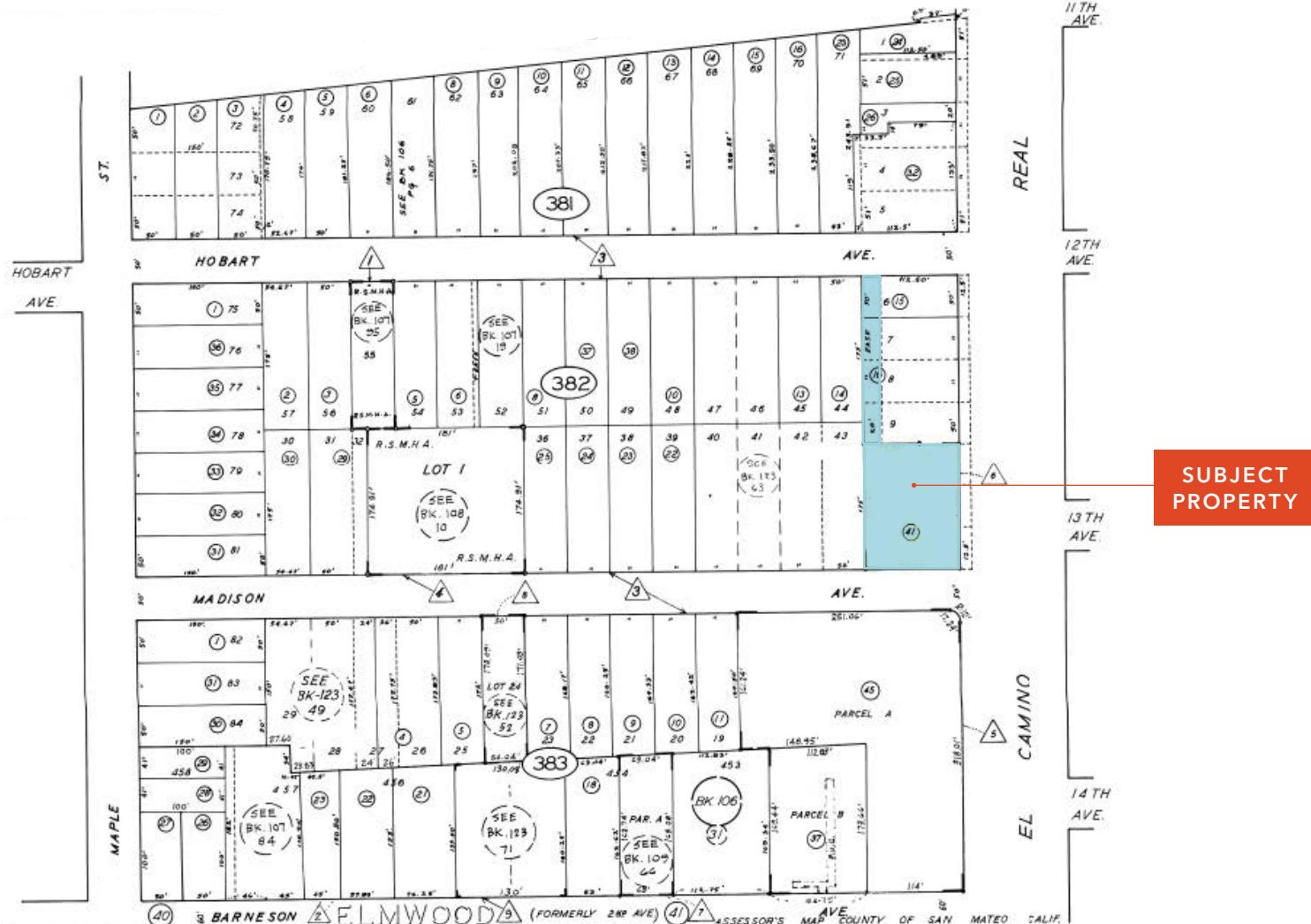
## EXECUTIVE SUMMARY

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## 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.



## INVESTMENT SUMMARY



# 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
<b>TOTAL</b>			<b>±20,000 SF</b>	<b>\$31,811.60</b>	<b>\$381,739.20</b>	

# 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: smgov.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

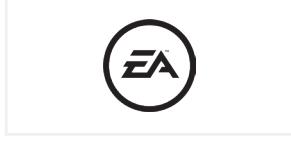
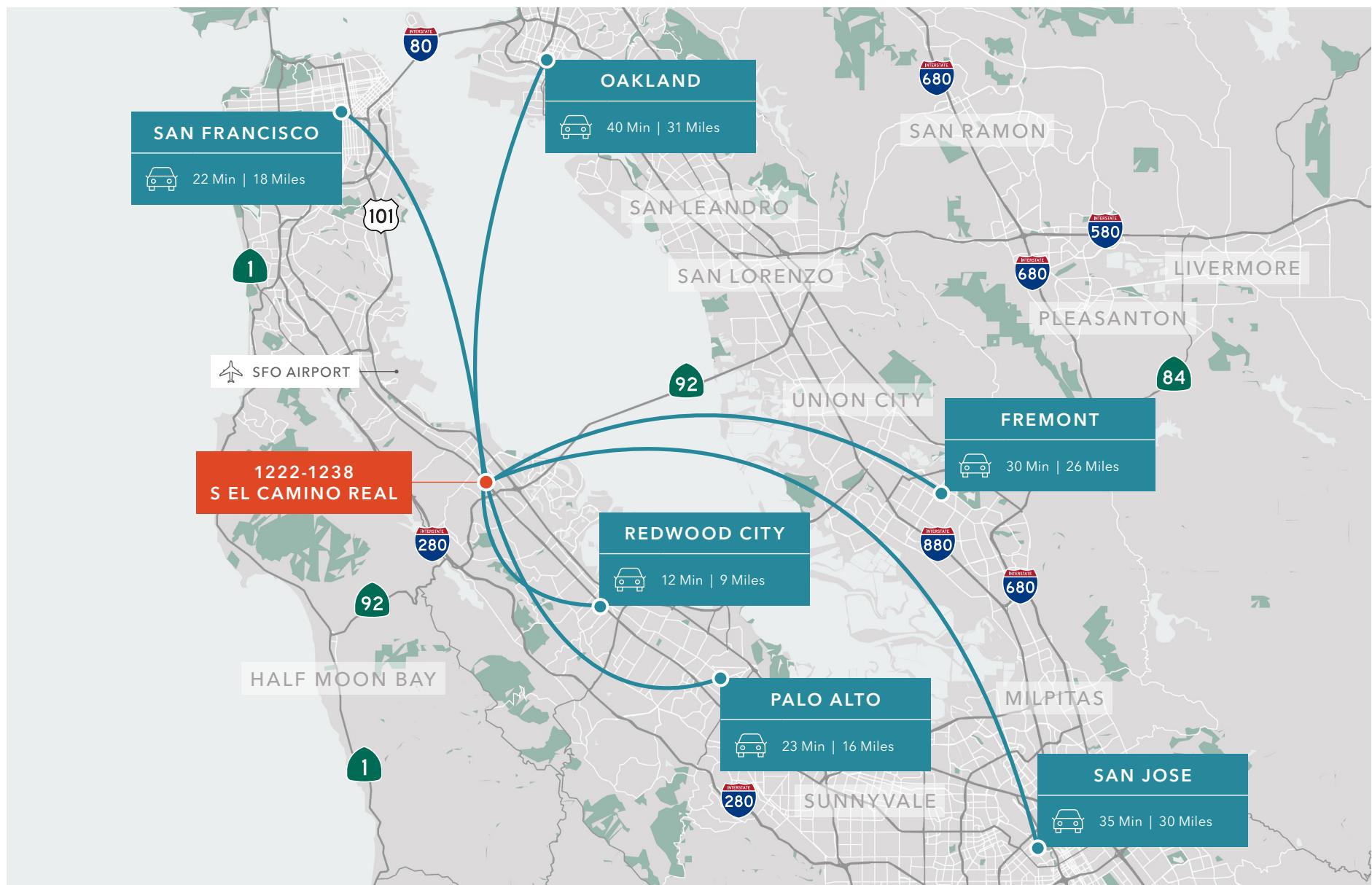


Photo By: Diane Bentley Raymond



Photo By: Independent.com

## 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.

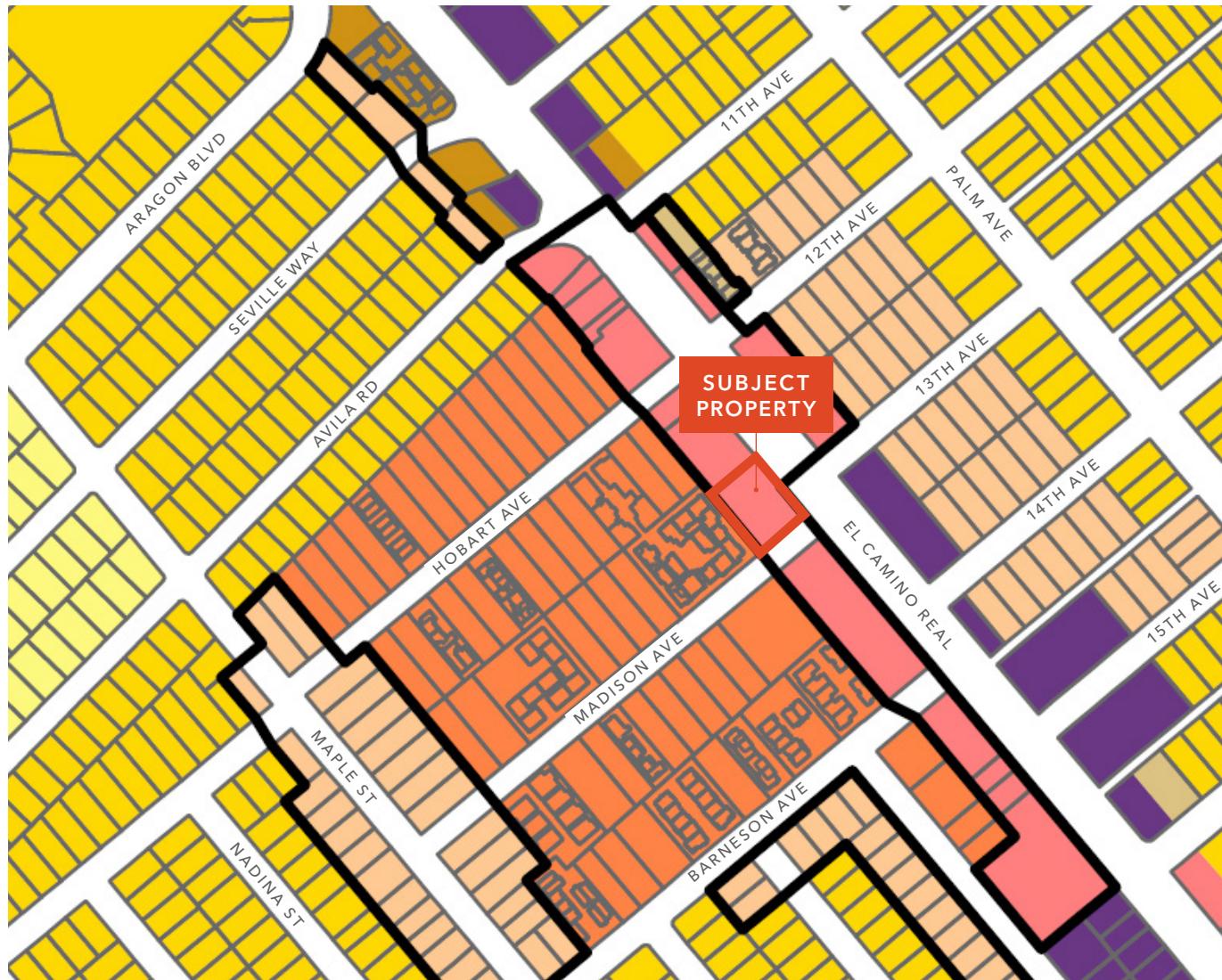
→ READ MORE

## 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.

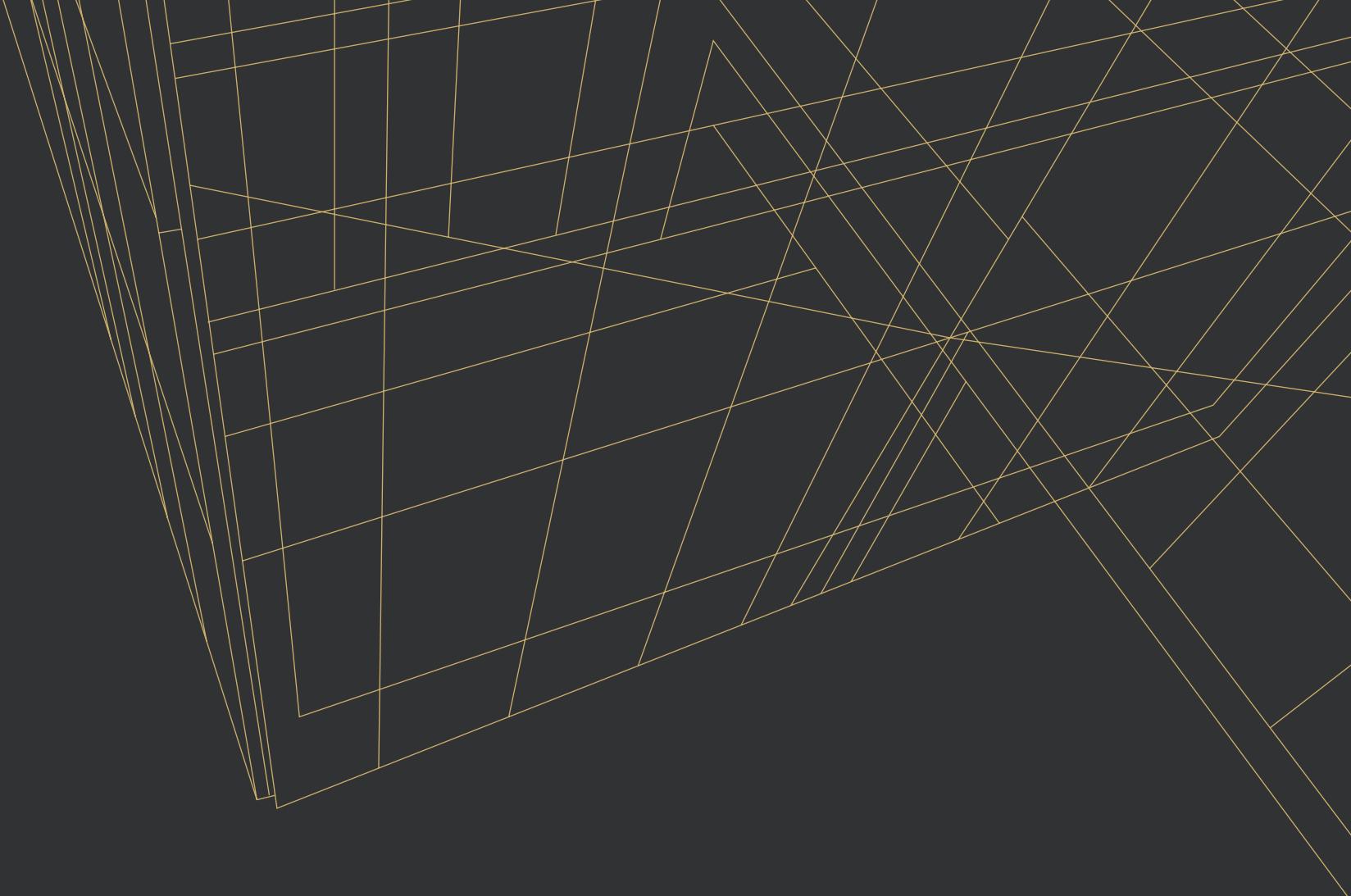
→ READ MORE

## 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



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