

**401**  
e 3rd ave

AVAILABLE  
SAN MATEO

**STAND-ALONE BUILDING**

**NEW EXTERIOR & INTERIOR RENOVATIONS**

**NICE OUTDOOR SPACE**

**±11,968** sf Full Building Available  
Divisible to **±7,572** sf and **±4,396** sf

**NEWMARK**

**ROB CONLON**

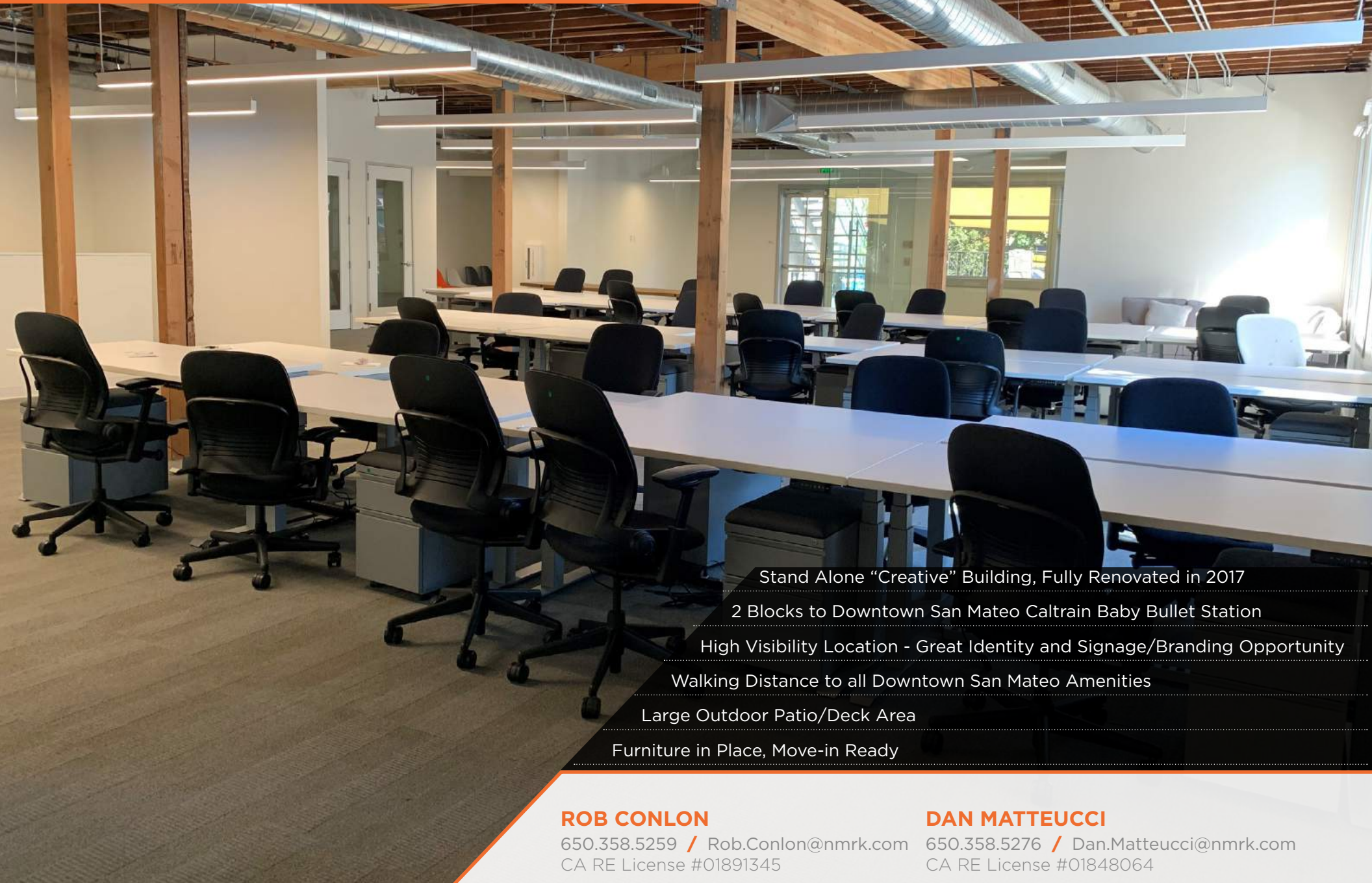
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**DAN MATTEUCCI**

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Divisible to **±7,572** sf and **±4,396** sf

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Stand Alone "Creative" Building, Fully Renovated in 2017

2 Blocks to Downtown San Mateo Caltrain Baby Bullet Station

High Visibility Location - Great Identity and Signage/Branding Opportunity

Walking Distance to all Downtown San Mateo Amenities

Large Outdoor Patio/Deck Area

Furniture in Place, Move-in Ready

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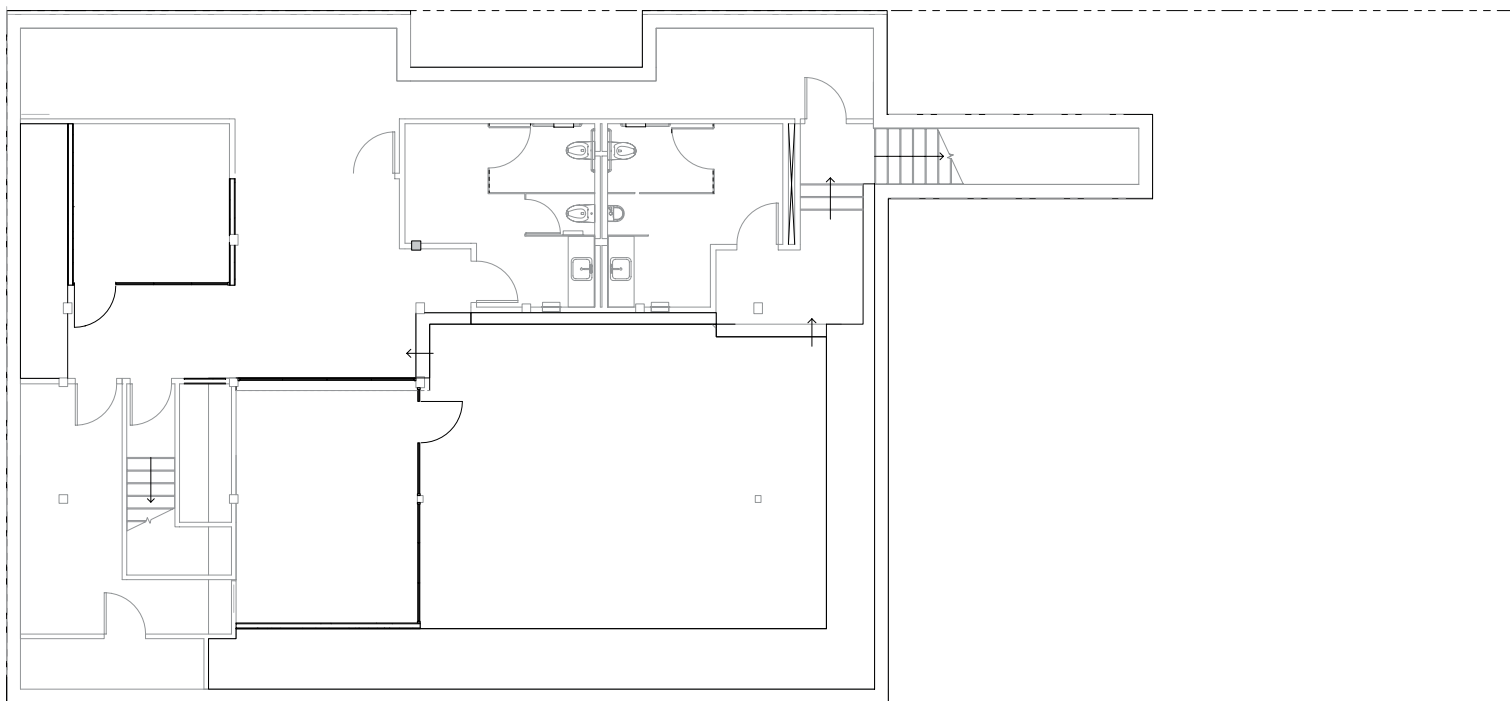
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Lower Level: **±3,084 sf**



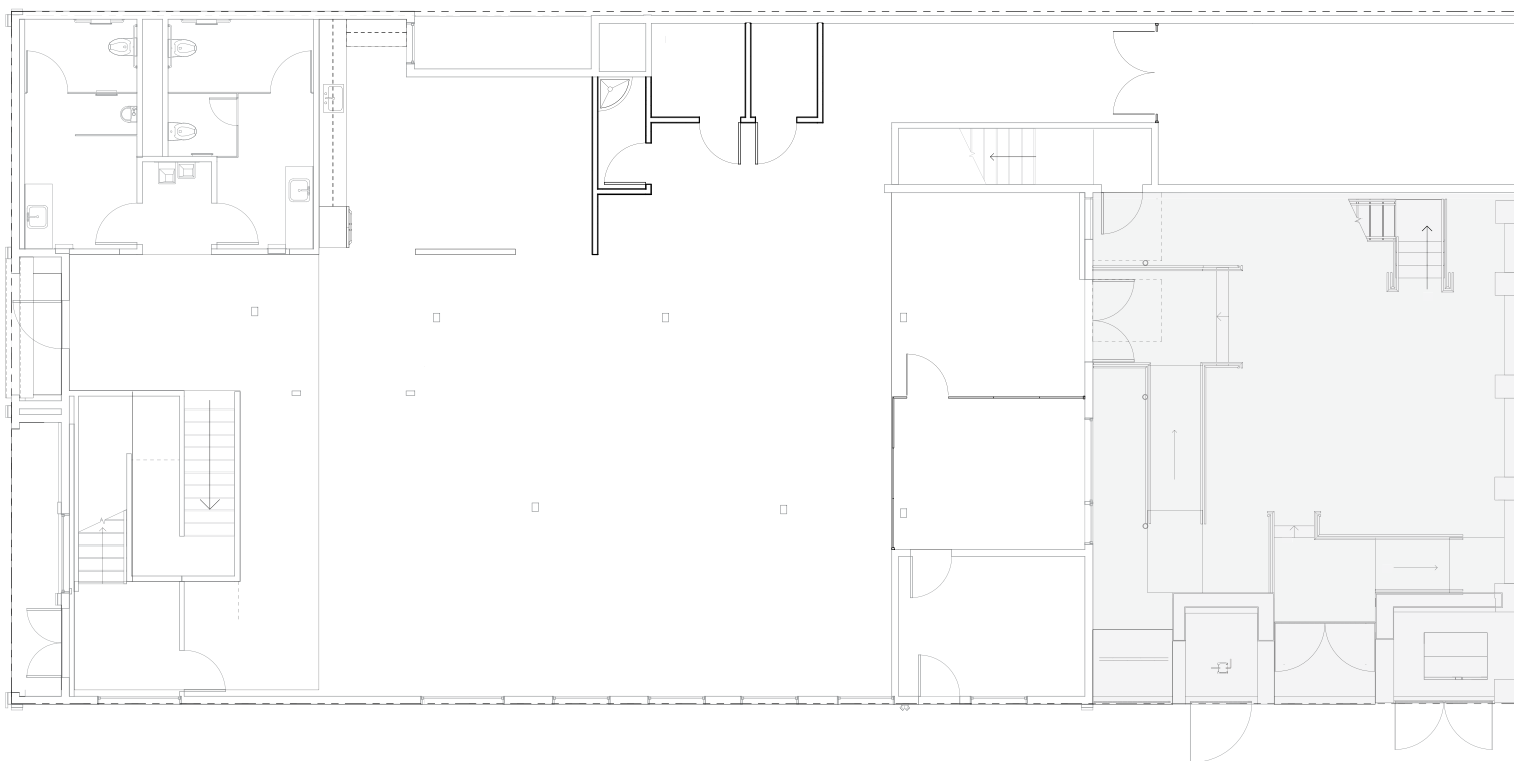
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Ground Floor: **±4,488 sf**



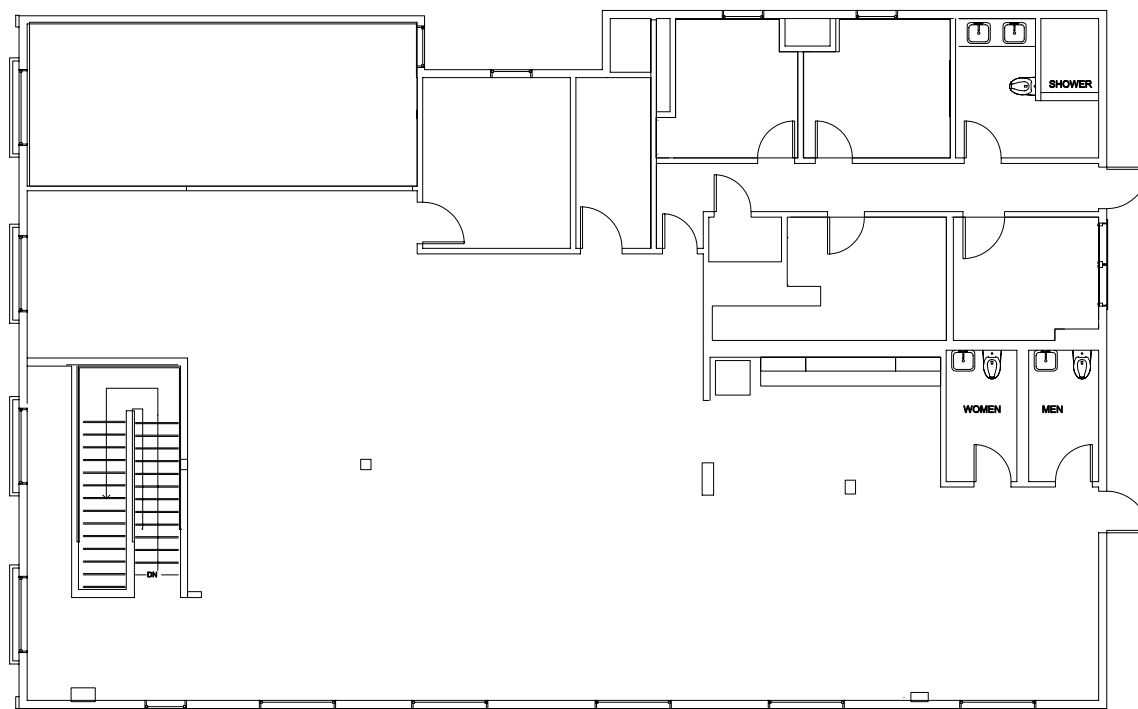
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Second Floor: **±4,396 sf**



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### RESTAURANTS

- |                                 |                          |
|---------------------------------|--------------------------|
| 1. Block 34                     | 15. Curry Up Now         |
| 2. Jamba Juice                  | Osteria Coppa            |
| Rubio's                         | 16. Pacific Catch        |
| Starbucks                       | 17. Philz Coffee         |
| Noah's Bagels                   | 18. Vault 164            |
| Le Boulanger                    | 19. Ramen Parlor         |
| 3. Pizza My Heart               | 20. Kokko                |
| Hummus                          | 21. CREAM                |
| Little Sichuan                  | 22. Ramen Izakaya Kagura |
| 4. Tomatina                     | 23. Himawari             |
| 5. Amour Amour Cafe             | Little Sheep             |
| Pancho Villa Taqueria           | 24. Izakaya Mai          |
| 6. Gyu-Kaku Japanese BBQ        | 25. Sushi Sam's Edomata  |
| 7. Zabu Zabu                    | North Beach Pizza        |
| 8. Porterhouse San Mateo        | 26. Spiedo Ristorante    |
| 9. Three Restaurant & Bar       | 27. Hotaru               |
| 10. Amici's East Coast Pizzeria | 28. Viognier             |
| NI-MO Japanese Cuisine          | 29. Champagne Seafood    |
| 3rd Ave Sports Bar & Grill      | 30. Ravioli House        |
| Masu Japanese Bistro            | 31. Everyday Beijing     |
| 11. Shabuway                    | 32. Sibby's Cupcakery    |
| Vespucci Ristorante Italiano    | 33. Charlie's Taqueria   |
| 12. Roti Indian Bistro          | 34. Espetus Churrascaria |
| Ajisen Ramen                    | 35. Ramen Dojo           |
| 13. Peet's Coffee & Tea         | 36. Mini Coffee          |
| 14. Kingfish                    |                          |

### SERVICES

1. Draeger's Market
2. Draper University
3. Walgreens
4. Century 12 San Mateo
5. Hero City
6. U.S. Post Office
7. ARCO
8. Shell
9. Equinox
10. 24 Hour Fitness

### BANKS

1. Chase Bank
2. Wells Fargo Bank
3. Bank of America
4. Bank of the West
5. Citibank
6. HSBC Bank
7. UnionBank
8. U.S. Bank

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**NEWMARK**

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