

2015 Pioneer Ct. San Mateo, CA



For Sale

Offered at \$5,908,000.00

Jonathan Britton

(415)934-1100

BrittonCo@gmail.com

BRE: 01855832



The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. This property statement is dated November 8th, 2023. Information on this statement changes periodically. Prospective buyers are advised to investigate all aspects of the property to their own satisfaction. Square footage should be verified by prospective buyers using qualified professionals.

W.J. Britton & Co CA DRE# 01906894

Property Overview

Rarely available office property on prestigious Pioneer Ct. Perfect for an investor or owner-user. Approximately 15,690 sq. ft. on a 19,314 sq. ft. lot. Three spaces including two large office suites with an additional smaller penthouse office. Property has an elevator, basement storage, and ample parking. Built in 1960 and updated over the years. Extremely well located on the west side of El Camino Real with easy access to 101 and 92. Perfectly situated between San Francisco and the Silicon Valley. This is a one of a kind asset with strong income and tremendous potential.

Rent Roll

Unit	Size	Lease Expiration	Rent
2015 A	5,500 sq. ft.	10/26	\$16,889.00
2015 B	5,500 sq. ft.	9/24	\$20,577.00
2015 Penthouse	1,595 sq. ft.	Month to Month	\$2,500.00
Gross Monthly Rent			\$39,966.00

Annual Expenses	
Estimated Property Tax	\$59,008.00
Janitor	\$18,120.00
Insurance	\$10,318.80
Garbage	\$8,344.08
Gas and Electric	\$4,272.00
Water	\$2,317.08
Security Monitoring	\$1,809.36
Pest Control	\$654.00
Elevator	\$6,256.44
Total	\$111,099.76

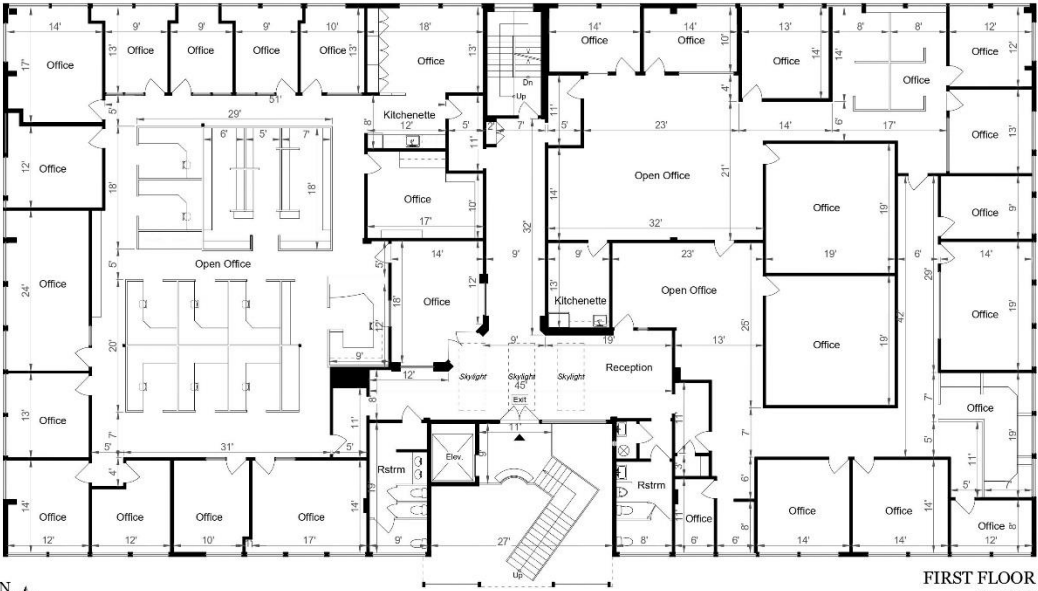
Floor Plans

2015 PIONEER COURT

SAN MATEO, CA 94403

Estimated Total Square Footage: 15,690 SQ FT

Calculated from outside face of exterior walls.



FIRST FLOOR
12,200 SQ FT

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by Jonathan Britton, W.J. Britton
Tel: 415.934.1100
Email: brittonco@gmail.com

2015 PIONEER COURT

SAN MATEO, CA 94403



SECOND FLOOR
1,000 SQ FT

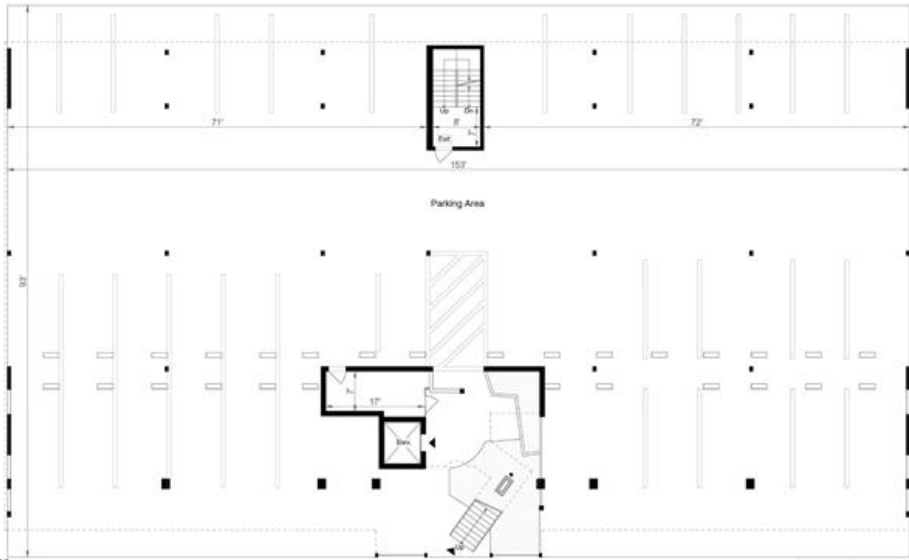
All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by Jonathan Britton, W.J. Britton
Tel: 415.934.1100
Email: brittonco@gmail.com



2015 PIONEER COURT

SAN MATEO, CA 94403



GARAGE LEVEL
235 90 FT

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by Jonathan Britton, W.J. Britton
Tel: 415.934.1100
Email: brittonco@gmail.com

2015 PIONEER COURT

SAN MATEO, CA 94403



BASEMENT
106 40 FT

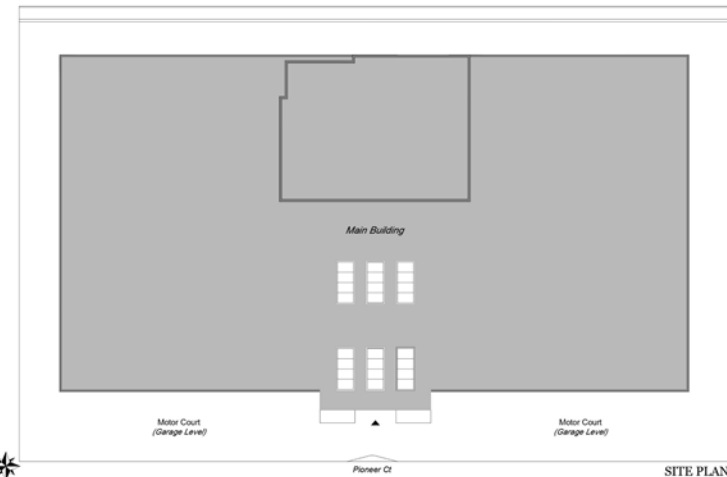


All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by Jonathan Britton, W.J. Britton
Tel: 415.934.1100
Email: brittonco@gmail.com

2015 PIONEER COURT

SAN MATEO, CA 94403



SITE PLAN



All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by Jonathan Britton, W.J. Britton
Tel: 415.934.1100
Email: brittonco@gmail.com

W.J. BRITTON & CO.
REAL ESTATE SERVICES

Photos







Presented by
Jonathan Britton
(415) 934-1100
DRE #01855832

**W.J.
BRITTON
& CO.**
REAL ESTATE SERVICES