

SANIMATEO



Rental
Memorandum

931 NORTH
AMPHLETT BLVD

3,160

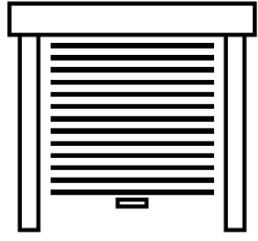
Usable SF
Warehouse/
Flex Space/Office

2

Commercial
Roll Up Doors

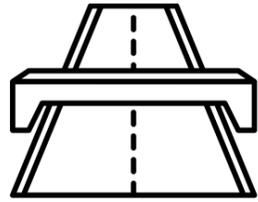
+272K

VPD

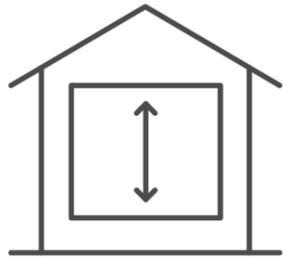


931 N Amphlett
Roll Up Door ~12 ft
Clearance

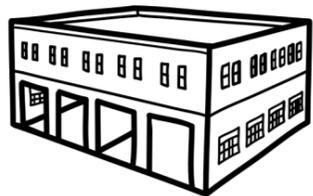
One door located
in alley and a
second on N.
Amphlett



Prime Location
with HWY
Visibility



Two Floors



Zoning
C4-1



Property Features

N.AMPHLETT

Property

Walking distance to both Burlingame Avenue & Woodlake Shopping Center

Demographics

Property Demographics*

Population	2-Mile	5-Mile	10-Mile
2024 Population	60,755	215,459	526,288
Income	2-Mile	5-Mile	10-Mile
Average HH Income 2024	\$156,016	\$174,602	\$166,473

San Mateo/Burlingame benefits from a well-educated, affluent population, offering a solid customer base for various business types.

*ACCORDING TO COSTAR DEMOGRAPHICS SEP '24



931

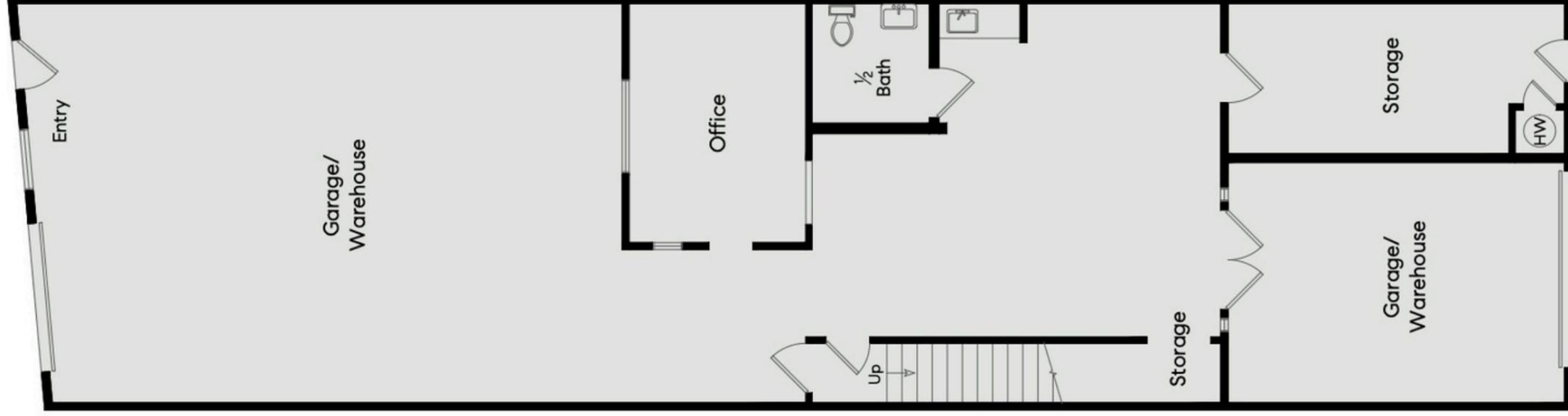
NORTH AMPHLETT

931 N AMPHLETT

931 North Amphlett Boulevard

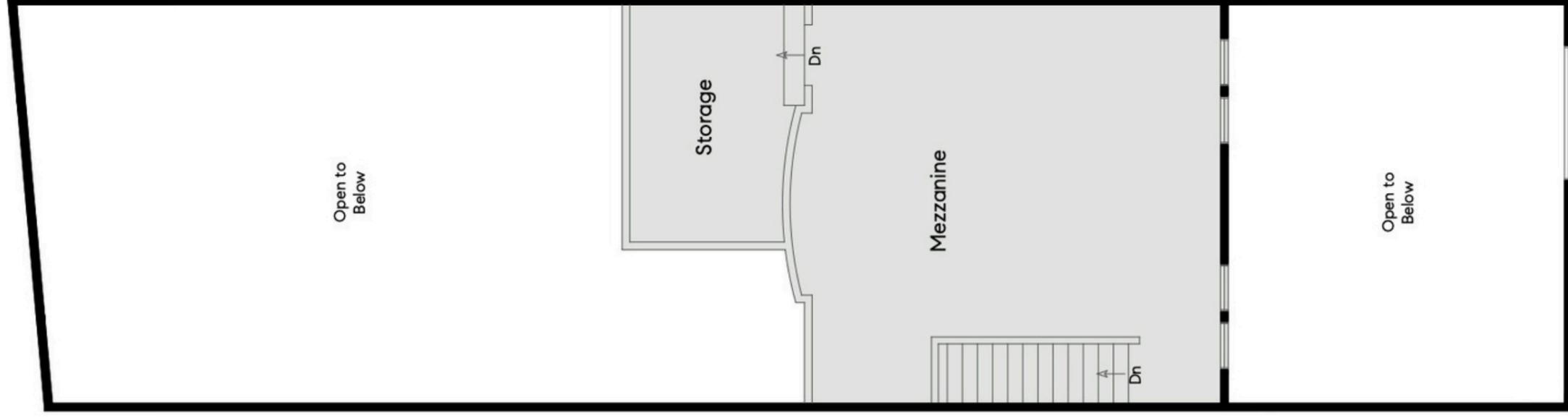
San Mateo, CA

3,160 Sq Ft



931 Main Level

2,345 Sq Ft



931 Upper Level

815 Sq Ft

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.



PRIVATE PROPERTY
NO PARKING
AT ANY TIME



CAUTION
ELECTRICAL
WORK

