

**AVISON  
YOUNG**

# FOR SALE

100 N. El Camino Real, San Mateo, CA  
±5,338 SF Office Building  
Owner/User or Investment







**Lloyd H. Bakan**

Principal

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CA License # 00914232

**AVISON  
YOUNG**



# Property Details

<b>Asking Price:</b>	\$4,400,000
<b>Occupancy at COE:</b>	Vacant
<b>Building Conditions:</b>	Excellent
<b>Building Type:</b>	Free standing office building
<b>Building Size:</b>	±5,338 Square Feet 1st Floor: ±1,584 sf / 2nd Floor: ±3,754 sf
<b>Land Size:</b>	±10,581 Squire Feet
<b>Parking Stalls:</b>	17 on-site parking spaces (8 covered)
<b>Parcel Number:</b>	032-291-110
<b>Zoning:</b>	San Mateo E2-1/R4
<b>Year Built/Renovated:</b>	1970/2010
<b>Ceiling Height:</b>	9' acoustical ceilings
<b>Roll up Doors:</b>	None
<b>Electrical Meters/ Amps:</b>	1 Meters/ 400 Amps
<b>Age of Roof:</b>	Less than 3 years old
<b>Age of HVAC Systems:</b>	Less than 10 years old
<b>Gas in Building:</b>	Yes- Meter
<b>Fire Sprinklers:</b>	No
<b>Security System:</b>	ADT
<b>Floors:</b>	Two story building











## Investment Highlights

- High profile signalized corner ECR & Tilton Avenue
- Prime San Mateo location
- Excellent Owner-User Opportunity
- Building will be delivered vacant at the close of escrow
- Excellent onsite parking (3.2/1000)
- 5 blocks from the San Mateo Caltrain station
- Excellent long term development site



**Asking Price**

\$4,400,000



**Building Size**

±5,338 sf



**Land Size**

±10,581 sf



**Traffic Counts**

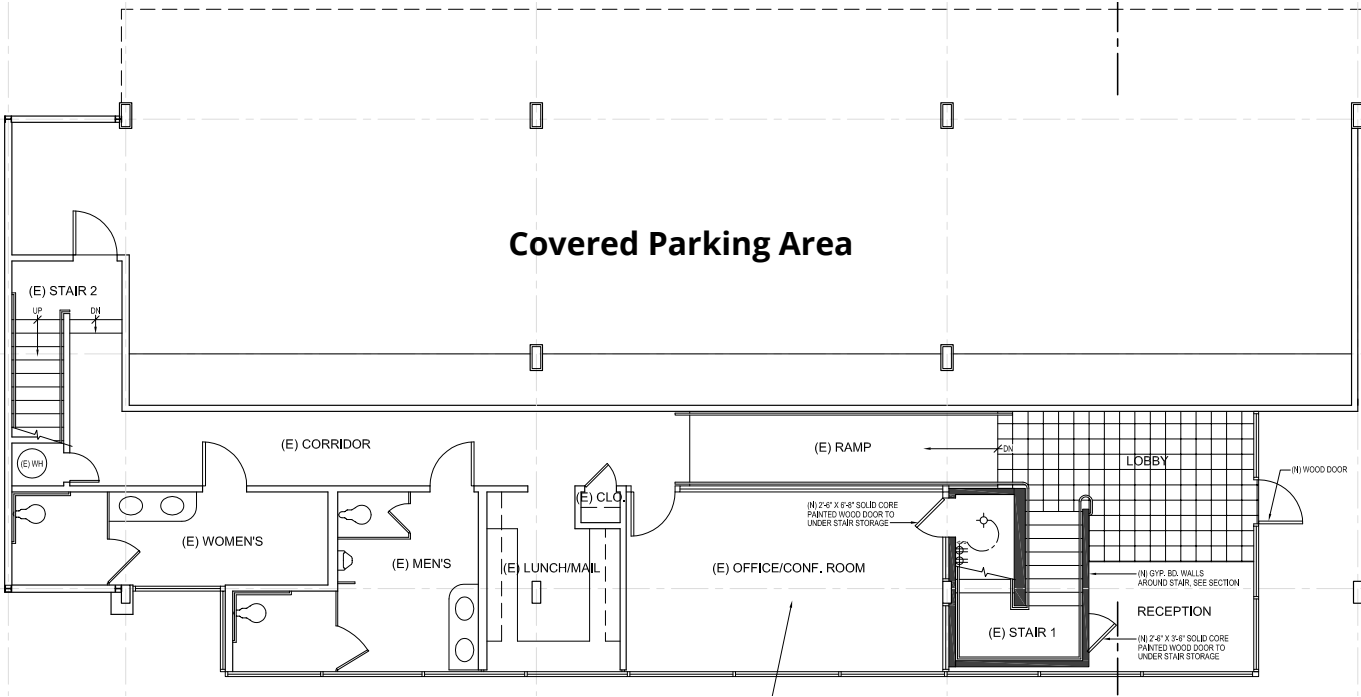
30,000 + VPD



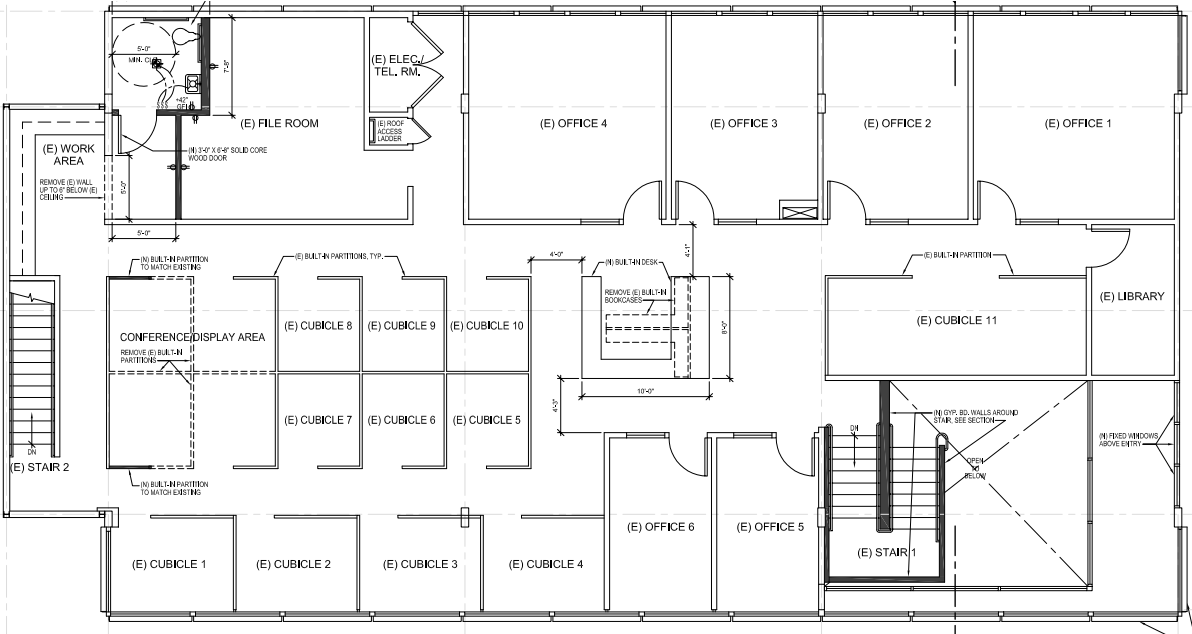


# Floor Plans

## Ground Floor



## Second Floor

















# Allowed Uses Under San Mateo E2-1/R4 Zoning

The E2-1/R4 zoning district in San Mateo is intended to create and maintain areas for professional and administrative offices. The district is designed for smaller sites that are conveniently served by nearby commercial facilities. Allowed uses by zoning right as follows:

## E2-1 Zoning

1. Day Care Center
2. Public Educational Facility
3. Private Educational Facility
4. Public Service
5. Financial Services
6. Business Offices
7. Health & Recreational Facilities
8. Executive and Professional Office Use
9. Restaurant
10. Laboratories (Research with no manufacturing)
11. Storage and Warehousing

## R4 Zoning

1. High density residential development
2. Mixed use office/residential development
3. Residential Care Facility

[Link to Download Permitted Use Chart](#)

## Development Standards

The San Mateo E2-1/R4 zoning district is a mixed-use designation (Executive Office combining with Multiple Family Dwellings – High Density residential). The building standards integrate requirements from both the E2-1 (Executive Office) and R4 (High-Density Residential) zones, with an emphasis on R4 standards for residential components.

### Key Building Standards

Specific standards are generally found in the San Mateo Municipal Code, specifically Chapters 27.24 (R4 District) and 27.48 (E2 District).

Standard	E2-1 Requirement	R4 Requirement
<b>Minimum Area</b>	±6,000 SF	Varies; designed for high-density, often small lots
<b>Maximum Floor Area Ratio (FAR)</b>	1.0 (100% of lot area)	1.5 (150% of lot area)
<b>Maximum Height</b>	Not explicitly stated in snippets, generally subject to general plan limits	Generally 30 feet for projects with 5+ units, but higher limits (up to 75 ft) may be allowed in certain areas with specific plan policies
<b>Front/Rear Setbacks</b>	Varies	15 feet for buildings three stories or less For buildings greater than three stories, the rear yard setback is half the building height, up to a maximum of 25 feet
<b>Side Setbacks</b>	Varies	6 feet for buildings two stories or less; 8.5 feet for street side of corner parcels For buildings greater than two stories, the setback is half the building height
<b>Density</b>	N/A (Office use)	14 to 30 dwelling units per acre, or up to 50 units per acre within the Downtown Specific Plan Area



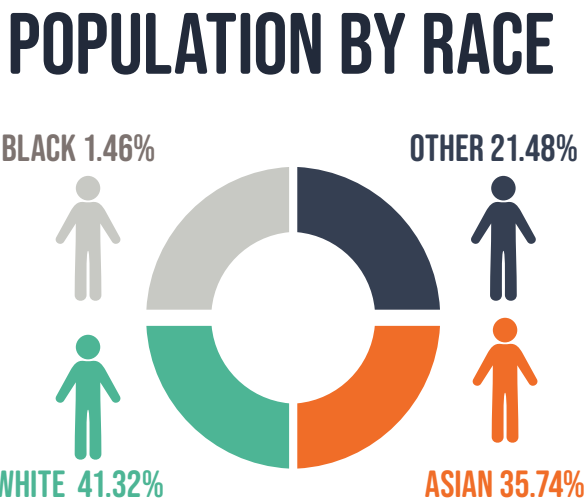
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# Demographics



MEDIAN AGE  
42  
HOUSEHOLDS  
85,393



MEDIAN HOME VALUE  
\$1,127,065

AVG HH SIZE  
2.4



Renter Occupied  
Housing Units: 39,876

Median Household  
Income: \$151,326

Owner Occupied  
Housing Units: 46,517



## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 100 N. El Camino Real, San Mateo, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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