

917 NORTH AMPHLETT BLVD, SAN MATEO, CA

LISTED BY

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CA DRE# 02167104



VANTAGE

OFFERING MEMORANDUM

\$5,400,000 ASKING PRICE

+/- 11,000 SF INDUSTRIAL BLD

PREMIUM HWY VISABILITY

272,085 VPD



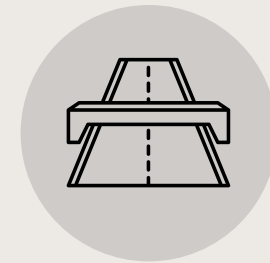
Ample Storage Space +/- 11,000 SF
Flexible Space
Industrial Grade Materials
Prime Visibility 101HWY +272,000VPD

Property Overview +/-11,000 square feet



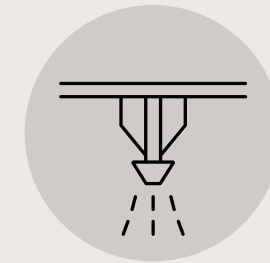
Property Overview

The Features.



Prime Location

917 North Amphlett Blvd
San Mateo, California
94401



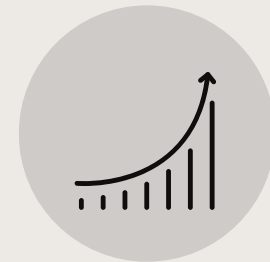
Sprinklers

Fully sprinkled for fire
safety & tested on
regular basis



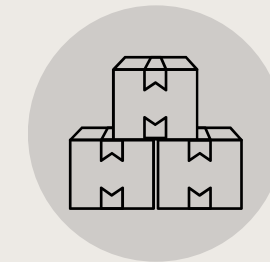
Zoning

APN 029-315-250
C4-1
Service Commerical
Zoning



Growth Potential

Top floor plan provides
flexibility for growth as
well as simple
renovations



Onsite Storage

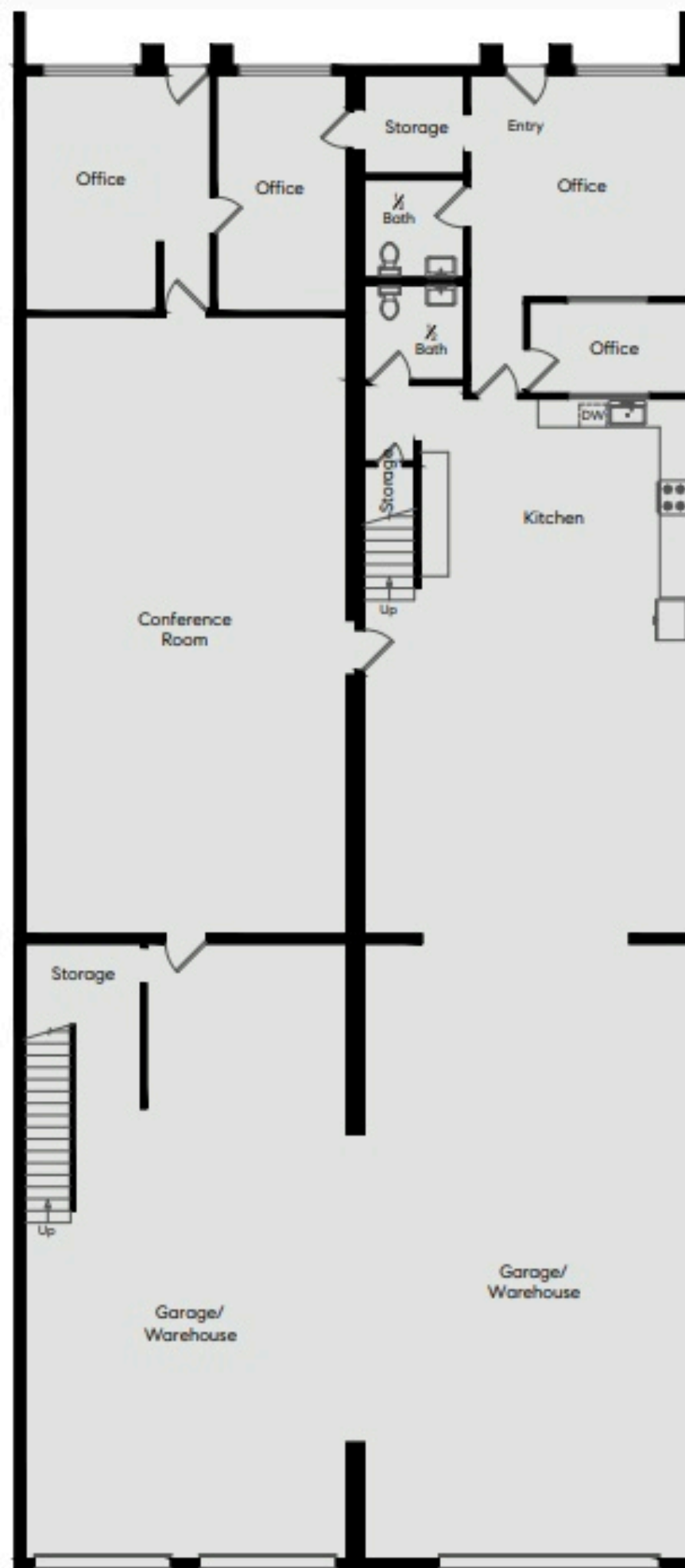
Secure on-site storage
available for equipment
and inventory



Garage

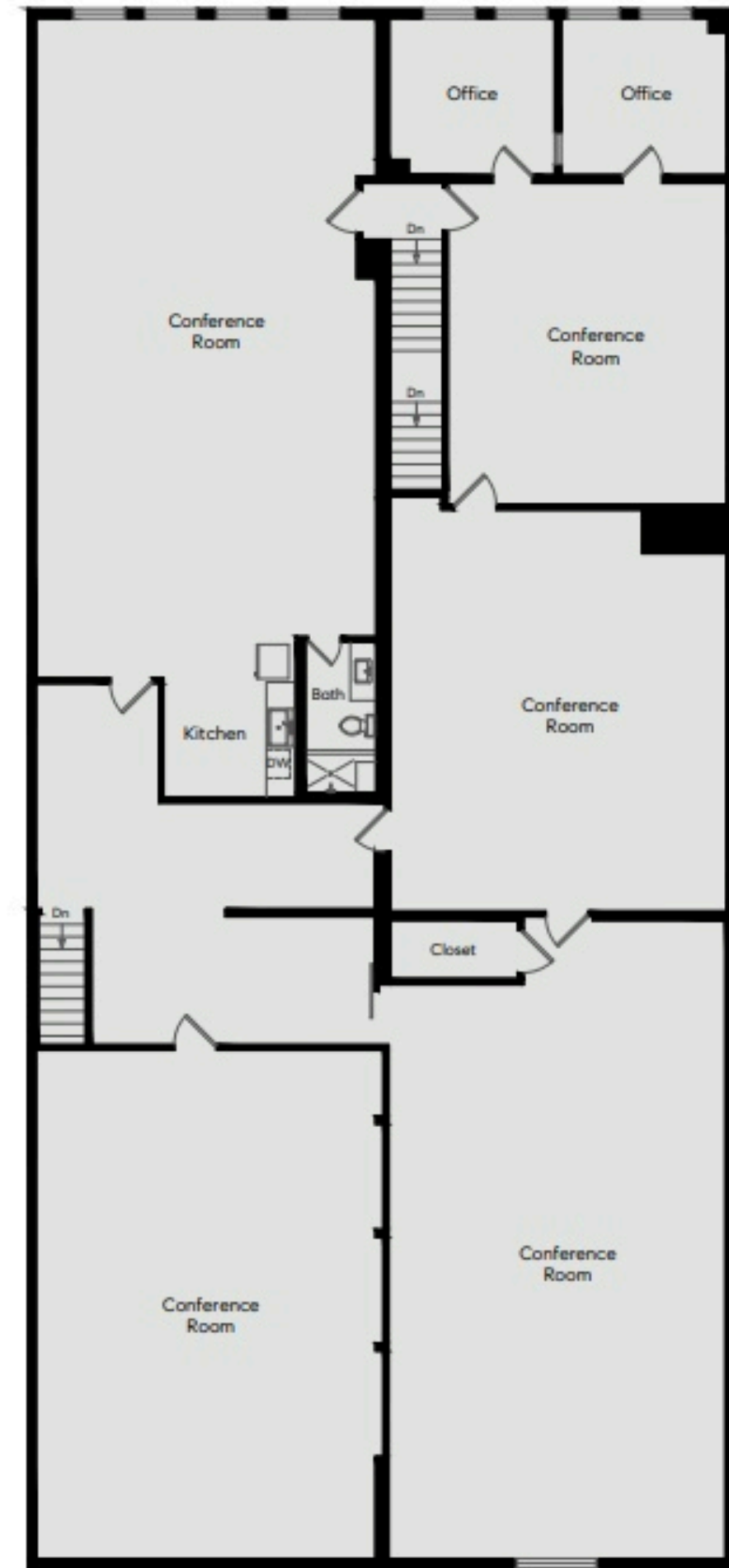
Presentations
are communication tools
that can be used as
demonstrations.





917 Main Level

5,500 Sq Ft



917 Upper Level

5,500 Sq Ft

PROPERTY DEMOGRAPHICS

Buying a commercial building in San Mateo, CA, is a smart move due to its strategic location near major business hubs like San Francisco and Silicon Valley, as well as its proximity to San Francisco International Airport.

Walking distance to both: Woodlake Shopping Center & Downtown Burlingame

Ideal spot for businesses seeking easy access to regional markets and transportation. San Mateo's strong and diverse local economy, driven by industries like tech, finance, and biotech, generates high demand for commercial spaces.

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

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

*ACCORDING TO COSTAR DEMOGRAPHICS SEP '24



PROPERTY DEMOGRAPHICS

Surrounding Companies:

Meta	Electronic Arts
Apple	Genentech
Google	Cisco Systems
Gilead	Intel



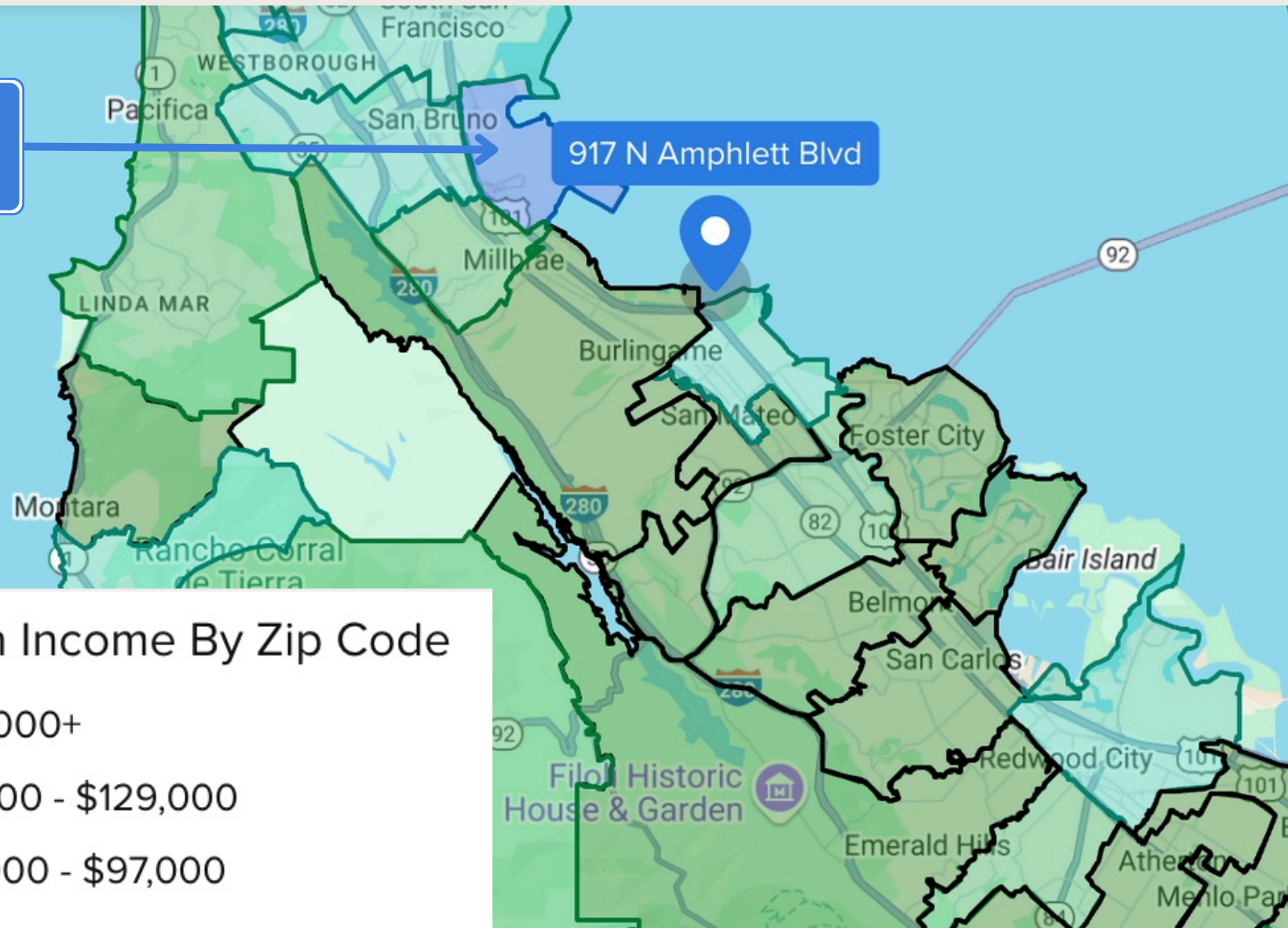
Genentech



Surrounding Retail Chains

Safeway
 Wing Stop
 Starbucks
 Barrys
 Orange Theory
 City National Bank
 Bank of America
 Target

Philz Coffee
 Sephora
 Lululemon
 Barnes & Noble
 Trader Joe's
 Whole Foods
 REI
 Chick-fil-A

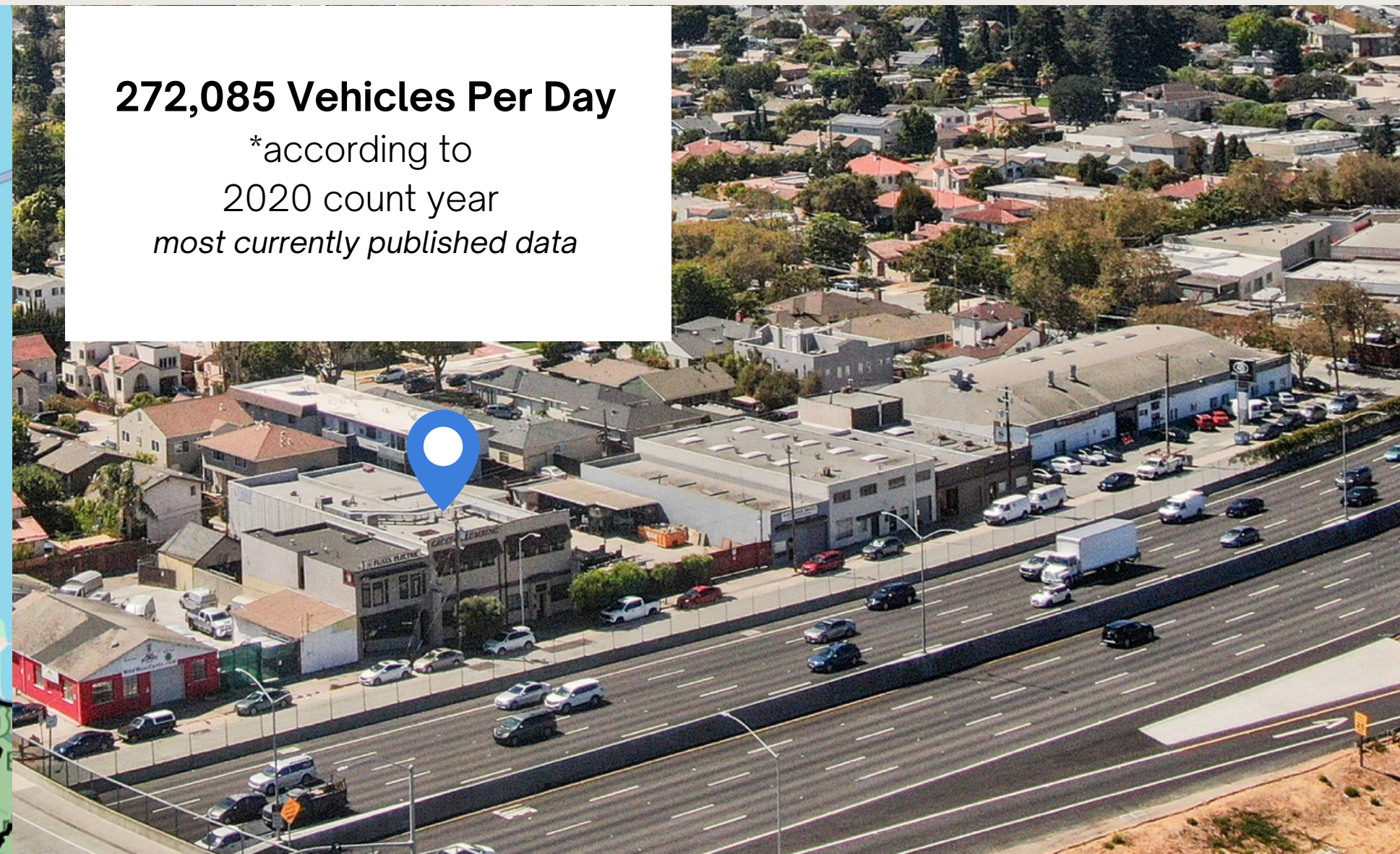


Median Income By Zip Code

- \$129,000+
- \$97,000 - \$129,000
- \$65,000 - \$97,000

272,085 Vehicles Per Day

*according to
2020 count year
most currently published data





Comparative Analysis.



COMPARABLE SOLD PROPERTIES				
Address	Sale Date	Sold Price	Building SqFt	Sold Price/ SqFt
917 N Amphlett Blvd, San Mateo, CA 94401	-	\$5,400,000	11,000	\$490
2407 El Camino Real, Redwood City, CA 94063	Dec 2023	\$6,150,000	11,508	\$534
1000 American St, San Carlos, CA 94070	Dec 2023	\$3,900,000	8,776	\$444
710 S B St, San Mateo, CA 94401	Jan 2024	\$6,200,000	7,950	\$780
925 Bayswater Ave, Burlingame, CA 94010	Apr 2023	\$13,500,000	16,000	\$844
411 Airport Blvd, Burlingame, CA 94010	Jan 2024	\$5,750,000	5,632	\$1,021

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