



Hillsdale Terraces

2700, 2728, 2790 S El Camino Real, San Mateo, CA

68 UNITS | 1 ACRE | MIXED-USE DEVELOPMENT

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EXECUTIVE SUMMARY

ADDRESS	2700, 2728, 2790 S EL CAMINO REAL
CITY, STATE	SAN MATEO, CA
APN	039-352-060, 039-352-070, 039-352-090
LOT SIZE	1 ACRE COMBINED
ZONING	C3-1/R4
ENTITLEMENT	PA-2024-044 HIGH-DENSITY RESIDENTIAL DEVELOPMENT
APPROVED UNITS	68 RESIDENTIAL UNITS, 13,978 SF OF COMMERCIAL SPACE



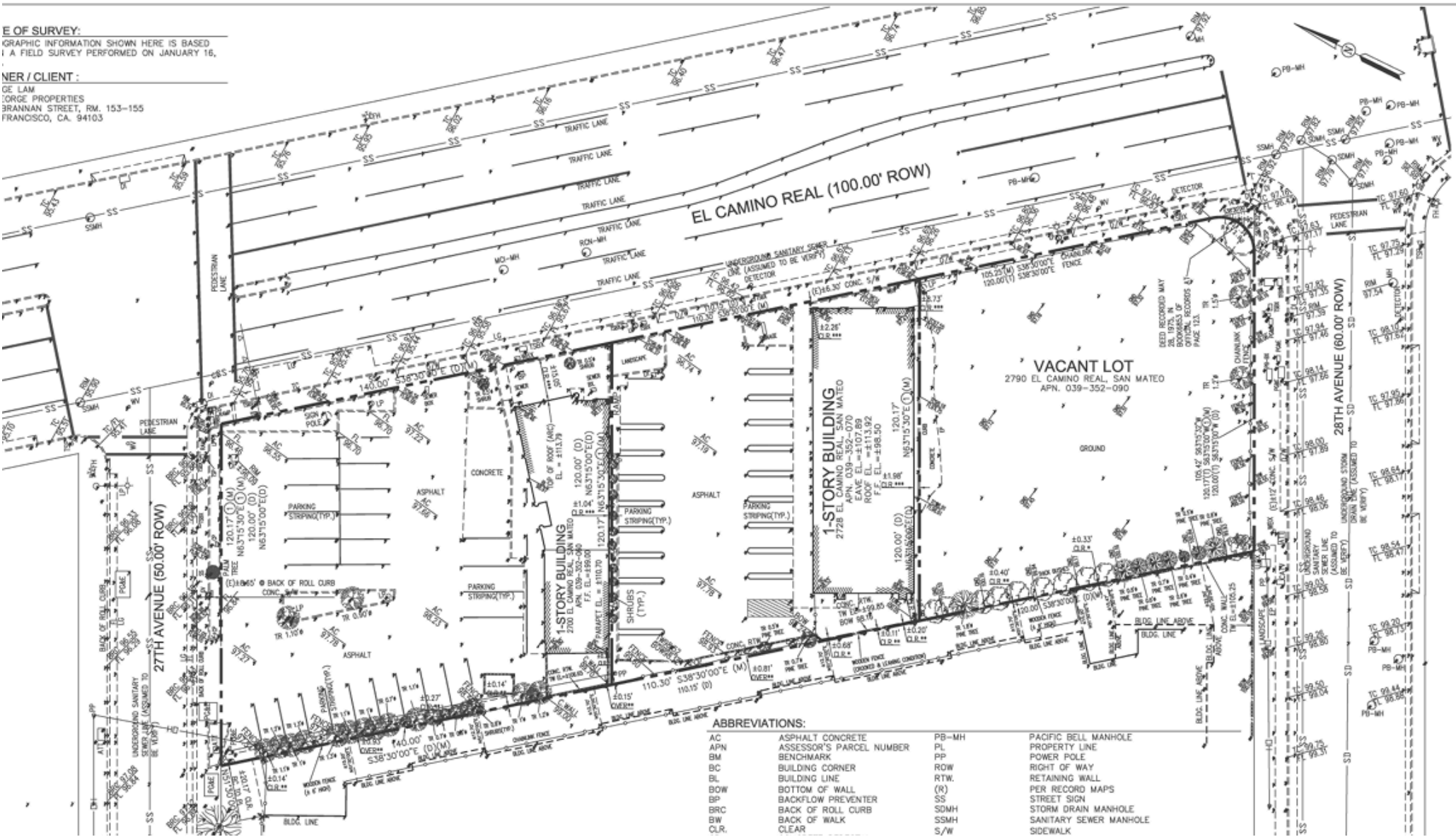
INTRODUCING A COMPELLING DEVELOPMENT OPPORTUNITY AT 2700, 2728, 2790 SOUTH EL CAMINO REAL, SAN MATEO OFFERING A VIBRANT MIXED-USE PROJECT SITUATED FOR SUCCESS. THE PROJECT IS ON EL CAMINO REAL SPANNING A WHOLE BLOCK FROM 27TH AVE TO 28TH AVE. PLANNED DEVELOPMENT FEATURES:

- 13,900 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE: THIS PRIME RETAIL AREA CATERS TO THE NEEDS OF THE SURROUNDING COMMUNITY AND LEVERAGES THE HIGH FOOT TRAFFIC ALONG EL CAMINO REAL.
 - 68 RESIDENTIAL CONDOMINIUMS: THESE THOUGHTFULLY DESIGNED UNITS ADDRESS THE GROWING DEMAND IN THE AREA, ATTRACTING RESIDENTS SEEKING A CONVENIENT AND CONNECTED LIFESTYLE.
 - THREE FLOORS OF BELOW-GRADE PARKING: THIS AMPLE PARKING PROVISION ELIMINATES CONCERNS ABOUT ON-STREET PARKING AND ENSURES A SMOOTH EXPERIENCE FOR RESIDENTS AND VISITORS.
 - PROXIMITY TO CA-92: EASY ACCESS TO THE HIGHWAY FACILITATES CONVENIENT COMMUTES AND REGIONAL CONNECTIVITY.
 - ACROSS THE STREET FROM THE FUTURE CALTRAIN STATION (AT 28TH AVE): RESIDENTS AND TENANTS GAIN DIRECT ACCESS TO PUBLIC TRANSPORTATION, PROMOTING SUSTAINABILITY AND REDUCING RELIANCE ON CARS.
 - SURROUNDED BY VIBRANT SHOPPING AND SCHOOLS: RESIDENTS ENJOY IMMEDIATE ACCESS TO EVERYDAY NECESSITIES AND EDUCATIONAL FACILITIES, ENHANCING THEIR QUALITY OF LIFE.
- AFTER CONSTRUCTION, ESTIMATED VALUE WILL BE OVER \$100M.

SURVEY

DATE OF SURVEY:
 GRAPHIC INFORMATION SHOWN HERE IS BASED
 ON A FIELD SURVEY PERFORMED ON JANUARY 16,

OWNER / CLIENT:
 GEORGE LAM
 LARGE PROPERTIES
 155 BRANNAN STREET, RM. 153-155
 SAN FRANCISCO, CA. 94103

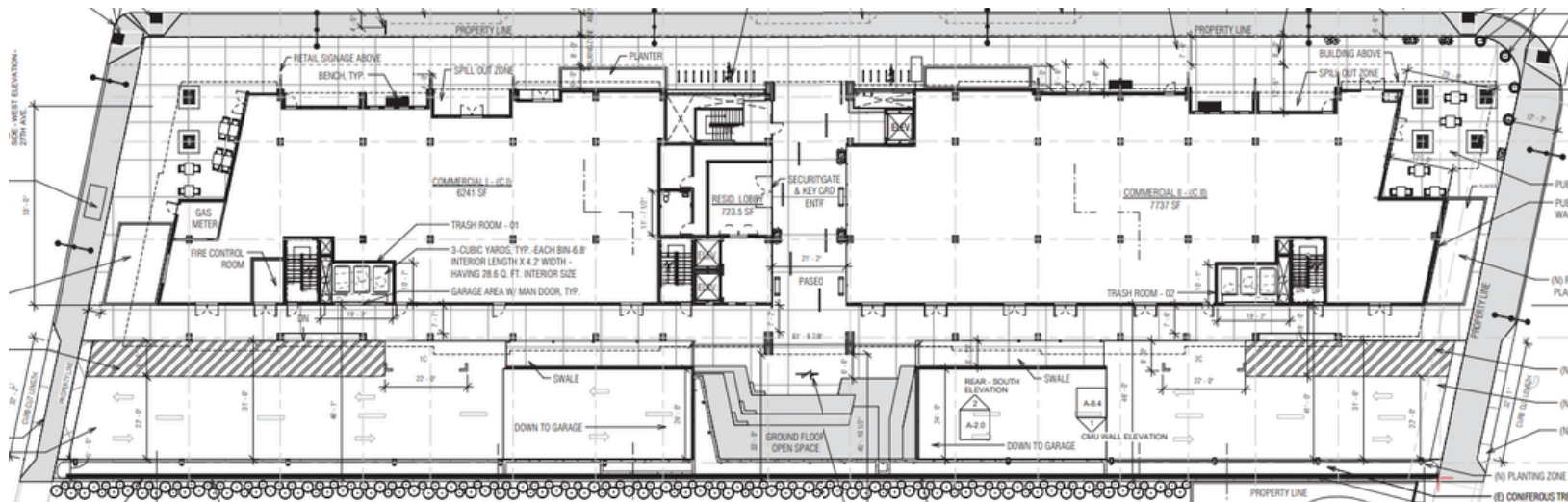


COMMERCIAL UNITS

GROUND FLOOR (1ST)

13,978 SQFT @\$1200/SQFT

TOTAL VALUE \$16.7M



CONDOMINIUMS

SECOND FLOOR (2ND)

TOTAL 20,494 SQFT

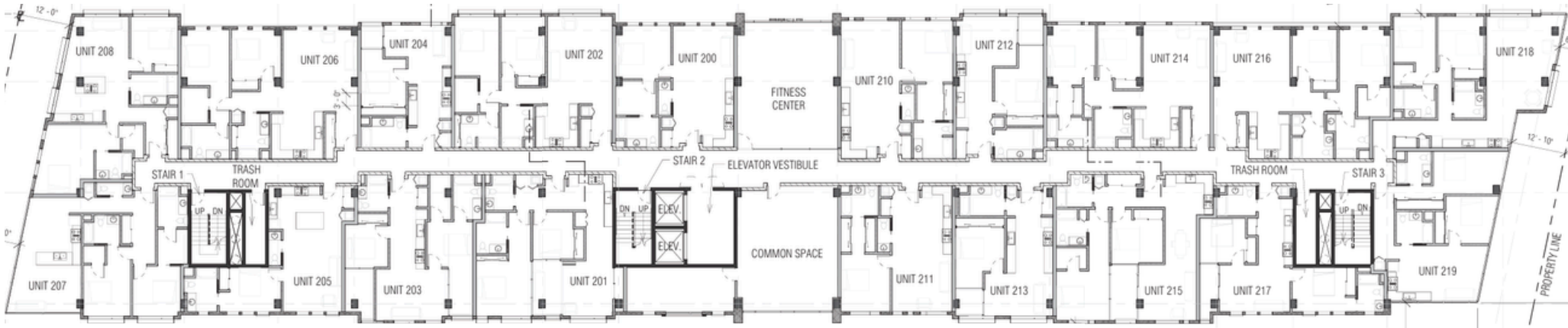
19 UNITS

CONDOMINIUM UNIT SIZE:

7 ONE BEDROOM @ 1M (TOTAL VALUE \$7M)

12 TWO BEDROOM @ 1.1M (TOTAL VALUE \$13.2M)

TOTAL VALUE \$20.2M



CONDOMINIUMS



THIRD FLOOR (3RD)

TOTAL 21,450 SQFT

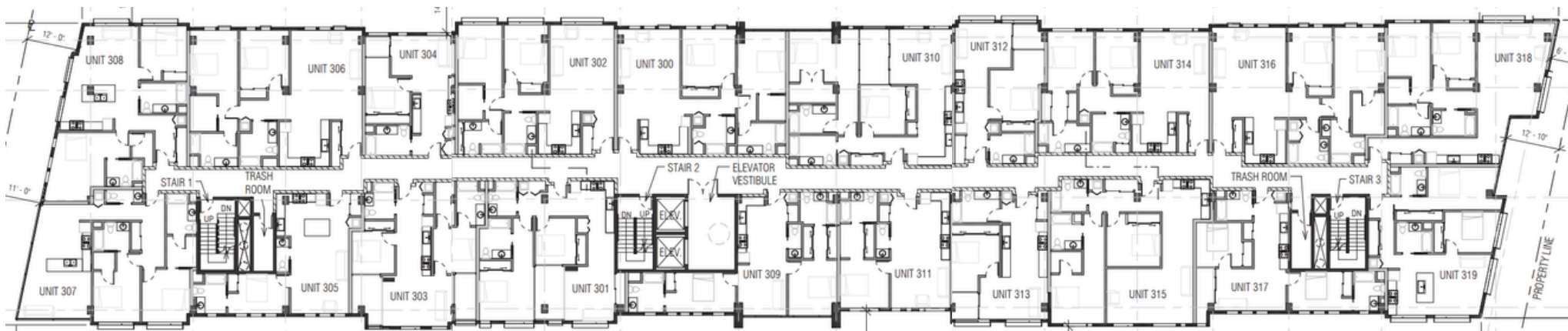
20 UNITS

CONDOMINIUM UNIT SIZE:

5 ONE BEDROOM @1M (TOTAL VALUE \$5M)

15 TWO BEDROOM @1.1M (TOTAL VALUE \$16.5M)

TOTAL VALUE \$21.5M



CONDOMINIUMS

FOURTH FLOOR (4TH)

TOTAL 20,243 SQFT

18 UNITS

CONDOMINIUM UNIT SIZE:

3 ONE BEDROOM @1M (TOTAL VALUE \$3M)

5 TWO BEDROOM @1.1M (TOTAL VALUE \$5.5M)

10 THREE BEDROOM @1.3M (TOTAL VALUE \$13M)

TOTAL VALUE \$21.5M



CONDOMINIUMS



FIFTH FLOOR (5TH)

TOTAL 18,478 SQFT

11 UNITS

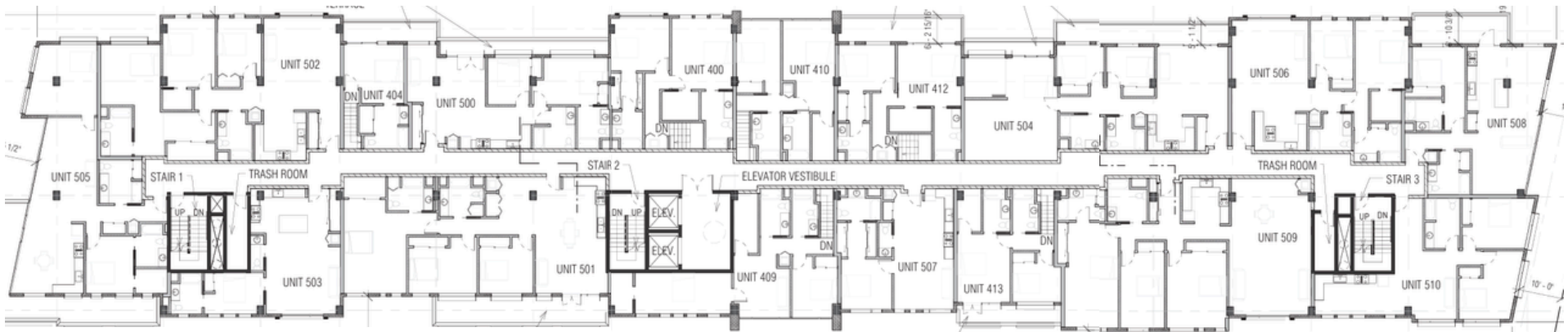
CONDOMINIUM UNIT SIZE:

2 ONE BEDROOM @1M (TOTAL VALUE \$2M)

5 TWO BEDROOM @1.1M (TOTAL VALUE \$5.5M)

4 THREE BEDROOM @1.3M (TOTAL VALUE \$5.2M)

TOTAL VALUE \$12.7M



UNIT MIX

TYPE	UNIT AREA	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR COMMERCIAL	13978	-	-	-
LEVEL 2	20494	7	13	-
LEVEL 3	21450	5	15	-
LEVEL 4	20243	3	5	10
LEVEL 5	18478	2	5	4
	94643	17	38	14

TYPE	AVG UNIT SIZE	QUANTITY
ONE BEDROOM	662-909 SF	13
TWO BEDROOM	889-1393 SF	35
THREE BEDROOM	1304-1771SF	14
ONE BEDROOM BMR	~662SF	4
TWO BEDROOM BMR	~882SF	2
		68

PARKING

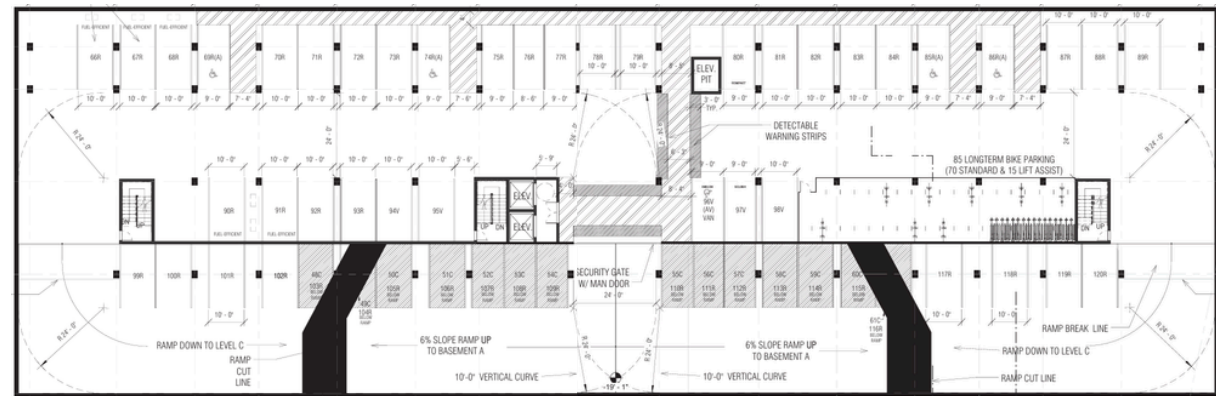
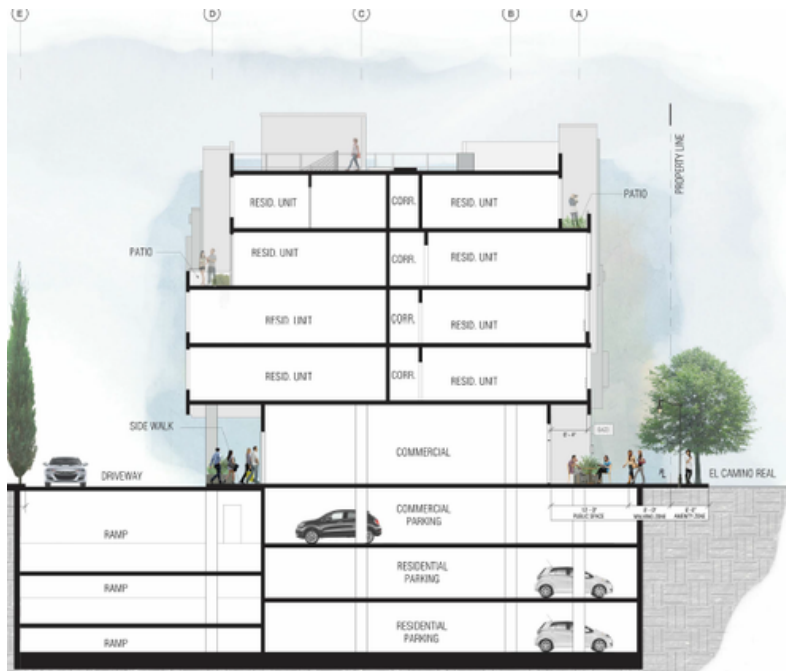
TOTAL 111,477 SQ.FT.

3 LEVELS

102 RESIDENTIAL PARKING SPACES + 56 COMMERCIAL PARKING SPACES

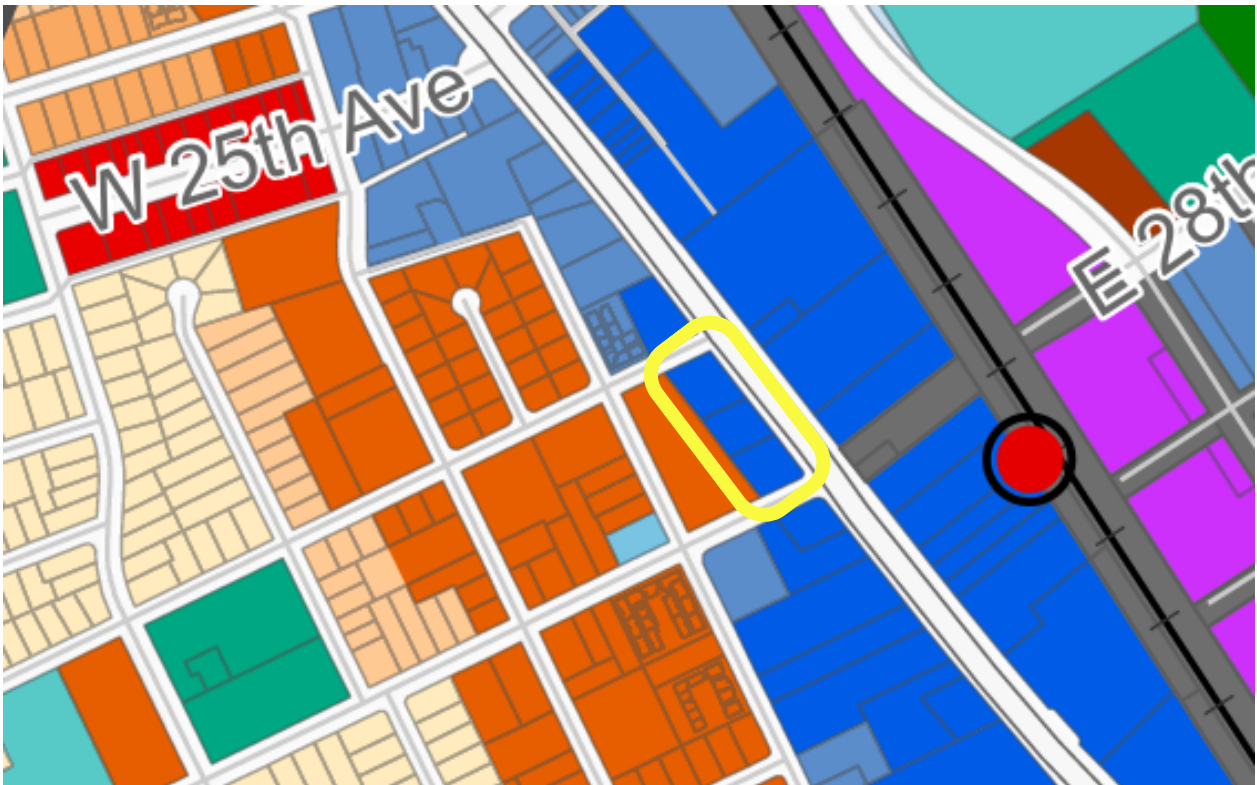
TOTAL 158 @ 100,000

TOTAL VALUE \$15.8M



POTENTIAL DENSITY INCREASE

MEASURE T



SAN MATEO GENERAL PLAN 2040 LAND USE MAP

- Mixed-Use Low (2-4 stories, 10-35 du/ac)
- Mixed-Use Medium I (3-5 stories, 15-50 du/ac)
- Mixed-Use Medium II (4-6 stories, 51-99 du/ac)
- Mixed-Use High (5-8 stories, 100-130 du/ac)
- Parks/ Open Space
- Public Facilities
- Quasi-Public (1-3 stories)
- Transportation Corridor
- Utilities

Adopted	March 18, 2024
Last Amended	March 17, 2025

The development site at 2700 S El Camino Real in San Mateo benefits from recent zoning changes following the passage of Measure T, which increased allowable building heights and density along key commercial corridors such as El Camino Real. These updated standards could potentially increase subject property to 8 stories in height and 130 dwelling units per acre.

POTENTIAL DENSITY INCREASE

STATE DENSITY INCREASE

1/1/2022

	Percentage of Affordable Units Provided	Density Bonus
Very Low Income Density Bonus	5%	20.0%
	6%	22.5%
	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%
	12%	38.75%
	13%	42.5%
	14%	46.25%
	15%	50.0%
Lower Income Density Bonus	10%	20.0%
	11%	21.5%
	12%	23.0%
	13%	24.5%
	14%	26.0%
	15%	27.5%
	16%	29.0%
	17%	30.5%
	18%	32.0%
	19%	33.5%
	20%	35.0%
	21%	38.75%
	22%	42.5%
	23%	46.25%
24%	50.0%	
College Student Housing (special restrictions)	20%	35.0%
Super Density Affordable	100% (20% can be Mod)	80%
Super Density Affordable- .5 mi from transit	100% (20% can be Mod)	unlimited
Special Needs/Supportive/Aff Senior Rental Hsg	100%	35%

In addition to the increased baseline density permitted under Measure T, the project may also utilize the California State Density Bonus Law, which allows developers to increase the number of residential units when a portion of the project is designated as affordable housing. Through the combination of the Measure T height allowances and the State Density Bonus program, the site has the potential to support over 160 residential units, substantially exceeding the previously entitled 68-unit development.