

135 SOUTH B STREET

SAN MATEO, CALIFORNIA

±1,680 SF PRIME B STREET, SAN MATEO - RETAIL / RESTAURANT SPACE AVAILABLE
ON BEST BLOCK IN SAN MATEO

135 SOUTH B STREET

SAN MATEO, CALIFORNIA

1st AVE - 2,892 ADT

SOUTH B ST - 4,913 ADT

2nd AVE - 11,538 ADT

ABOUT SAN MATEO

San Mateo is a dynamic downtown with significant new office, residential, and retail being added throughout the market. Downtown San Mateo is a highly walkable neighborhood in the heart of the Peninsula with strong office density, new arrivals mingle with locals, and art and color dot the streets. Downtown San Mateo is located at the center of the Peninsula, located midway between San Francisco and Palo Alto.

LOCATION DESCRIPTION

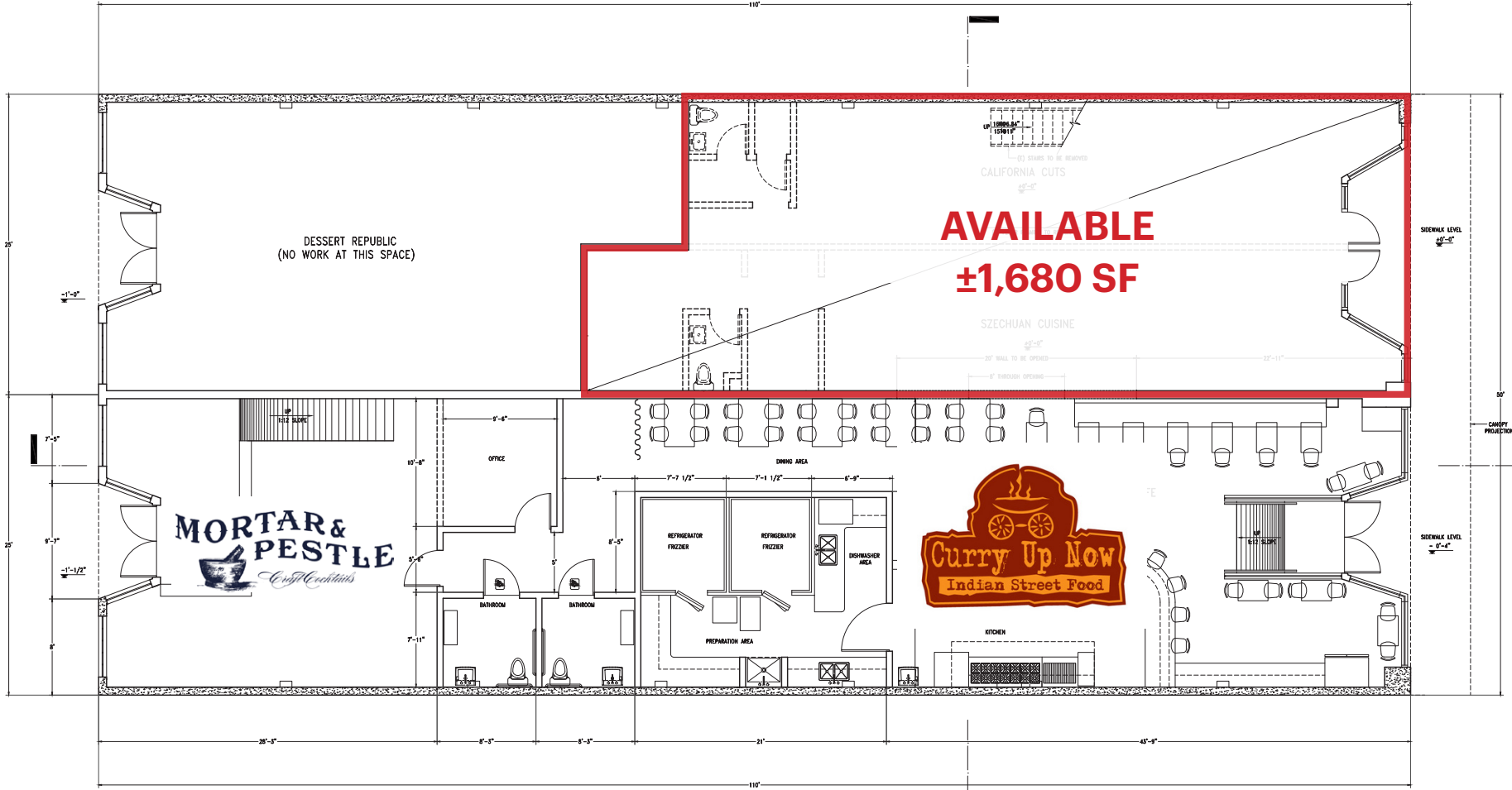
Located on the best block of Downtown San Mateo, this retail/restaurant space is conveniently located next to the popular Philz Coffee, Orange Theory Fitness, Curry Up Now, and Inchins Bamboo Garden. Neighboring the property is the Main Street Parking Garage providing ample parking stalls and easy access to downtown San Mateo.

PROPERTY PROFILE

AVAILABLE SPACE	±1,680 SF	
TRAFFIC COUNT	South B Street	3,090 ADT
	1st Avenue	2,982 ADT
	2nd Avenue	3,599 ADT
ASKING RENT	\$55.00 PSF/YR	
NNN EXPENSES	\$12.40 PSF/YR	
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none">• ±1,680 SF adjacent to Curry Up Now• Retail / Restaurant Space located on the best block of B Street in Downtown San Mateo• Free Rent / TI Available with Strong Credit• Ample Area Street and Garage Parking• Two Blocks to Caltrain Station	

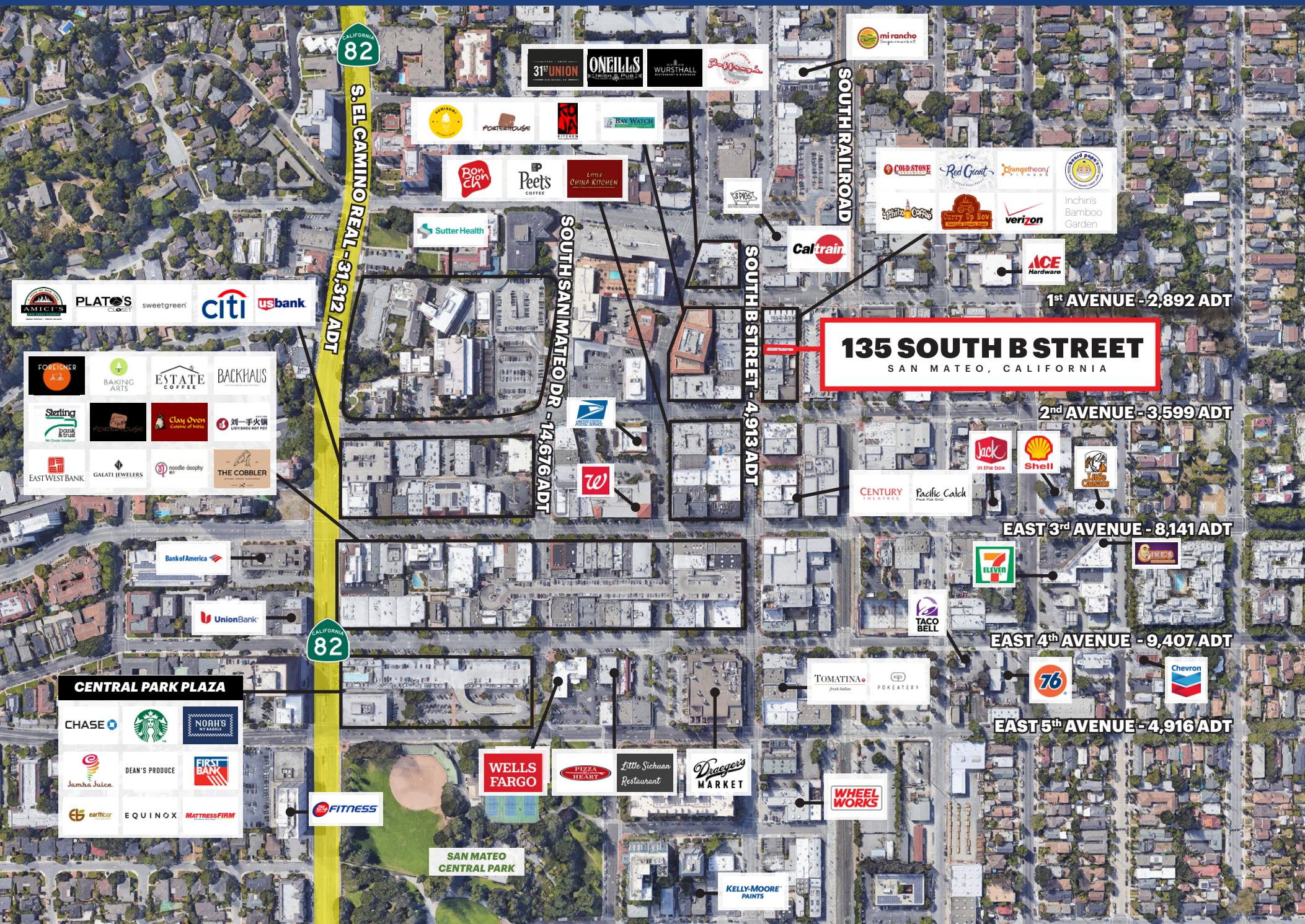


MAIN STREET



B STREET - 3,090 ADT







POPULATION

1 MILE	3 MILES	5 MILES
38,609	130,783	232,699



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$180,704	\$215,771	\$227,560



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
4,166	17,302	33,377



MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$1.45 M	\$1.73 M	\$1.74 M



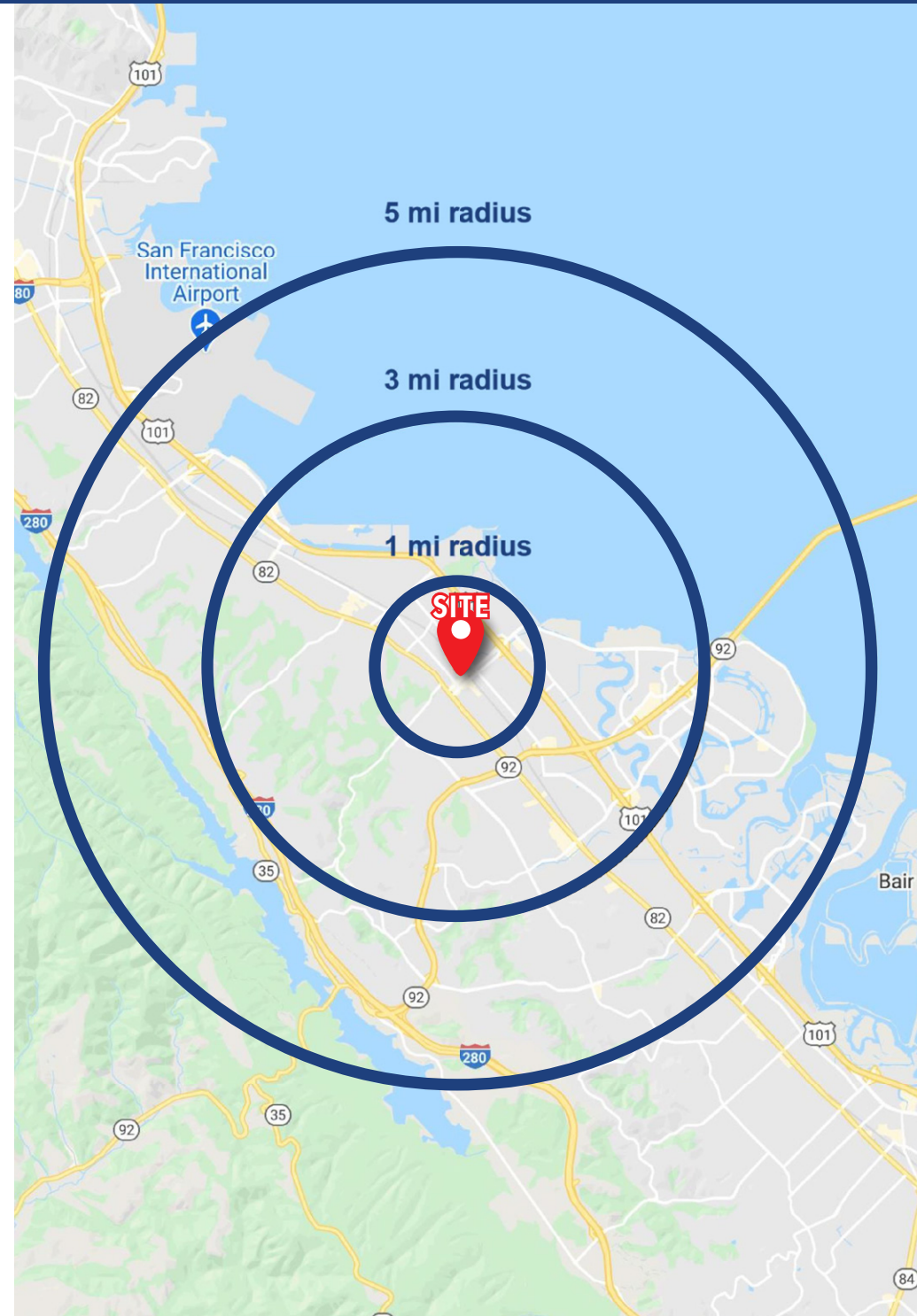
BACHELOR DEGREE OR HIGHER

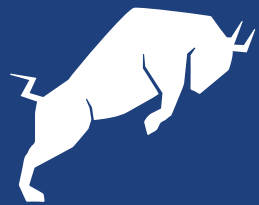
1 MILE	3 MILES	5 MILES
55.5%	62.3%	65.3%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$755.38 M	\$2.99 B	\$5.5 B





LOCKEHOUSE

CHRIS HOMS

(650) 548-2687

chris@lockehouse.com

License #01901922

2099 Mt Diablo Boulevard, Suite 206, Walnut Creek, CA 94596 | License #01784084 | WWW.LOCKEHOUSE.COM

*Demographics Source & *Traffic Counts Source: Regis USA 02/16/2023