



**LOCKHOUSE**

# 134 SOUTH B STREET

SAN MATEO, CALIFORNIA

±1,700 SF GROUND FLOOR AND ±1,600 SF LOWER LEVEL STORAGE

2ND GENERATION RESTAURANT SPACE AVAILABLE ON THE BEST BLOCK IN SAN MATEO



**134 SOUTH B STREET**  
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**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 2nd generation 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**

<b>AVAILABLE SPACE</b>	±1,700 SF Ground Level	±1,600 SF Lower Level Storage
<b>TRAFFIC COUNT</b>	South B Street 1 <sup>st</sup> Avenue 2 <sup>nd</sup> Avenue	4,913 ADT 2,892 ADT 11,538 ADT
<b>ASKING RENT</b>	Call Broker	
<b>ZONING</b>	CBD (Central Business District)	
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• 2nd Generation Restaurant Space</li> <li>• Lower Level Storage Includes a Walk-In Freezer</li> <li>• Available Now</li> <li>• On South B Street, Across from Caltrain Station</li> </ul>	





\*Traffic Counts Source: Sites USA REGIS Online 2/18/21



POPULATION	1 MILE	3 MILES	5 MILES
	40,343	135,725	241,988



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$169,648	\$199,620	\$208,632



HOUSEHOLD INCOME DISTRIBUTION	1 MILE	3 MILES	5 MILES
	4,053	16,401	32,308



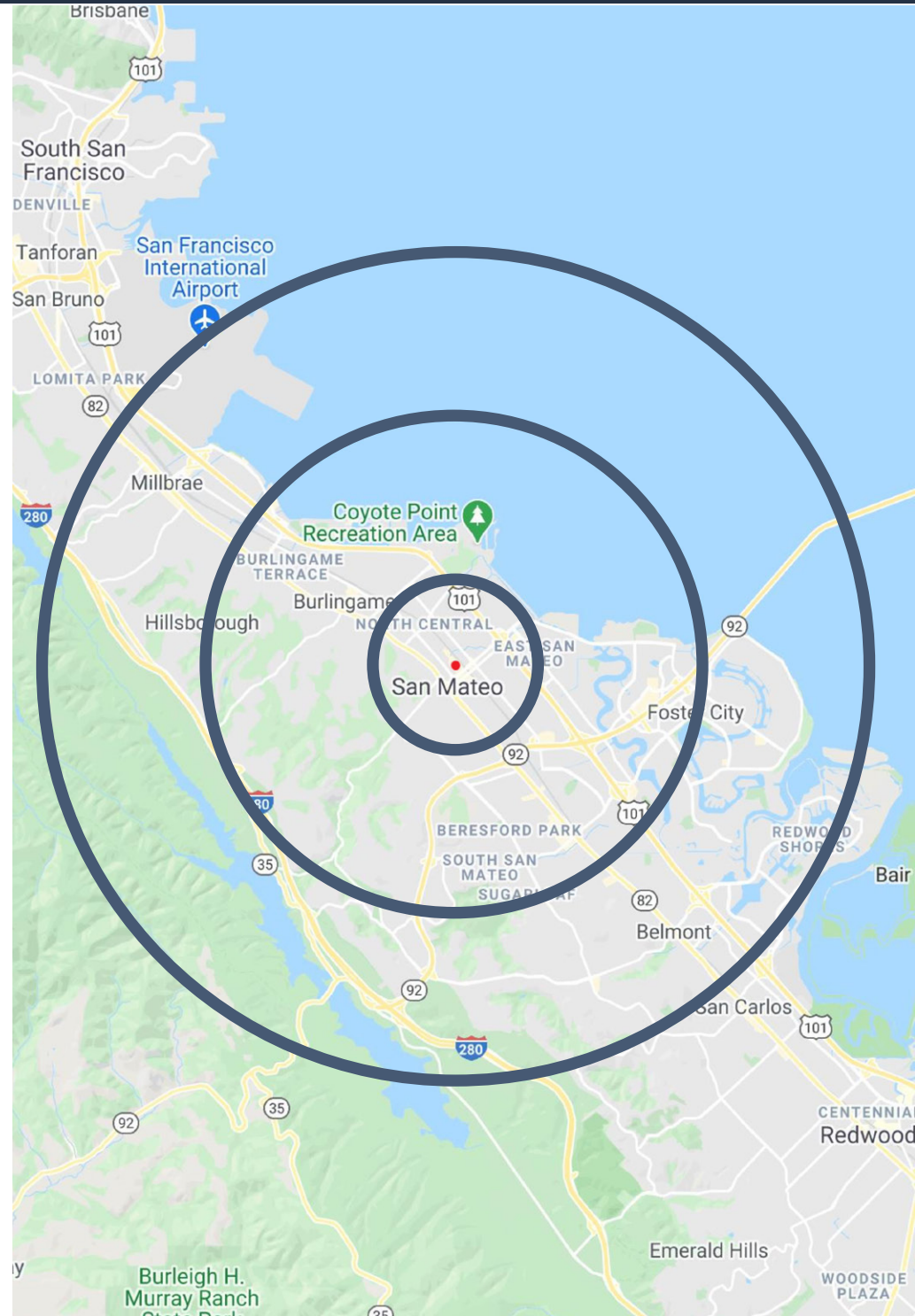
MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	3 MILES	5 MILES
	1,670	6,805	13,838



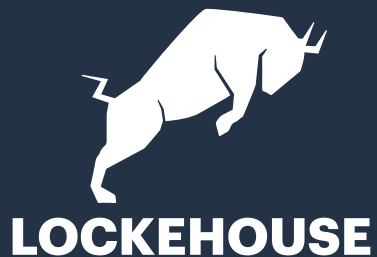
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	15,362	58,906	111,637



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$4,063	\$4,629	\$4,803



\*Demographics Source: Site USA REGIS 2/18/21



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