



2 EAST 3RD AVENUE

SAN MATEO, CA



Chris Homs
(650) 548-2687
chris@lockehouse.com
License #01901922

Brendan Walsh
(650) 400-7010
brendan@lockehouse.com
License #02140273

SUMMARY

2 East 3rd Avenue | San Mateo

- Address:** 2 East 3rd Avenue, San Mateo, CA
- Available:** ± 3,680 SF
- Delivery:** 30 Days Notice
- Target Uses:** Retail, Fitness, Financial Services, Bank

PROFILE

- Traffic Counts:** El Camino Real - 36,363 ADT
- Asking Rent:** \$60.00/SF, NNN
- NNN Expenses:** \$19.08/SF

HIGHLIGHTS

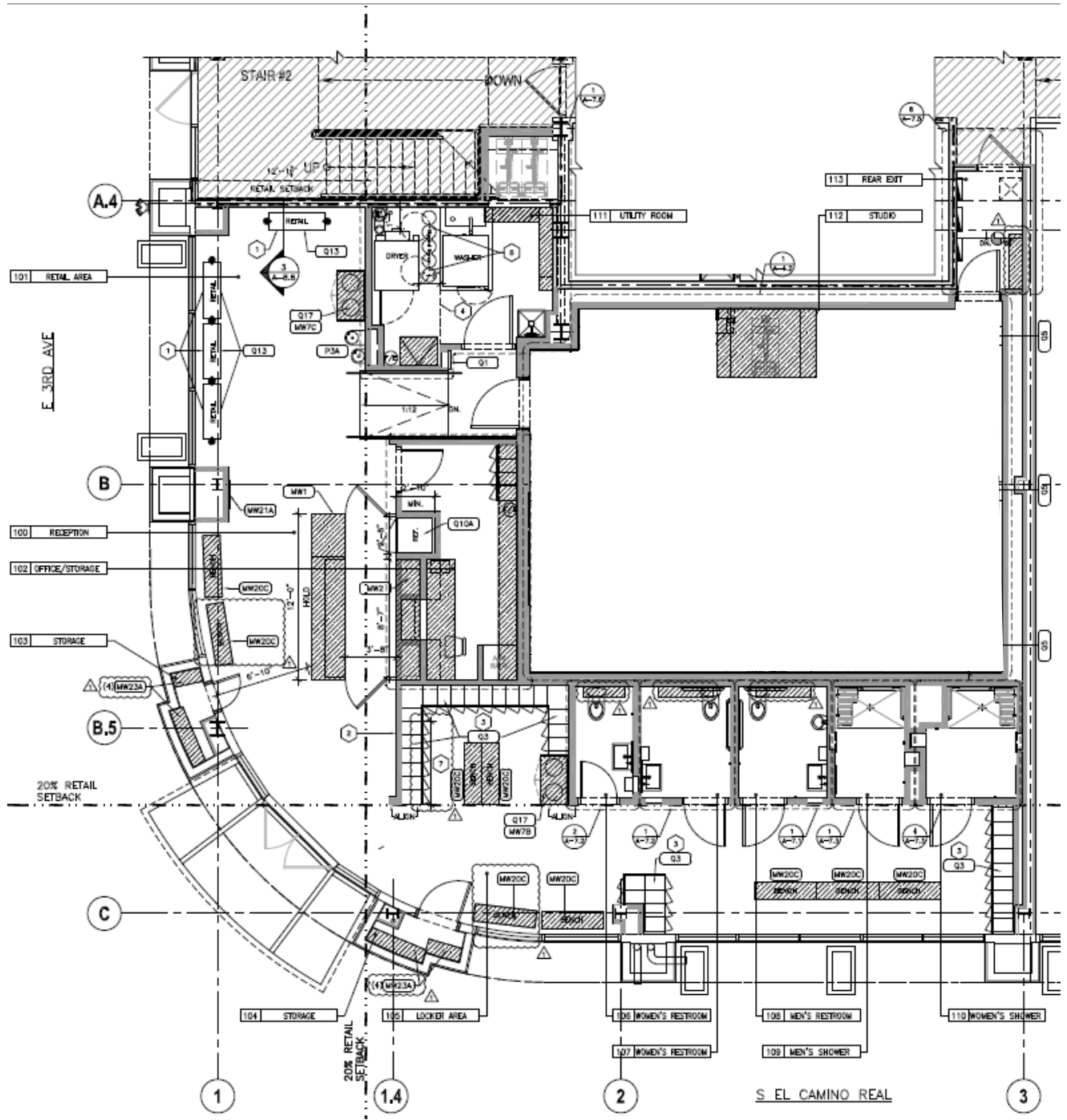
- ± 3,680 SF across the street from Sweetgreen
- Free Rent/TI available for strong credit operators
- Ample area street and garage parking
- Five-minute walk to CalTrain
- High Visibility Corner on El Camino Real
- Notable 3rd Street Retailers:
 - Sweetgreen
 - Backhaus
 - Foreigner Bakery
 - Amici's Pizzeria
 - SAJJ Mediterranean
 - Walgreens
 - CitiBank

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. Downtown San Mateo is located at the center of the Peninsula, located midway between San Francisco and Palo Alto.



Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	33,143	134,469	235,413
Daytime Population	26,004	134,463	219,368
Avg. Household Income	\$195,602	\$220,588	\$228,103

*Demographic Source: Site USA REGIS 12/14/22







CALIFORNIA 82
S. EL CAMINO REAL - 36,363 ADT

31ST UNION ONEILLS WURSTHALL

SOUTH RAILROAD

metro Peets LITTLE CHINA KITCHEN

mi rancho

Don Jon CH Peets LITTLE CHINA KITCHEN

COLO STONE Red Giant OrangeTheory Inchin's Bamboo Garden

Sutter Health

SPICES

Caltrain

verizon ACE Hardware

AMIC'S PLATOS CLOSET sweetgreen citi usbank

1st AVENUE - 2,892 ADT

FOREIGNER BAKING ARTS ESTATE COFFEE BACKHAUS
Sterling BAKERS HOUSE Clay Oven 刘一手火锅
EASTWEST BANK GALATI JEWELLERS noodle geography THE COBBLER

SITE

UNITED STATES

CENTURY PACIFIC CATCH

2nd AVENUE - 3,971 ADT

Jack in the box Shell Little Caesars

Redevelopment
Approved 105,000 SF Office
17,000 SF Retail

FIRE PIZZA YOGA corepower

EAST 3rd AVENUE - 6,513 ADT

Bank of America

7 ELEVEN

PIZZA HUT

UnionBan

TACO BELL

EAST 4th AVENUE - 4,357 ADT

CENTRAL PARK PLAZA

CHASE STARBUCKS NONI'S BY SAGE
Jamba Juice DEAN'S PRODUCE FIRST BANK
earthbar EQUINOX MATTRESS FIRM

CALIFORNIA 82

TOMATINA POKEATERY

76

Chevron

EAST 5th AVENUE - 4,087 ADT

WELLS FARGO PIZZA HEART Little Sichuan Restaurant Drage's MARKET

Proposed Redevelopment
Approved 60,000 SF Office
4,200 SF Retail

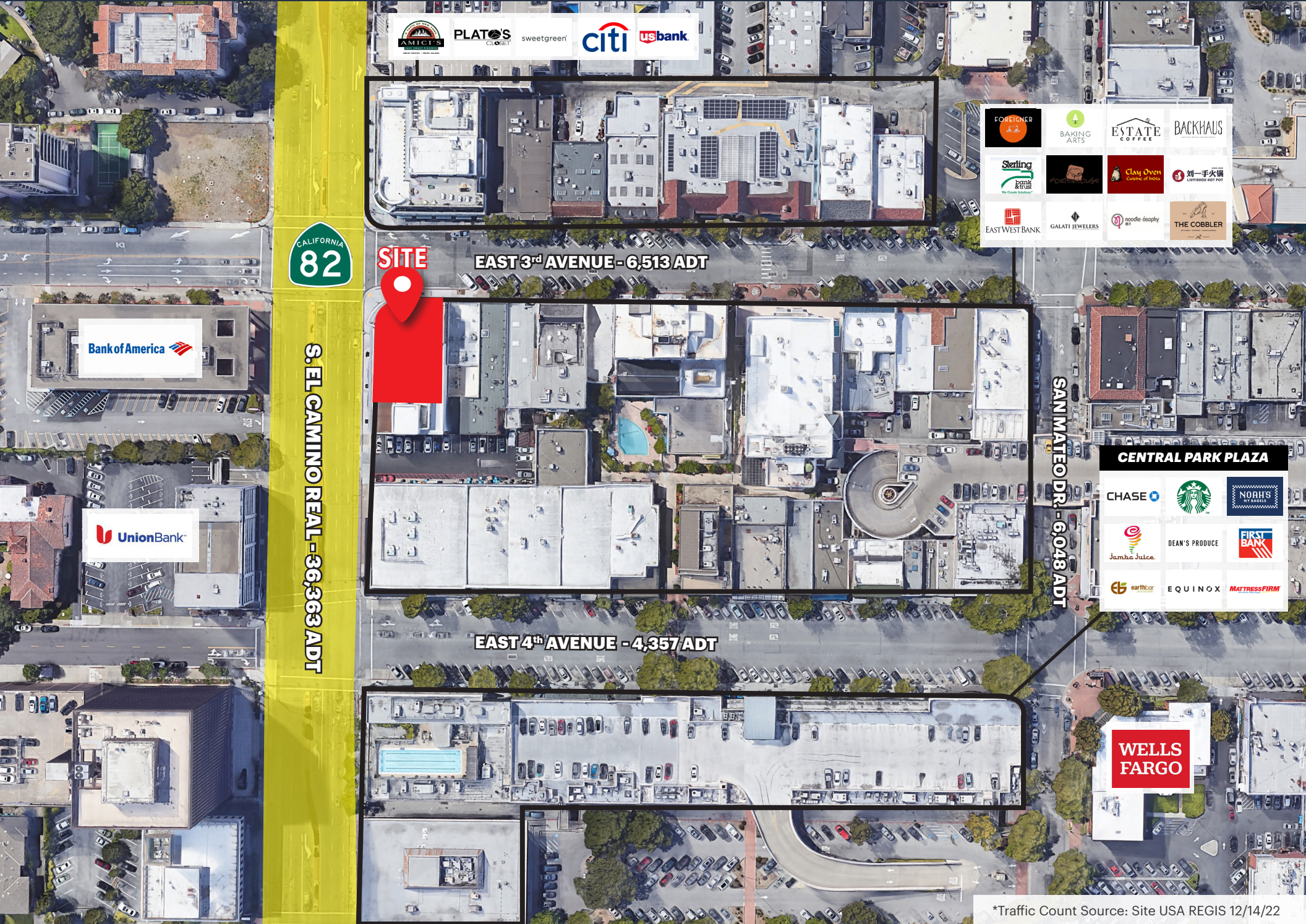
WHEEL WORKS

SAN MATEO CENTRAL PARK

KELLY-MOORE PAINTS

*Traffic Count Source: Site USA REGIS 12/14/22

2 EAST 3RD AVENUE SAN MATEO, CA | CLOSE-UP AERIAL



CALIFORNIA
82

S. EL CAMINO REAL - 36,363 ADT

SITE
EAST 3rd AVENUE - 6,513 ADT

EAST 4th AVENUE - 4,357 ADT

SAN MATEO DR. - 6,048 ADT

AMIGOS PLATOS CLOSET sweetgreen citi usbank

FOREIGNER BAKING ARTS ESTATE COFFEE BACKHAUS
Sterling Bank & Trust FOREMAN'S CLAY OVEN 刘一手火锅
EAST WEST BANK GALATI JEWELLERS goodie company THE COBBLER

CENTRAL PARK PLAZA
CHASE Starbucks NOAH'S
Jamba Juice DEAN'S PRODUCE FIRST BANK
earthstar EQUINOX MATTRESS FIRM

WELLS FARGO

Bank of America

UnionBank

*Traffic Count Source: Site USA REGIS 12/14/22



2 EAST 3RD AVENUE

SAN MATEO, CA



Chris Homs
(650) 548-2687
chris@lockehouse.com
License #01901922

Brendan Walsh
(650) 400-7010
brendan@lockehouse.com
License #02140273