

B STREET SOUTH

222 East 4th Avenue, San Mateo, CA

±18,500 SF Ground Floor Grocery
Opportunity in the Heart of Downtown San Mateo



HIGHLIGHTS

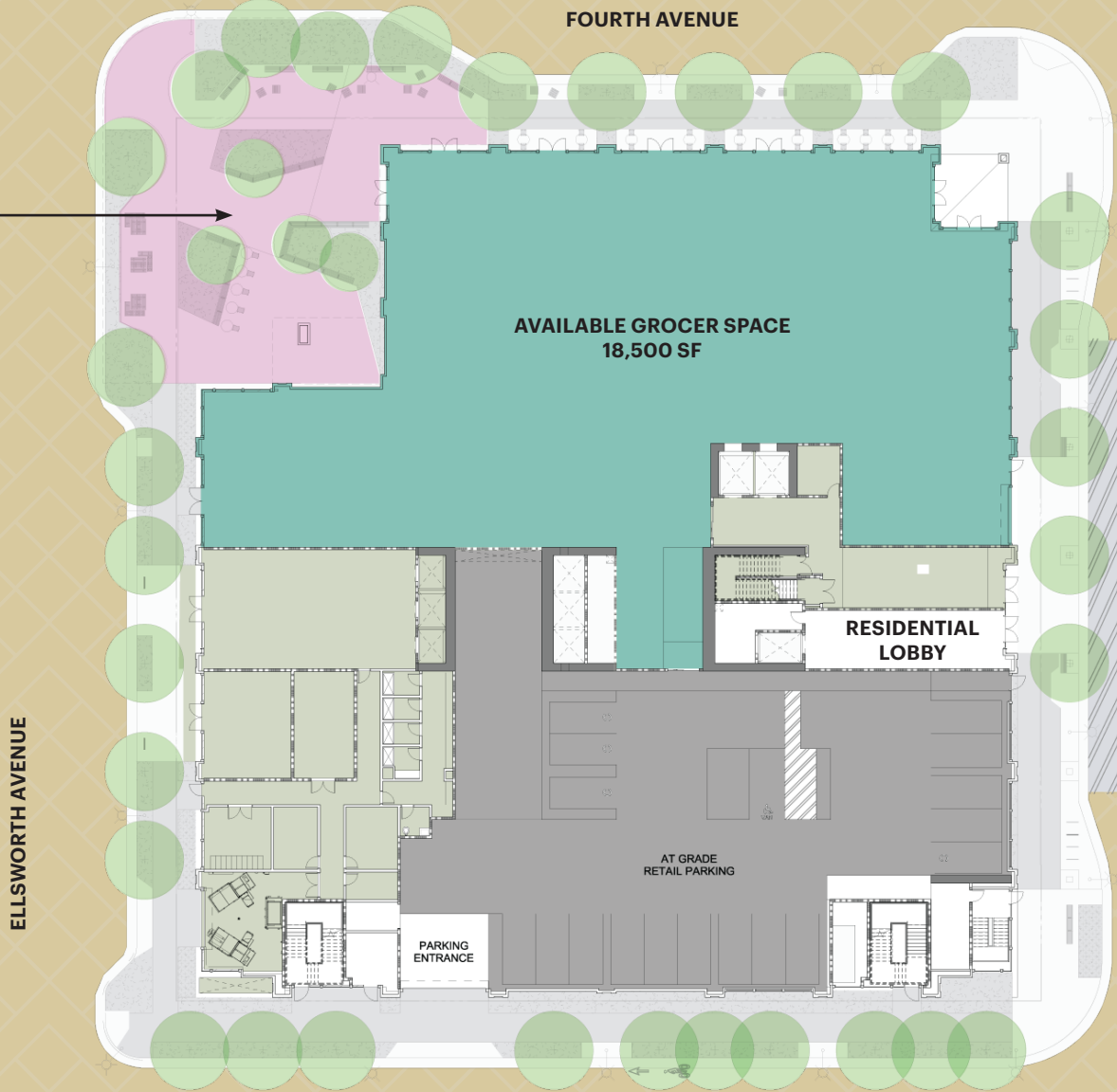
- Unique Opportunity to become the only grocer in the heart of Downtown San Mateo (DTSM) with no other grocer within an almost 1-mile radius.
- DTSM is in the early stages of an upsurge in investment of new retail, office, apartments and parking.
- Become the dominant grocer in the DTSM trade area with a 20,500 person daytime population that is expected to grow by 20%.
- Create a custom built-out 18,500 square at-grade grocery on a full city block in Downtown San Mateo.
- Expansive 5,000 square foot ground floor plaza with outdoor seating for over 75.16 FT slab-to-slab height on ground floor.
- Dedicated ground floor and underground parking available.
- 3 blocks to the Caltrain bullet stop.





SITE PLAN

PUBLIC PLAZA
±5,000 SF



AVAILABLE GROCER SPACE
18,500 SF

AT-GRADE TRUCK
LOADING AREA

RESIDENTIAL
LOBBY

AT GRADE
RETAIL PARKING

PARKING
ENTRANCE

FIFTH AVENUE

FOURTH AVENUE

ELLSWORTH AVENUE

B STREET



B STREET SOUTH

START AND GROW IN DOWNTOWN SAN MATEO

B_STREET BLOCKS

B Street South is part of B_Street Blocks, a refined collection of five jewel-box office/retail and apartment buildings being developed in the heart of Downtown San Mateo. Each of the buildings are formed with high-quality, signature materials and thoughtfully designed with functional public spaces, quality curated retail, and beautified streetscapes to enhance collaboration and connections. The buildings within B_Street Blocks are environmentally conscious workplaces that will inspire generations to come.

Together these buildings are designed to anchor a community hub for office, living, and leisure with retail, restaurants, health, and fitness. San Mateo is a thriving suburban downtown with a vibrant food scene that serves as nexus of a live, work, play lifestyle. A thriving community is built on strong connections and B Street South will quickly become a gathering place for the community.

- B_Street Blocks will add nearly 520,000 square feet of office/retail and 182 apartments units.
- A strong development pipeline in DTSM will add 750+ apartment units and over 800,000 square feet by the end of 2030.
- Once completed, these new DTSM developments will add over 4,200 new daytime office users and close to 2,000 new apartments residents.
- Increase of over 700 public parking stalls, many of which will be available for free on nights and weekends.
- Environmentally-conscious mass timber buildings construction for the offices above the grocery store

BRICKLINE

BESPOKE

B STREET
SOUTH

1ST & B

MAKE YOURSELF AT
HOME IN DOWNTOWN
SAN MATEO



**Socialize With Style.
Eat With Gusto.**



DEMOGRAPHICS



Population
240,928



Avg. HH Income
\$272,011



Avg. Net Worth
\$2.73 M



College Degree
65%



Daytime Population
218,518



Median Home Price
\$2.59 M



Retail Expenditures
\$14.53 B



**Demographics Source: Regis USA - 03.21.24 | 5 Miles Radius*

FOOD

Amour Amour
Avenida Restaurant
Backhaus
Barrel Bistro and Wine Bar
B Street and Vine
Central Park Bistro
Daeho Kalbijim
Dash
Espetus
Foreigner
Gao Viet Kitchen
Happy Lamb
Hotaru
Hummus
Jeffrey's Hamburgers
North Beach Pizza
Pacific Catch
Pancho Villa Taqueria
Pausa
Porterhouse
Ramen Dojo
Rise Woodfire
San Mateo Prime
Taishoken Ramen
Tokie's
Vespucci Ristorante
Wursthall



Raise a glass at one of DTSM lively bars & cafes





DRINKS

BARS

Fogbird

McGovern's Bar

Mortar & Pestle

O'Neil's Irish Pub

Wunderbar

COFFEE TEA & DESSERT

Antoine's Cookie Shop

Bambu

Beard Papa

Blue Bottle

Coldstone Creamery

Déjà Vu Organic Juice Bar

Kathy's Kreative Kakes

LuluYum

Meet Fresh

Peet's Coffee

Phil's

Sharetea

Sibby's Cupcakes

Simply Cake

Somi Somi

Tan-Cha

Teaspoon

Tong Sui

TP Tea

Yi Fang

Tiger Tea and Juice



Sift through
eclectic boutiques.
For Unique finds.



RETAIL

Applebom Jewelry

Atlas Skate Store

B Street Books

Clear Optometry

Draeger's

Footwear Etc.

Nouvelle Vogue Bridal

Plato's Closet

Scandinavian Designs

Steiners Jewelry

Therapy Stores



Find your way through
Downtown with ease.



WINE CLUB
Our membership extends to different benefits:
• Priority restaurant reservations
• Special pricing on all bottle purchases
• Complimentary access to special events
• Complimentary access to wine tastings
QR Code
Reserve Now

TRANSPORTATION

Bike Friendly

Caltrain Station

SamTrans

101, 92 and 280 Freeways

SFO



LIVING

RESIDENTIAL

Brickline Flats

Metropolitan

SERVICES

Chase Bank

Edmonds Plaza Florist

Peninsula Automotive Clinic

San Mateo Medical Center

US Post Office

Wardrobe Cleaners

Wells Fargo Bank



CULTURE

A person is sitting at a wooden table outdoors. They are wearing a dark blue t-shirt and light-colored shorts. They are holding a smartphone in their right hand and a coffee cup in their left. A small, white, fluffy dog is sitting on the ground next to the table, looking to the right. The dog is wearing a blue leash and a collar with a tag. The background is blurred, showing greenery and a building.

ENTERTAINMENT

Cinemark Century 12

Ryptic Room Escape

FITNESS

B Street Boxing

CorePower Yoga

Equinox

Opex Kura

Orange Theory



TARGETING Q1 2026
OCCUPANCY

B STREET SOUTH

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LOCKEHOUSE

LANE PARTNERS

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