



## RETAIL SPACE FOR LEASE - 43 E. 3rd Ave., San Mateo, CA



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596

**JENNIFER HIBBITTS**

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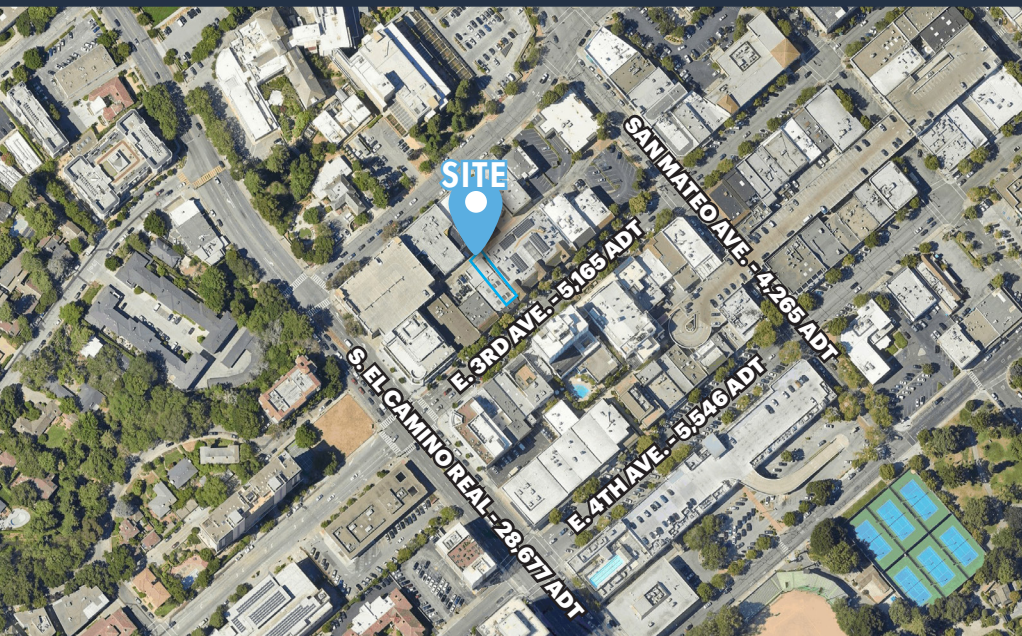
**KURT GRUNDMAN**

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## ABOUT SAN MATEO

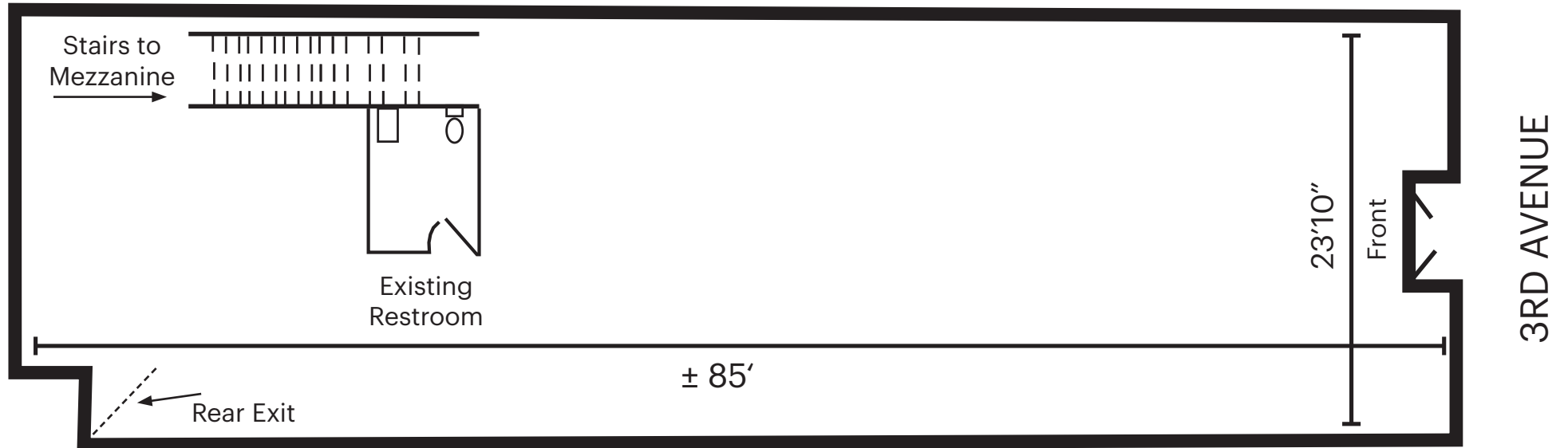
San Mateo is a dynamic downtown with significant new office, residential, and retail being added throughout the market. Downtown San Mateo is a highly walkable neighborhood in the heart of the Peninsula with strong office density, new arrivals mingle with locals, and art and color dot the streets. Downtown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

## LOCATION DESCRIPTION

Located in downtown San Mateo, this space is conveniently located 1/2 block from El Camino Real and adjacent to Sweet Green, BodyRok, Equinox, and Draper University. Neighboring the property is the Main Street Parking Garage providing ample parking stalls and easy access to downtown San Mateo.

## PROPERTY PROFILE

AVAILABLE SPACE	±2,040 SF	±870 SF
	Ground Level	SF Mezzanine
TRAFFIC COUNT	3rd Ave.	5,165 ADT
	N. El Camino Real	26,681 ADT
	San Mateo Dr.	4,249 ADT
AVAILABLE	Now	
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> <li>• 1/2 Block from El Camino Real</li> <li>• Trade area includes San Mateo, Burlingame and Hillsborough</li> <li>• Share the block with Citi Bank, Sweet Greens, Amicis and US Bank</li> </ul>	



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## POPULATION

1 MILE	3 MILES	5 MILES
33,192	132,849	234,750



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
13,184	52,550	92,121



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$223,593	\$254,718	\$261,283



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.36 M	\$2.53 M	\$2.66 M



## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
57.4%	61.7%	64.3%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$831.19 M	\$3.5 B	\$6.27 B



\*Demographic Source: Sites USA REGIS Online 5/6/25



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AVAILABLE