

# 1ST & B

## DOWNTOWN SAN MATEO

Iconic restaurant and retail opportunity  
in the heart of Downtown San Mateo

**Up to ±7,109 RSF**

Single-Tenant Option with  
3-Tenant Demising  
Option Available



# HIGHLIGHTS



Incredibly well-located on prime South B Street in San Mateo, CA



Single-tenant opportunity up to  $\pm 7,109$  square feet with demising options



Extraordinary double-height outdoor patio dining with potential for operable storefronts



Full cooking infrastructure in place including grease interceptor and Type 1 shaft



Located less than one block to San Mateo Caltrain Station



Significant parking is available with 3 garages within 1 block in addition to street parking



One of the first Mass Timber buildings on the Peninsula featuring custom-designed, natural wood interiors



# PROJECT TIMELINE





# EXPERIENCE NATURE'S FINEST

MERGING NATURAL MATERIALS WITH  
AN ELEVATED GUEST EXPERIENCE



## **Distinctive, Photogenic Backdrop**

Exposed timber and natural wood create a warm, design-forward setting that photographs well and drives social engagement.



## **Superior Acoustic Comfort**

Natural wood helps dampen sound and reduce echo, creating a more comfortable dining environment.



## **Biophilic Design That Drives Dwell Time**

Natural materials create a warmer environment that can encourage longer visits and increased spend.



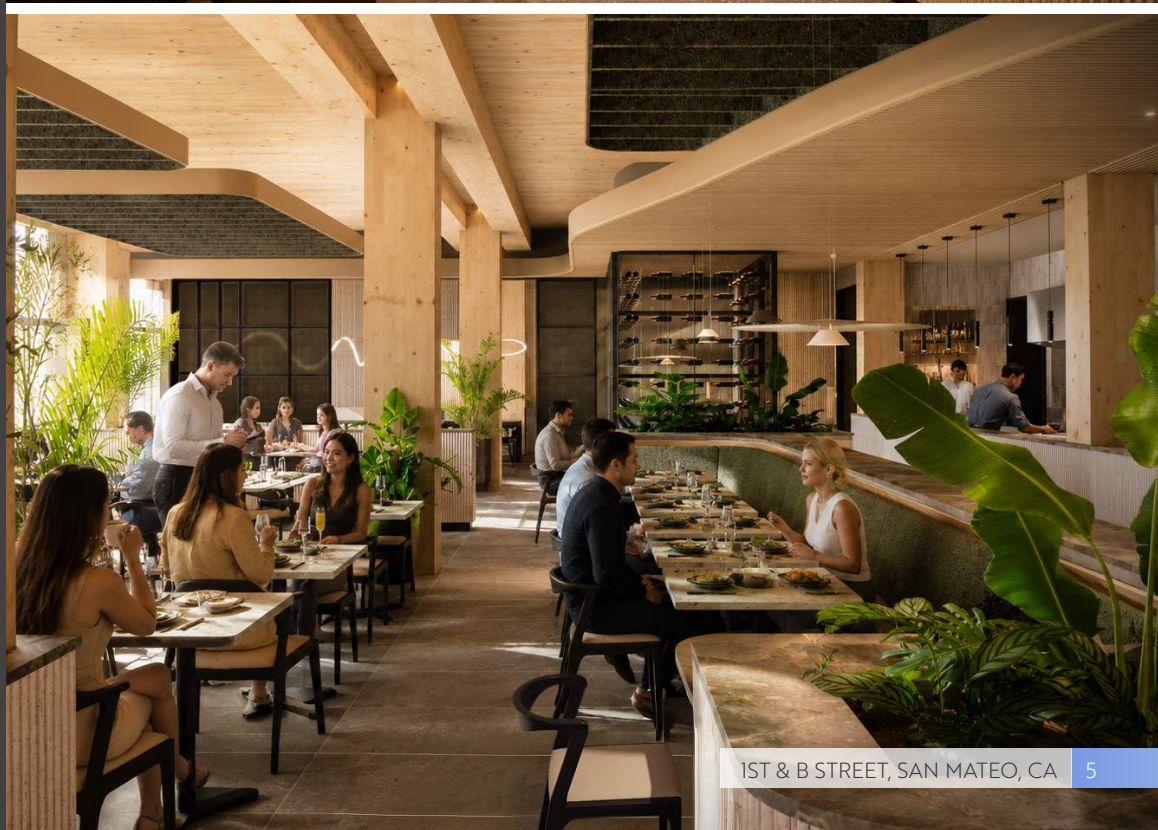
## **Authentic Sustainability Story**

Mass timber's lower carbon footprint gives brands a meaningful sustainability story customers can see and experience.



## **Lower Utility Costs**

Strong thermal performance from natural timber can reduce heating and cooling loads, particularly for energy-intensive restaurant uses.



# SINGLE-TENANT OPTION



# SINGLE-TENANT FLOOR PLAN

## FIRST FLOOR

**GROUND FLOOR** ±7,109 SF

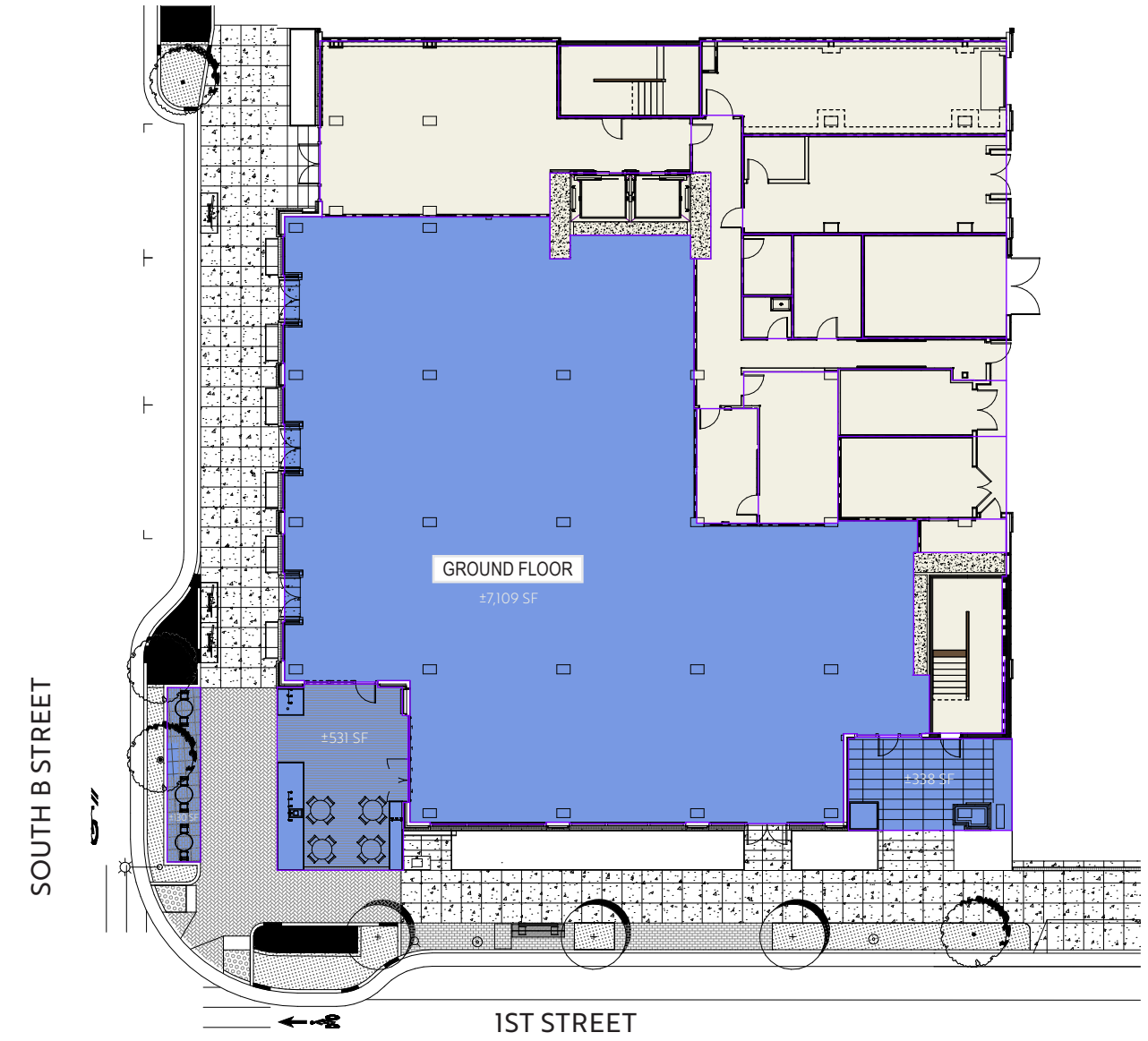
- ▶ Single-tenant space for large-format restaurant
- ▶ Main entry on South B Street retail corridor

### UNENCLOSED TENANT AREA

- Patio 01 ▶ ±338 SF
- Patio 02 ▶ ±531 SF
- Bistro Seating ▶ ±130 SF

### LEGEND

-  Building Service Area
-  Tenant Area



# RESTAURANT INTERIOR RENDERING | 1

## SINGLE-TENANT FLOOR PLAN



# RESTAURANT INTERIOR RENDERING | 2

## SINGLE-TENANT FLOOR PLAN



# MULTI-TENANT DEMISING OPTION

## FIRST FLOOR

|           |            |
|-----------|------------|
| RETAIL 01 | ±1,519 RSF |
| RETAIL 02 | ±1,332 RSF |
| RETAIL 03 | ±4,113 RSF |

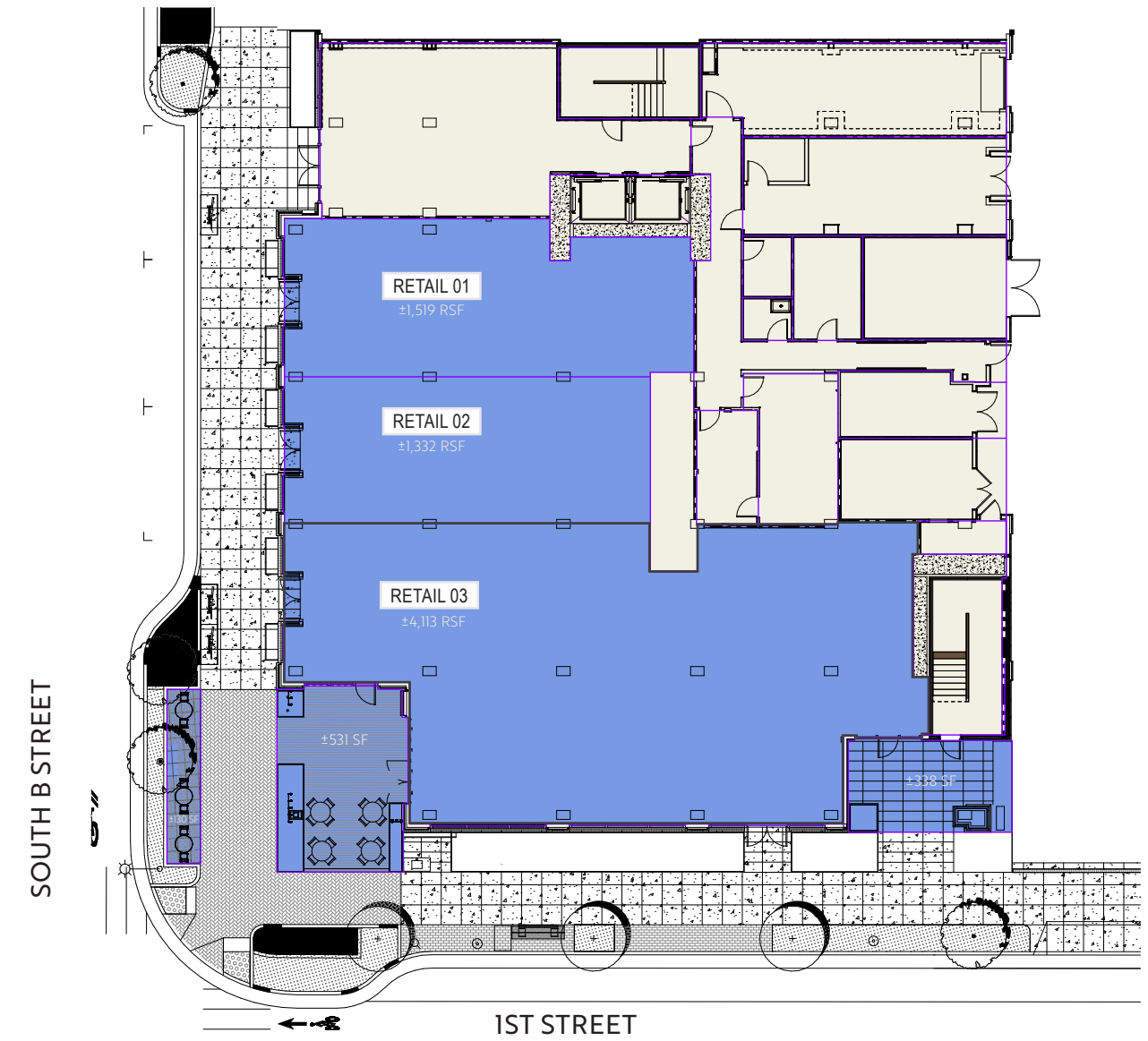
- 
- ▶ Space for up to 3 ground floor retailers
- 

### UNENCLOSED TENANT AREA

|                |           |
|----------------|-----------|
| Patio 01       | ▶ ±338 SF |
| Patio 02       | ▶ ±531 SF |
| Bistro Seating | ▶ ±130 SF |

### LEGEND

|                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | Building Service Area |
|  | Tenant Area           |



# 1ST & B

DEMOGRAPHICS | 3-MILE



**131,620**  
POPULATION



**\$262,896**  
AVERAGE  
HOUSEHOLD  
INCOME



**106,782**  
DAYTIME  
EMPLOYEES



**\$339M**  
ANNUAL DINING  
EXPENDITURE

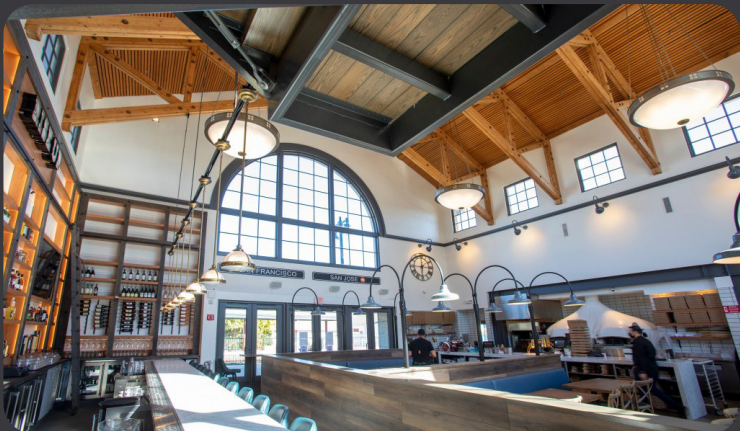


**61.2%**  
BACHELOR'S  
DEGREE+



# LOCAL DINING

## RISE PIZZERIA



Conveniently located in downtown San Mateo, it's an easy choice for lunch, dinner, or takeout—and a reliable neighborhood staple for families, small groups, and after-work gatherings.

## PAUSA



Fresh, authentic, contemporary Italian fare made from scratch with the bounty of Northern California, complemented by an all-Italian wine list, craft cocktails, and spritzes.

## FOGBIRD



A comfortable and modern lounge where you can gather, find joy and take a moment of respite with a craft cocktail in hand.

## NOW OPEN: REPOSADO



Upscale, authentic Mexican cuisine and cocktails with a rooftop bar.

# 1ST & B

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