



116 SOUTH B STREET

SAN MATEO, CALIFORNIA

±1,860 SF RETAIL SPACE INCLUDING DOWNSTAIRS STORAGE

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 fitness space is conveniently located adjacent to the popular Philz Coffee, Orange Theory Fitness, Curry Up Now, Jeffrey's Burgers, Century Theater and Blue Bottle Coffee. Neighboring the property is the Main Street Parking Garage providing significant parking and easy access to all of downtown San Mateo.

PROPERTY PROFILE



AVAILABLE SPACE	±1,860 SF Including Downstairs Storage	
TRAFFIC COUNT	South B Street	2,982 ADT
	1 st Avenue	2,892 ADT
	2 nd Avenue	3,400 ADT
ASKING RENT	\$4.50 PSF	Est. NNN's \$0.95 PSF
ZONING	CBD (Central Business District)	
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Beautifully Built Out for Fitness • 2 Quality Restrooms • Lower-Level Storage • Excellent Lighting • On South B Street Across from Caltrain Station and City Parking Garage • Trade Area Includes San Mateo, Burlingame and Hillsborough 	

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
	38,099	130,830	233,135



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$183,099	\$216,095	\$227,410



HOUSEHOLD INCOME DISTRIBUTION \$200,000	1 MILE	3 MILES	5 MILES
	28.7%	34.4%	37.6%



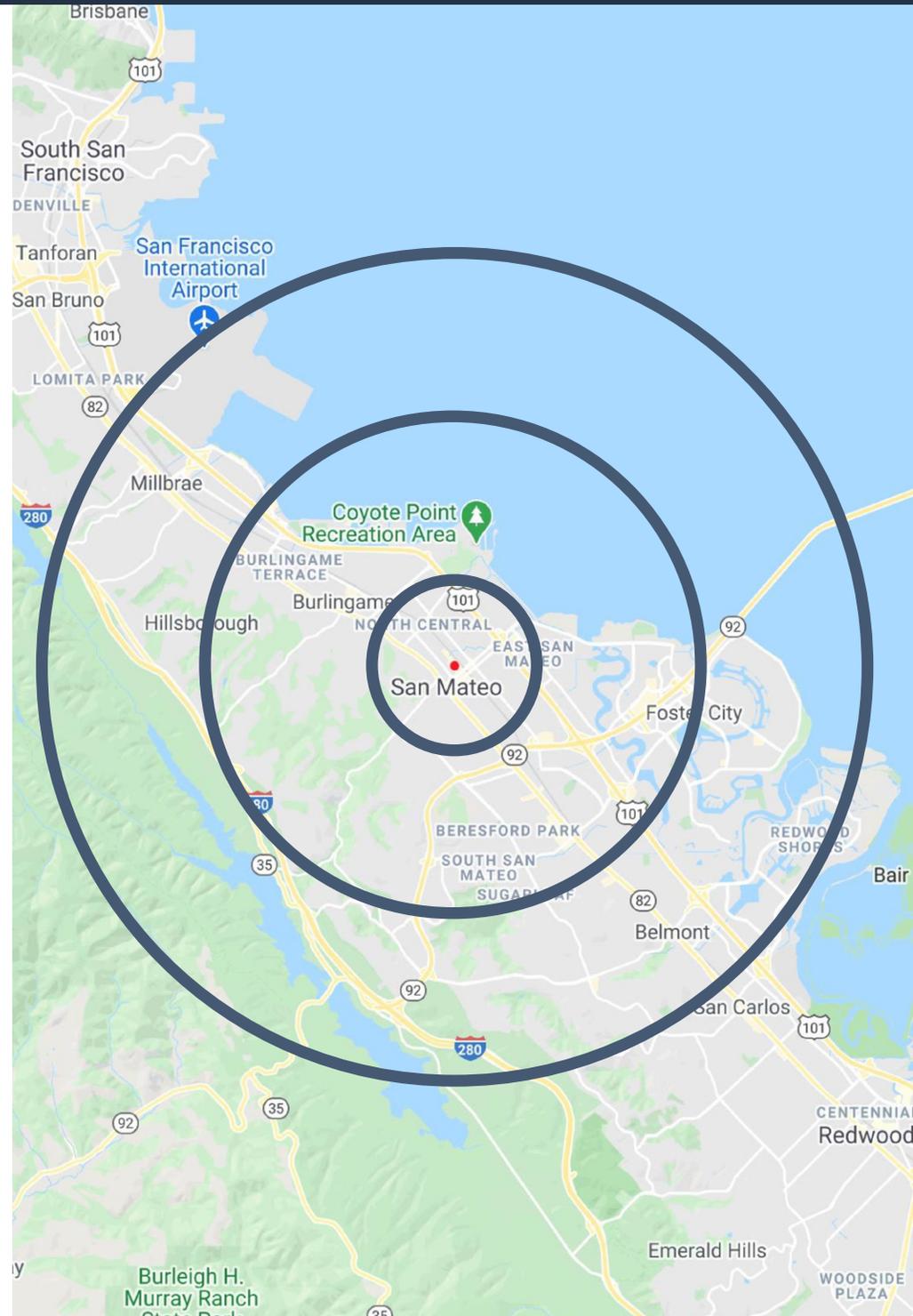
MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	3 MILES	5 MILES
	72.0%	81.9%	84.3%



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	56.1%	62.3%	65.2%



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$757.03 M	\$2.99 B	\$5.5 B



*Demographics Source: Site USA REGIS 1/25/23



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