OR LEASE!

# SUPERB CORNER RESTAURANT SPACE DOWNTOWN SAN MATEO | ±10,000 SQ FT 310 BALDWIN AVENUE | SAN MATEO, CA 94401





PLEASE DO NOT DISTURB EMPLOYEEES

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

# SIZE: ±10,000 W/MEZZANINE PLEASE CALL FOR PRICE CORNER OF BALDWIN AVENUE & S B STREET

Located in the Heart of Downtown San Mateo, 310 Baldwin Avenue is an exciting restaurant opportunity suitable for a variety of different types of concepts and venues. The space boasts dramatic ceilings. excellent window lining, private parking, private elevator, and incredible natural light. This is a true "jewel" location, with a rich history servicing thousands of patrons over the years. The space is ideal for the sophisticated operator that is interested in being part of the exciting new developments that are occurring in and around San Mateo. Nearby businesses include Bobabia, Sushi Maruyama, Philz Coffee, Pacific Catch and many more! Incredibly rare opportunity situated in a wonderful part of San Mateo.

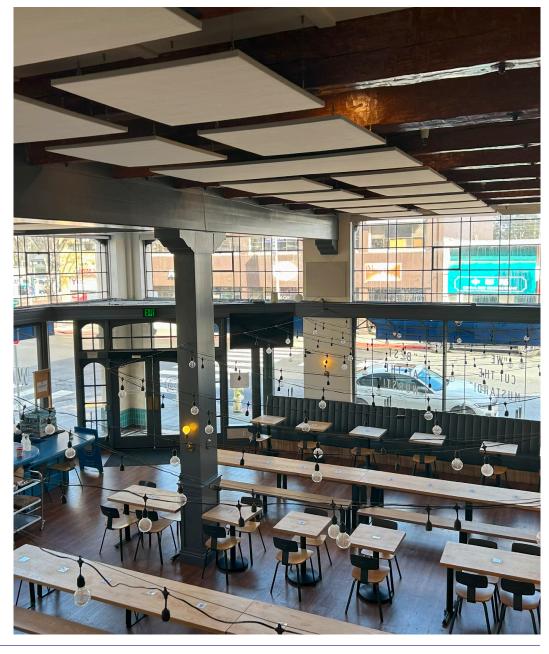
## **ADDITIONAL FEATURES:**

- ±6,000 sq ft of dining area, ±3,800 sq ft lower level
- Bonus Mezzanine Space
- · Close proximity to Caltrain Station
- · Bonus private dining, speakeasy on lower level, and storage area
- Restaurant infrastructure in place
- ADA accessible restrooms
- Attractive architecture in a very visible corner location

Taxes:	±\$3,786/Month
Insurance:	±\$781/Month
CAM Including Utilities:	±\$771/Month
Total Net Charges:	±\$5,338/Month (Estimated)

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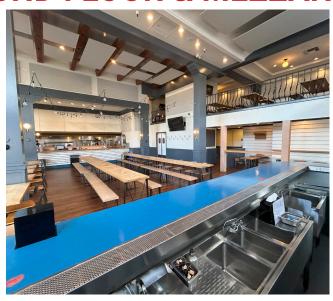
### **JEREMY BLATTEIS**

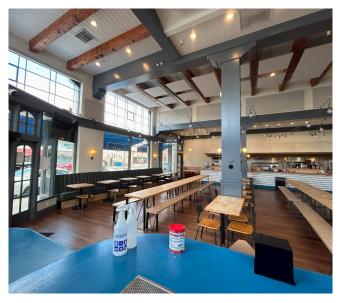
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# **GROUND FLOOR & MEZZANINE**















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# **SPEAKEASY & LOWER LEVEL**













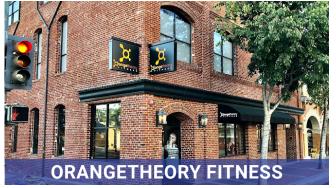


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# **NEARBY TENANTS & ATTRACTIONS**



















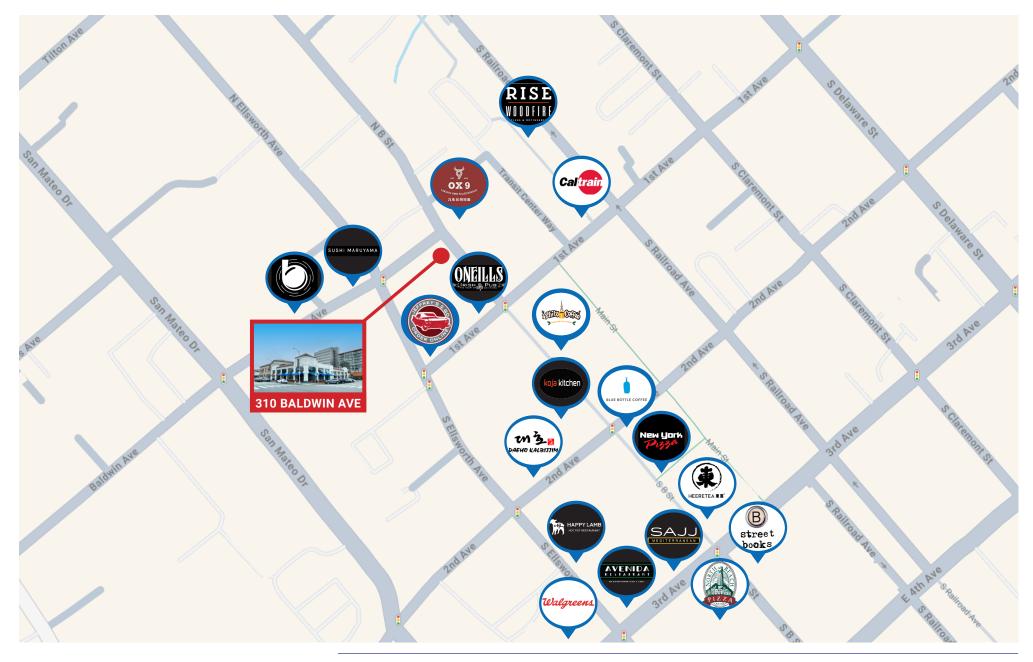


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# **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
2024 Total Population	37,016	129,498	230,809
2029 Population	35,340	124,018	220,419
Pop Growth 2024-2029	-4.53%	-4.23%	-4.50%
Average Age	41	41	42
2024 Total Households	13,974	49,479	87,133
HH Growth 2024-2029	4.74%	4.42%	4.71%
Median Household Inc	\$116,724	\$142,135	\$153,083
Avg Household Size	2.50	2.50	2.60
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$1,089,728	\$1,119,623	\$1,127,106
Median Year Built	1962	1964	1967

Legion of Honor (13) SAN FRANCISC UNION SOUARE USS Hornet - Sea, Air and Space Museum Alameda FRUITVALE San Francisco WEST ALAMEDA Robert W. Crown GOLDEN GATE PARK Memorial State Beach MISSION Ocean Beach Alameda Beach Oakland Coli Twin Peaks SUNSET DISTRICT BERNAL HEIGHTS Bay Farm San Francisco Zoo 😂 Island India Basin Shoreline Park 4 Oakland Merced Park McLaren Park Candlestick H Mart San Francis VISITACION Airport Recreation Thornton 🚳 Mountain State & County Park Daly City Brisbane Mussel Rock Park SERRAMONTE SIGN HILL South San Francisco EDGEMAR -PACIFIC MANOR he Shops at Tanforar WESTBOROUGH 0 Pacifica San Bruno 0 Pacifica State Beac City Park 0 Mateo-Hayward CuriOdyssey @ PEDRO PARK PACIFICA LINDA MAR San Pedro Burlingame Hillsborough 3 MILES 5 MILES San Mateo Foster City State Park Whole Foods Market Montara BERESFORD PARI Bair Isla Moss Beach Belmont SEAL COVE Skylawn Funeral El Granada Mavericks @ MIRAMAR Kaiser Permanent Redwood City Medical

PACIFIC HEIGHTS CHINATOWN



Source: Loopnet

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