

FOR LEASE!

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



**PLEASE DO NOT
DISTURB EMPLOYEES**

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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CELEBRATING
100 Years

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GROUND FLOOR & MEZZANINE



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SPEAKEASY & LOWER LEVEL



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NEARBY TENANTS & ATTRACTIONS



ORANGETHEORY FITNESS



SUSHI MARUYAMA



BLUE BOTTLE COFFEE



CURRY UP NOW



SAN MATEO CALTRAIN STATION



JEFFREY'S HAMBURGERS



O'NEILL'S IRISH PUB



YIFANG FRUIT TEA



DONUTS DELITE



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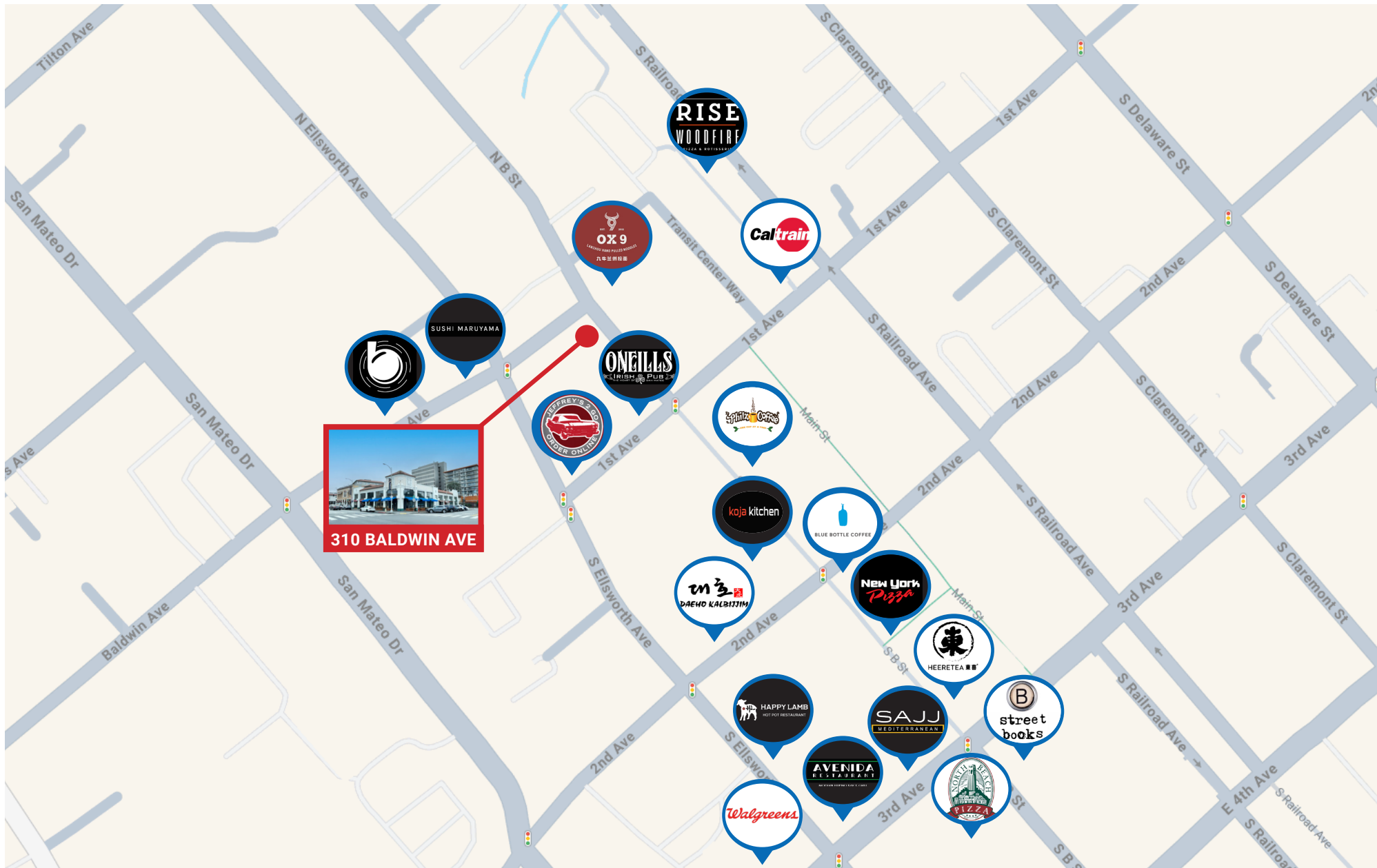
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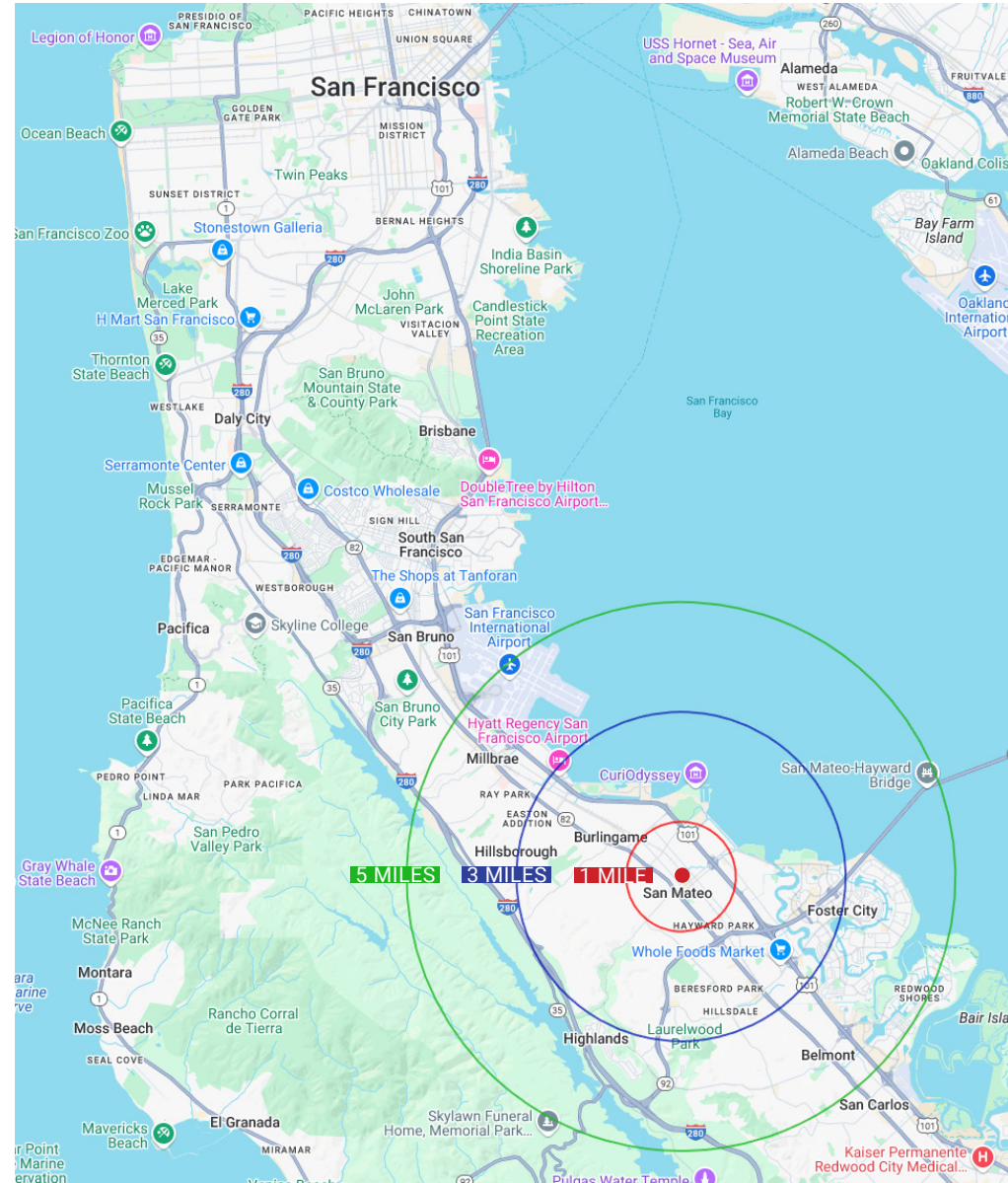
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DEMOGRAPHICS

	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

Source: Loopnet



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