FULL SQUARE BLOCK FOR SALE

302-310 BALDWIN AVENUE | DOWNTOWN SAN MATEO, CA 94401

BLATTEIS REALTY CO
INCORPORATED | EST. 1922
®

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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

INVESTMENT OVERVIEW

We are pleased to offer for sale a rare full-square-block property located in Downtown San Mateo, California. This mixed-use asset, located at **302-310 Baldwin Avenue**, offers investors a stable income from long-standing, popular tenants, including **Jeffrey's Hamburgers**, **Joy Sushi**, and other established retailers. The asset also presents redevelopment potential in a rapidly growing area of the Peninsula.

Highway 101, Caltrain and the San Mateo Bridge are nearby and the location offers convenient access to the greater Bay Area, poised to benefit from the ongoing revitalization of the city.

PROPERTY OVERVIEW

Building Size:	±27,000 Sq Ft (Per Realquest)
Lot Size:	±21,263 Sq Ft (Per Realquest)
Zoning:	Central Business (CBD)
Property Type:	Mixed-use, consisting of retail, restaurant, and commercial spaces. A surface parking lot is included for tenant use.
Year Built:	1900
APN:	034-152-060

Please Call for Price

Please Do Not Disturb Employees

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INVESTMENT HIGHLIGHTS

STRATEGIC CORNER

STEADY CASH FLOW

ONSITE PARKING

LONG-TERM VALUE

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JEFFREY'S HAMBURGERS

JOY SUSHI

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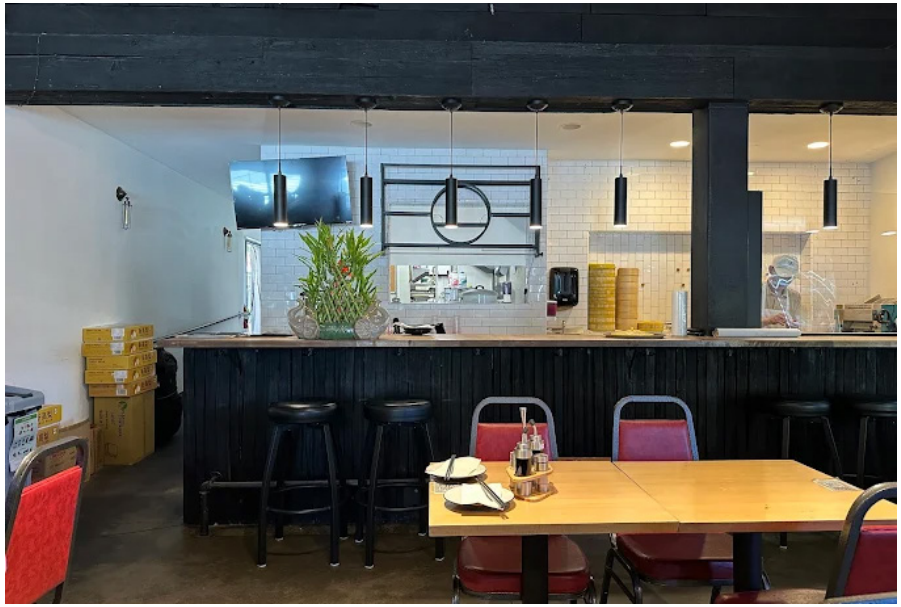
O'NEILLS IRISH PUB

NO 5 HOUSE



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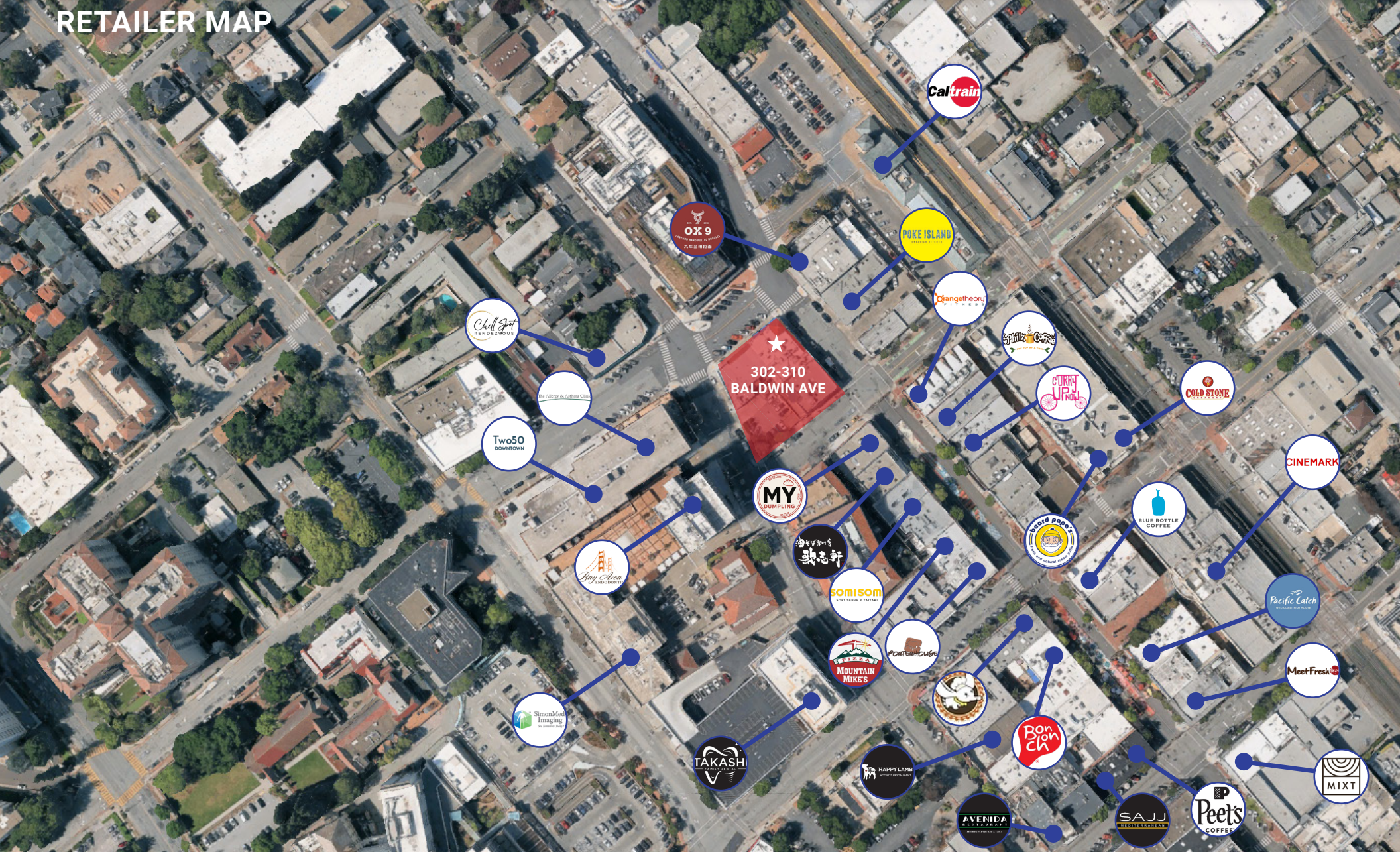
RETAILER MAP



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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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