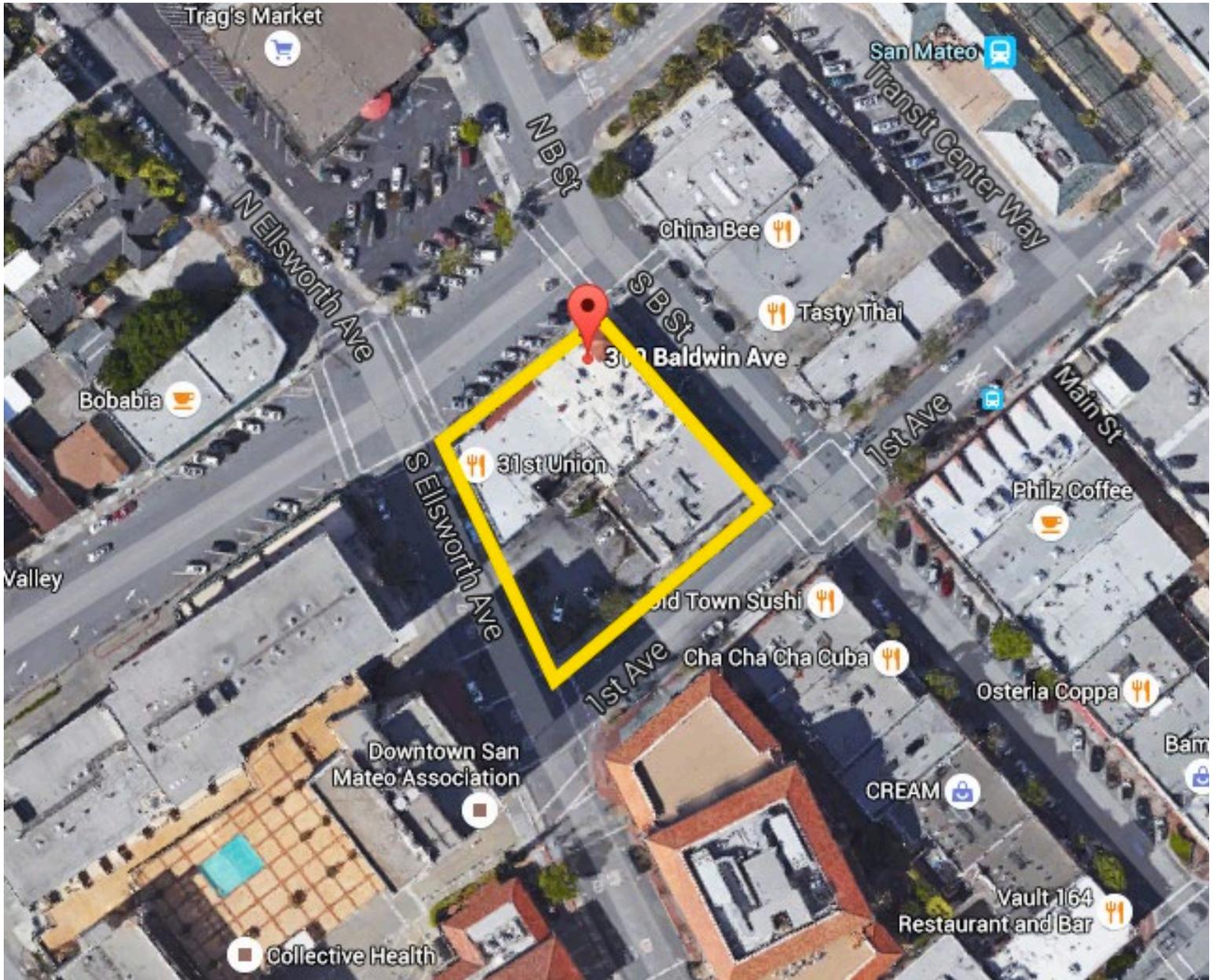


FOR SALE

310 Baldwin Avenue San Mateo



ENTIRE CITY BLOCK!

Unique Purchase Opportunity in Downtown San Mateo!

CONTACT Gary Ward
Jeremy Blatteis

415-321-7483 | gw@brsf.co | CRE#: 01208708

415-321-7493 | jfb@brsf.co | DRE#: 01460566

BLATTEIS REALTY CO. 101 Montgomery Street, Ste. 888 | t: 415-981-2844 | f: 415-981-4986 | info@brsf.co | DRE#: 01421282 | www.sfretail.net

his statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.



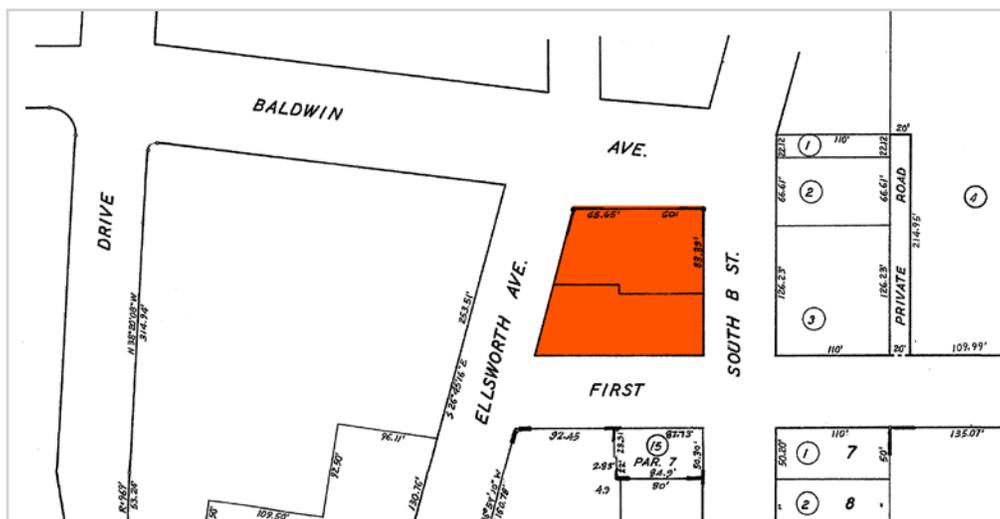
310 BALDWIN AVENUE, SAN MATEO

ABOUT THIS PROPERTY

- **ENTIRE SQUARE BLOCK** surrounded by Baldwin Ave., Ellsworth Ave., South B Street, and First Ave.
- Rare investment property with potential for future development.
- **±27,000 sf** of existing building area on **±21,263 sf** of land occupied by 11 tenants.
- Substantial upside based upon current below market rents.
- APN'S: 034-152-020, 034-152-050
- Zoning: CBD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Total Population	40,119	133,544	231,963
Estimated Total Number of Households	15,768	52,853	90,944
Estimated Average Household Income	\$131,619	\$150,240	\$161,341



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STREET PHOTOS



BALDWIN AVE.



SOUTH B STREET



SOUTH ELLSWORTH AVE.

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MAP



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