



940 SOUTH AMPHLETT BOULEVARD | SAN MATEO, CA 94402

14,400 SQUARE FOOT INDUSTRIAL MANUFACTURING BUILDING

OFFERING MEMORANDUM

940
S. AMPHLETT BLVD
SAN MATEO, CA

LISTED BY



PROPERTY
OVERVIEW

04

FINANCIAL
OVERVIEW

07

AREA
OVERVIEW

11



PROPERTY OVERVIEW

04



940 SOUTH AMPHLETT BOULEVARD, SAN MATEO, CALIFORNIA | INDUSTRIAL MANUFACTURING BUILDING



940 S. AMPHLETT BOULEVARD | INVESTMENT HIGHLIGHTS



Excellent Visibility From Highway 101



Vacant Industrial Warehouse



C4-1 Service Commercial Zoning



Available For Sale and Lease

940 S. AMPHLETT BOULEVARD | PROPERTY DETAILS



940 S. Amphlett Blvd
San Mateo, CA 94402



APN
033-323-260



GROSS LEASABLE AREA
±14,500 SF



CLEAR HEIGHT
14'



DRIVE-IN DOORS
4 (12' W x 13' H)



BUILDING HEIGHT
18'



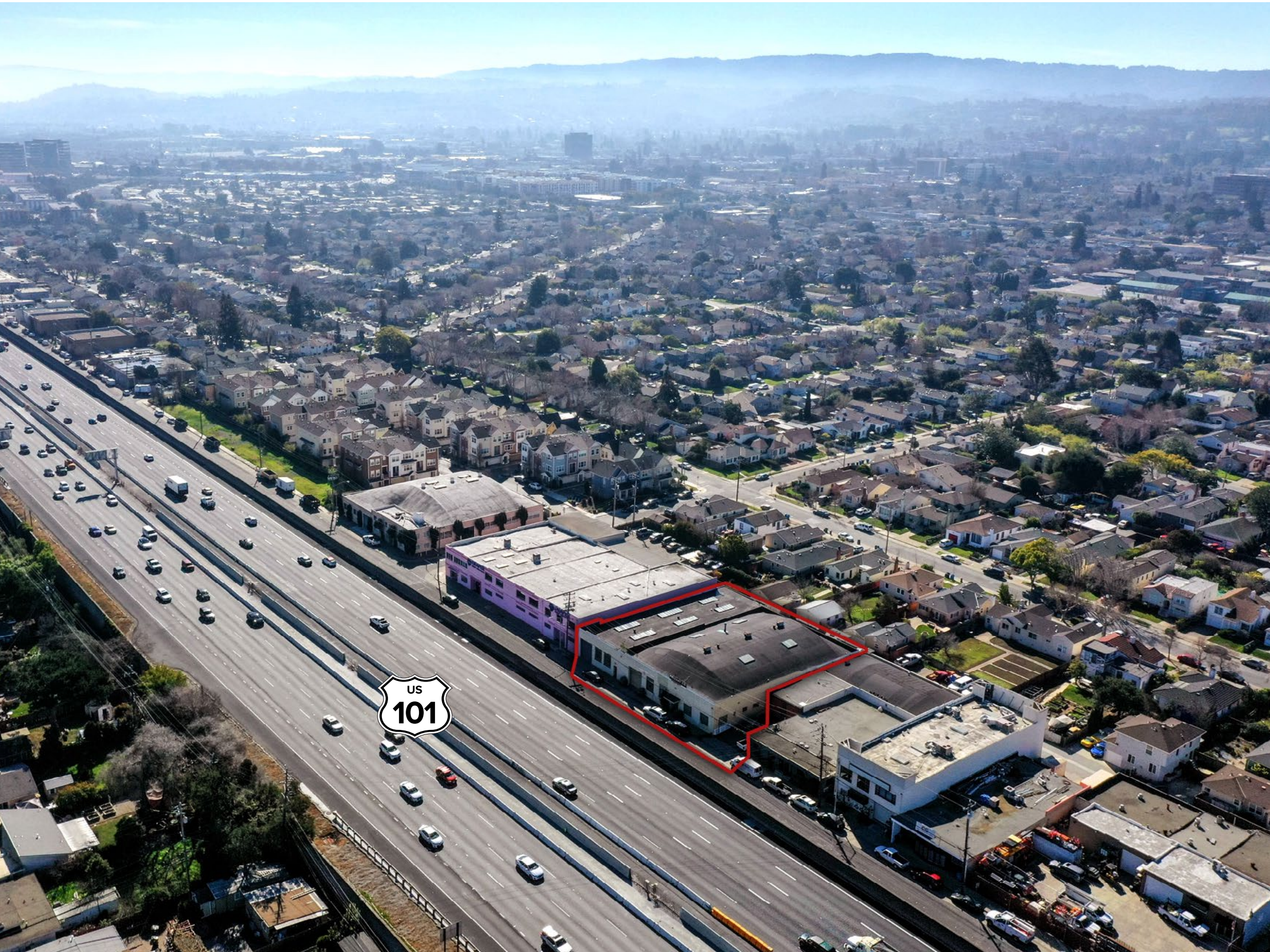
LAND AREA
0.34 Acres



YEAR BUILT
1951



ZONING
C4-1 Service Commercial Zoning



US
101

FINANCIAL OVERVIEW

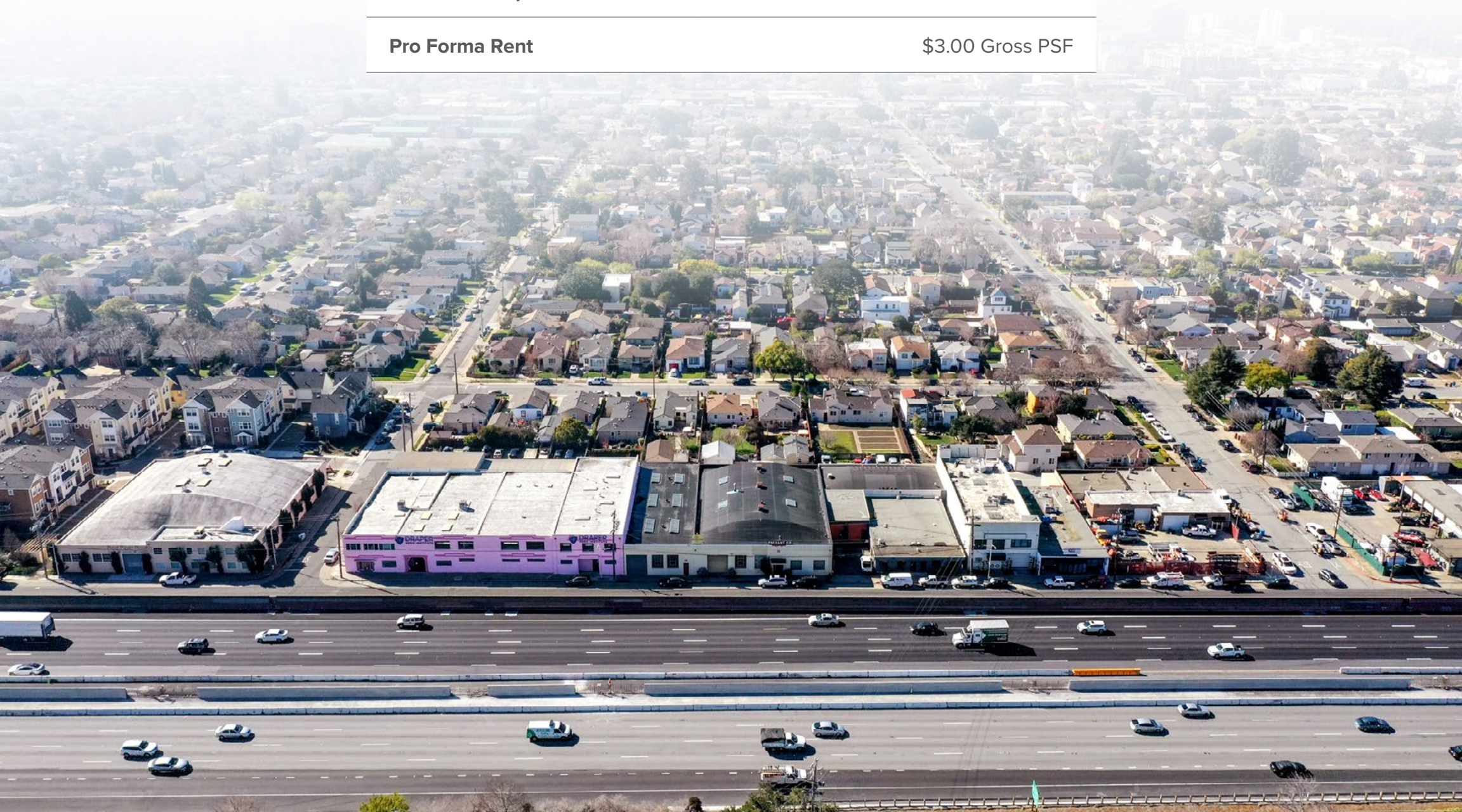
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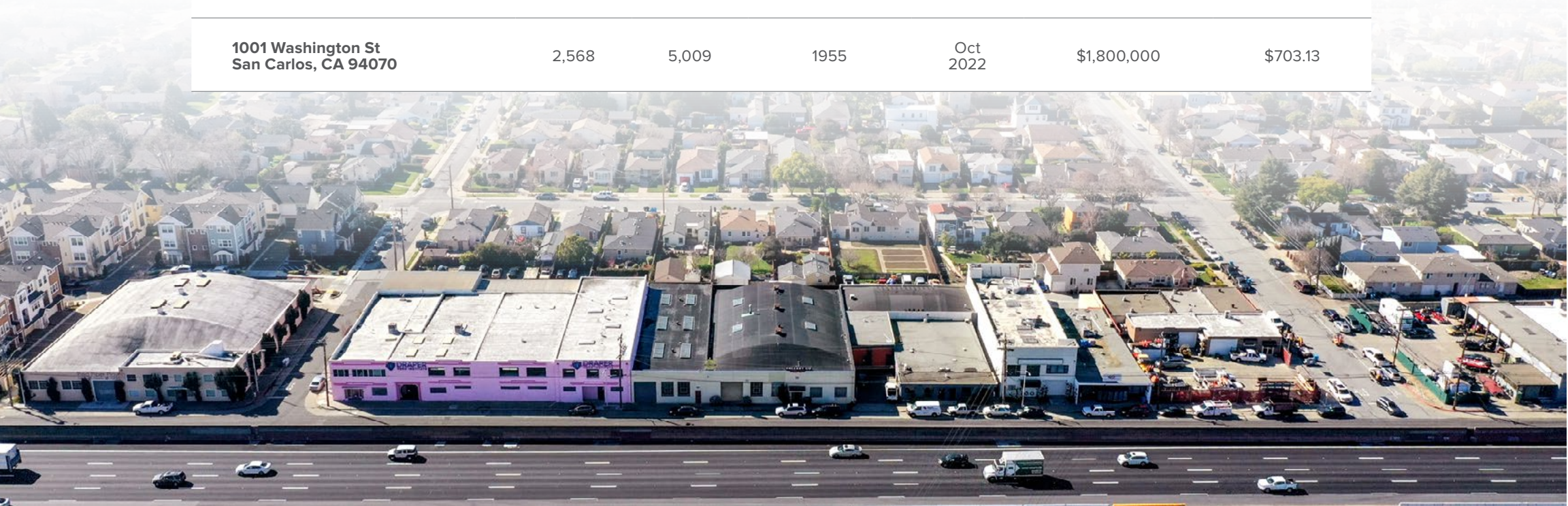
LIST PRICE

Price	\$6,200,000
Price / SF	\$427.59
Pro Forma Cap Rate	6.47%
Pro Forma Rent	\$3.00 Gross PSF

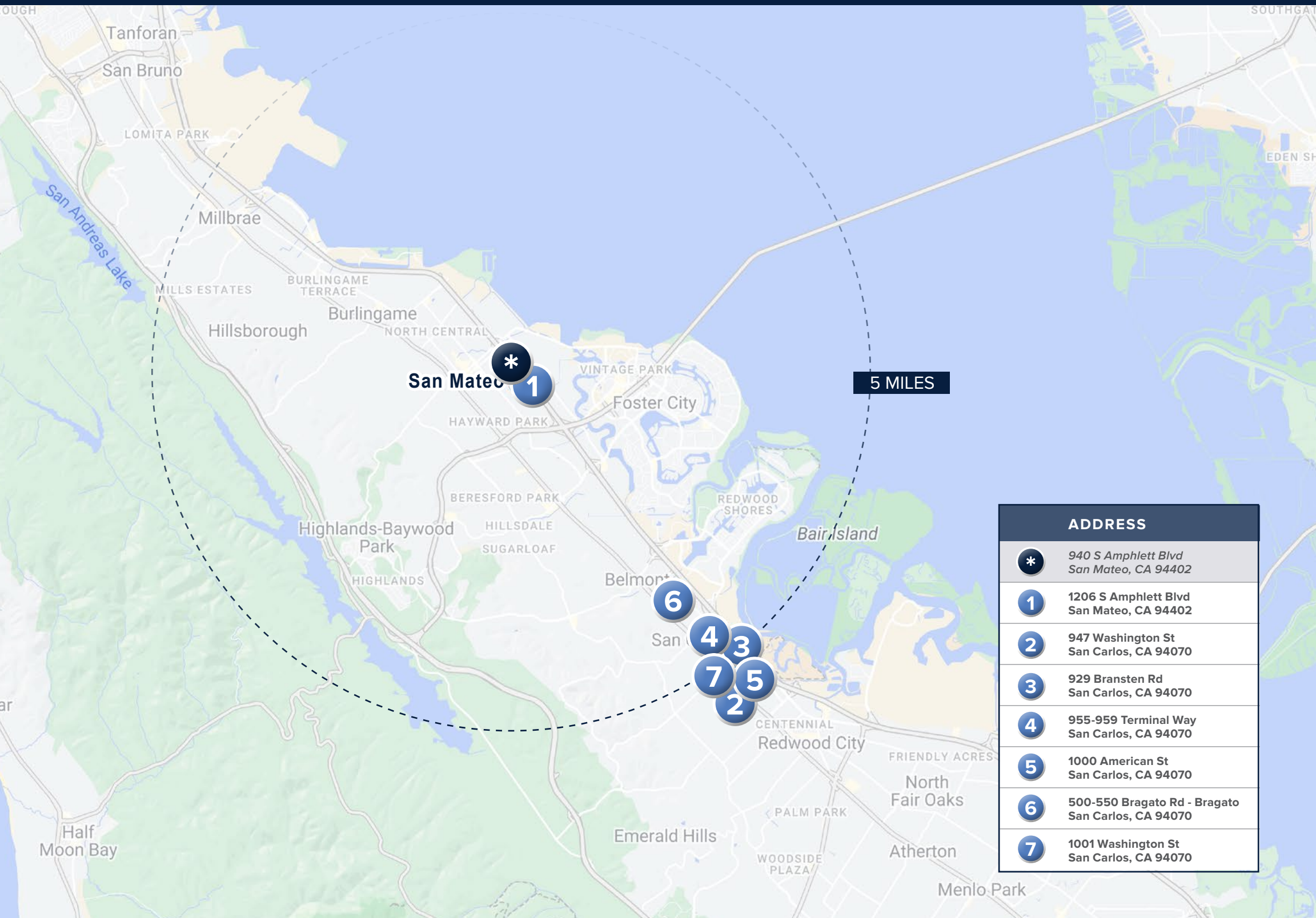


COMPARABLE PROPERTIES – SOLD

ADDRESS	SF	LAND SF	YEAR BUILT	SALE DATE	SALE PRICE	PRICE PSF
<i>940 S Amphlett Blvd San Mateo, CA 94402</i>	14,500	15,000	1951	-	\$6,200,000	\$427.59
1206 S Amphlett Blvd San Mateo, CA 94402	7,911	10,890	1980	Sep 2023	\$3,750,000	\$474.02
947 Washington St San Carlos, CA 94070	4,145	10,000	-	Aug 2023	\$2,300,000	\$554.89
929 Bransten Rd San Carlos, CA 94070	15,000	24,200	1960	Jul 2023	\$6,525,000	\$435.00
955-959 Terminal Way San Carlos, CA 94070	16,606	21,780	1967	Under Contract	\$7,344,000	\$457.20
1000 American St San Carlos, CA 94070	10,000	17,424	1948	Under Contract	\$4,320,000	\$432.00
500-550 Bragato Rd - Bragato San Carlos, CA 94070	24,000	82,328	1975	Under Contract	Not Disclosed	Not Disclosed
1001 Washington St San Carlos, CA 94070	2,568	5,009	1955	Oct 2022	\$1,800,000	\$703.13



COMPARABLE PROPERTIES – SOLD



5 MILES

ADDRESS	
*	940 S Amphlett Blvd San Mateo, CA 94402
1	1206 S Amphlett Blvd San Mateo, CA 94402
2	947 Washington St San Carlos, CA 94070
3	929 Bransten Rd San Carlos, CA 94070
4	955-959 Terminal Way San Carlos, CA 94070
5	1000 American St San Carlos, CA 94070
6	500-550 Bragato Rd - Bragato San Carlos, CA 94070
7	1001 Washington St San Carlos, CA 94070

AREA OVERVIEW

11



940 SOUTH AMPHLETT BOULEVARD, SAN MATEO, CALIFORNIA | INDUSTRIAL MANUFACTURING BUILDING



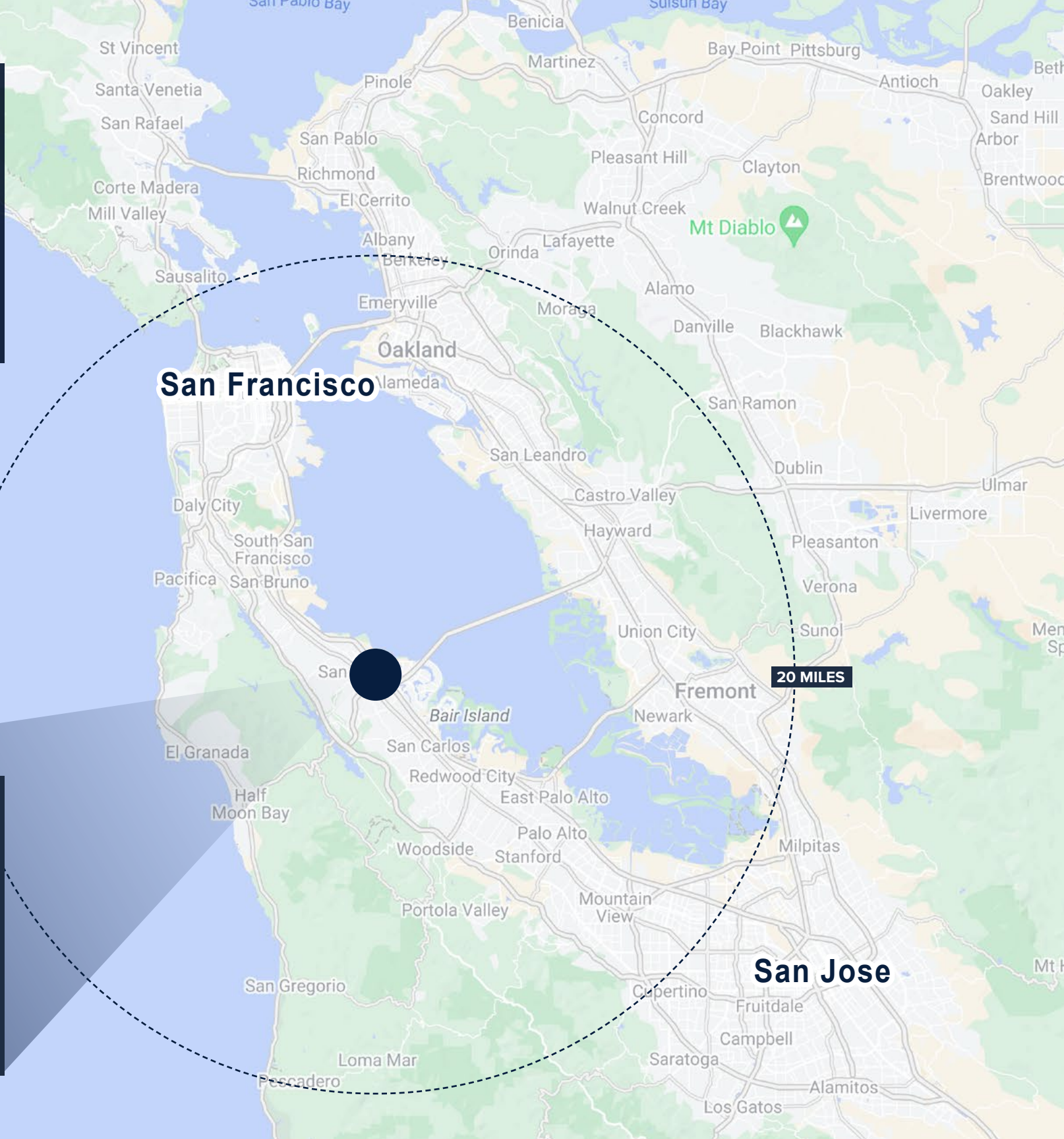
SAN MATEO, CALIFORNIA

San Mateo, California, is a thriving city located in the San Francisco Bay Area. Known for its strategic location and economic opportunities, it is considered a good industrial location for several reasons:

- **Proximity to Silicon Valley:** San Mateo is situated within close proximity to Silicon Valley, one of the world's foremost technology and innovation hubs. This location provides access to a highly skilled workforce, numerous tech companies, and a robust ecosystem of research and development.
- **Transportation Infrastructure:** The city is well-connected with major transportation networks, including San Francisco International Airport, making it accessible for both domestic and international businesses. Additionally, it's close to major highways, making the movement of goods and products efficient.
- **Business-Friendly Environment:** San Mateo offers a business-friendly environment with supportive local government policies, favorable tax structures, and various incentives for industrial development. This encourages companies to set up operations in the city.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	30,514	139,381	224,516
2023 Estimate	31,544	143,548	231,654
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	10,451	55,380	89,050
2023 Estimate	10,828	57,088	91,981
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$159,496	\$178,469	\$187,043



Farallon Islands



20 MILES

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **940 S Amphlett Boulevard, San Mateo, CA** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

LISTED BY



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