

462 San Mateo Avenue

San Bruno, CA | Mixed Use Commercial Building | FOR SALE



FINANCIAL SUMMARY

PROPERTY ADDRESS.	462 San Mateo Ave, San Bruno
PRICE	\$1,098,000
PRICE PER SQFT	\$245.64 / SqFt
BUILDING SQFT	4,470 SqFt
PARCEL SQFT	2,500 SqFt
PRO FORMA CAP RATE	5.5%
NUMBER OF UNITS	2
YEAR BUILT	1950
ZONING	C-B-D (Central Business District)

PROPERTY OVERVIEW

Prominently situated in the heart of downtown San Bruno, 462 San Mateo Avenue boasts a premier location amid a thriving community of shops and restaurants. With ideal proximity to transportation and highway access, this mixed use building offers a large parking lot behind the building, providing ample parking for customers and occupants.

The Central Business District zoning allows for many possibilities including residential dwelling unit(s) on the upper level (Buyer to verify with the City of San Bruno) allowing for possible value add opportunities.

Currently configured as:

- 1 Retail Commercial Space on the Ground Floor (~2,000 SF)
- 1 Office Space on the Upper Floor (~1,500 SF)
- Additional Owner Storage (~300 SF)
- 4,470 SqFt Building Total
- Gross Rental Income (Pro Forma): ~\$81,000
- One Vacant Space, and One Month to Month Tenant
- CAP Rate ~ 5.5%,

RENT ROLL - 462 SAN MATEO AVE.

Unit #	Monthly Rent	Unit Type	Lease Type	Proforma Rent	Pro Forma Annual
1	\$2,475	Retail	M-t-M	\$4,500	\$33,600.00
2	\$0	Office	Vacant	\$2,250	\$26,880.00
TOTALS	\$2,475			\$6,750 / month	\$81,000 / year

FINANCIAL DETAIL - INCOME & EXPENSES

Item / Expense Category	Current	Proforma
Rent: Downstairs (Retail)	\$29,700	\$54,000
Rent: Upstairs (Office)	\$0 (Vacant)	\$27,000
TOTAL GROSS INCOME	\$29,700	\$81,000
Property Taxes	\$12,145	\$13,750
Building Insurance	\$4,533	\$4,533
Janitorial Services	\$0	\$0
Landscaping Maintenance	\$0	\$0
Maintenance & Repairs	\$1,250	\$0
Property Management Fees	\$0	\$0
Garbage Services	\$0	\$0
Electrical (PG&E)	\$350	\$0
Gas (PG&E)	\$0	\$0
Water & Sewer (City of Millbrae)	\$0	\$0
Vacancy Loss		\$2,430
TOTAL EXPENSES	\$18,278	\$20,713
NET OPERATING INCOME	\$11,422	\$60,287

LOCATION & PROPERTY GALLERY



ABOUT SAN BRUNO

Nestled in San Mateo County just 12 miles south of downtown San Francisco, San Bruno, California strikes a unique balance between quiet suburban charm and vibrant Silicon Valley innovation. Positioned right next to San Francisco International Airport (SFO), it serves as a central gateway for Peninsula commuters and travelers alike.

San Mateo Avenue serves as the historical commercial spine of downtown San Bruno. It hosts a diverse mix of family-owned storefronts, service providers, and authentic international eateries - The street benefits significantly from its proximity to the San Bruno Caltrain station, drawing steady foot traffic from daily commuters and nearby tech workers. Recent revitalization efforts by the city have focused on enhancing streetscapes, supporting outdoor dining, and fostering community events like seasonal street fairs. Through these developments, downtown San Mateo Avenue continues to sustain a resilient, walkable commercial environment that balances traditional local commerce with everyday transit access.

PROPERTY PHOTOS



DEMOGRAPHICS

2026 Summary	1 Mile	5 Miles	10 Miles
Population (2021 / 2026)	~20,000	~180,000	650,000 +
Household Income	\$120,000 - \$150,000	\$150,000 - \$180,000	\$160,000 +

LISTING AGENT

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