

CENTRAL PARK PLAZA

Office Spaces Available for Lease



4 - 98 E. Fourth Ave.
487A - 493 S. El Camino Real
San Mateo, CA



Property Highlights

Demographics

	Population	Average Household Income
1 mi	33,531	\$172,879
3 mi	138,838	\$175,952
5 mi	233,692	\$183,507

Traffic Counts

E. Fourth Ave	28,281 ADT
S. El Camino Real	29,916 ADT



CENTRAL PARK PLAZA

- Set in the heart of Downtown San Mateo, providing excellent foot & street traffic
- Surrounded by numerous popular retail & dining destinations
- Convenient access to HWY 101, HWY 92, and I-280
- Multi-level garage with ample parking for tenants and customers
- Efficient nearby transportation options, including CalTrain



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Current Availabilities

CENTRAL PARK PLAZA

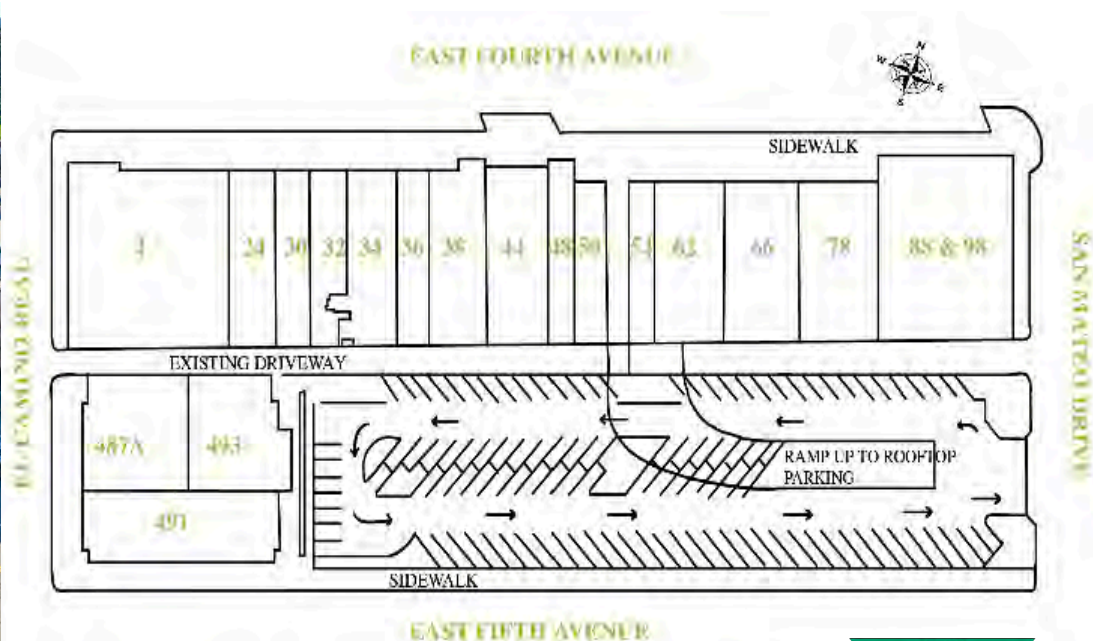
Contact us for more information or to schedule a tour

Address	Size	Rate \$/RSF/MO	Pricing Details
30 E. Fourth Ave.	2,740 RSF	\$3.75 *	*The Full Service effective rate for the first year, based on a minimum two-year lease.
487A S. El Camino Real	3,042 RSF	\$3.75 *	*The NNN effective rate for the first year, based on a minimum three-year lease.
489 S. El Camino Real	7,337 RSF	\$3.75 *	*The NNN effective rate for the first year, based on a minimum three-year lease.
493 S. El Camino Real	2,541 RSF	\$3.75 *	*The NNN effective rate for the first year, based on a minimum three-year lease.

Buddy Parsons
 President
 408.453.4700x116
 buddy@borelli.com
 LIC. 00754782

Lee Jatta
 Senior Vice President
 408.453.4700x140
 lee@borelli.com
 LIC. 01828564

Abigail Parsons
 Property Manager
 408.453.4700x100
 abigail@borelli.com
 LIC. 02114081



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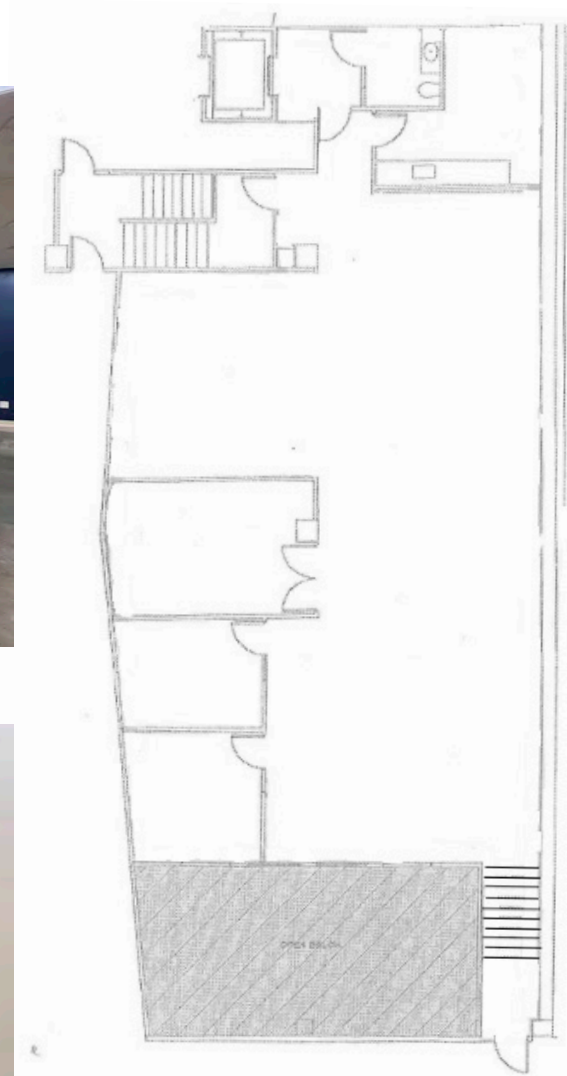


30 E. Fourth Ave.

2,740 RSF

CENTRAL PARK PLAZA

- Large conference room
- Two offices
- Kitchenette
- Large open office area
- Private restroom
- Elevator with access to street level parking & roof parking



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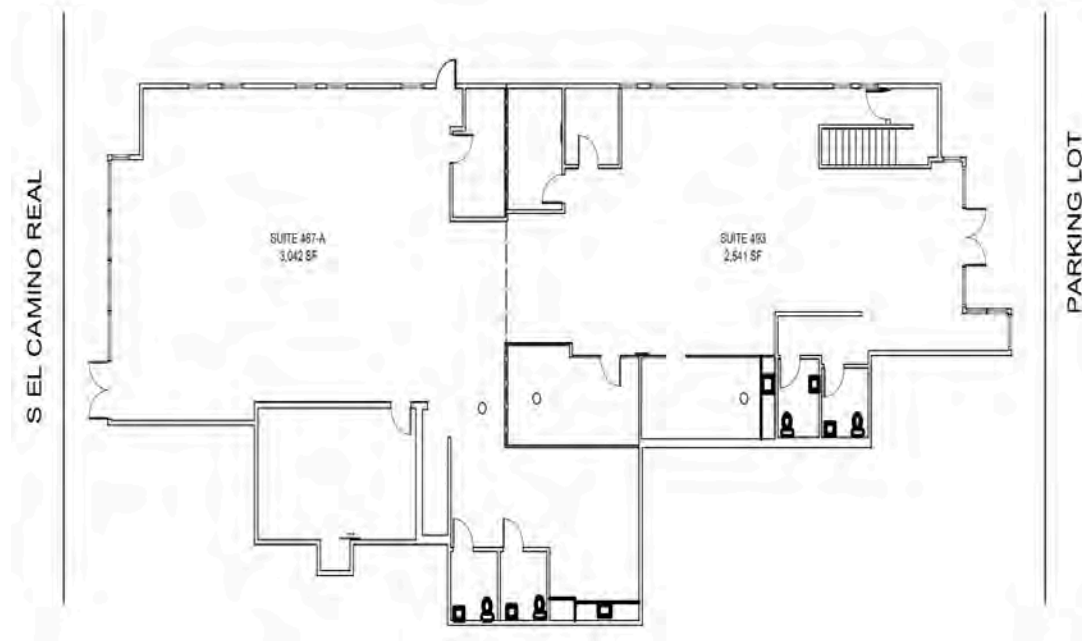
487A - 493 S. El Camino Real

5,583 total RSF

Can be split: 487A (3,042 RSF)
493 (2,541 RSF)

487A

- One office
- Large collaborative open office
- Large conference room
- Two restrooms
- Kitchenette with upper & lower cabinetry, sink, and room for refrigerator



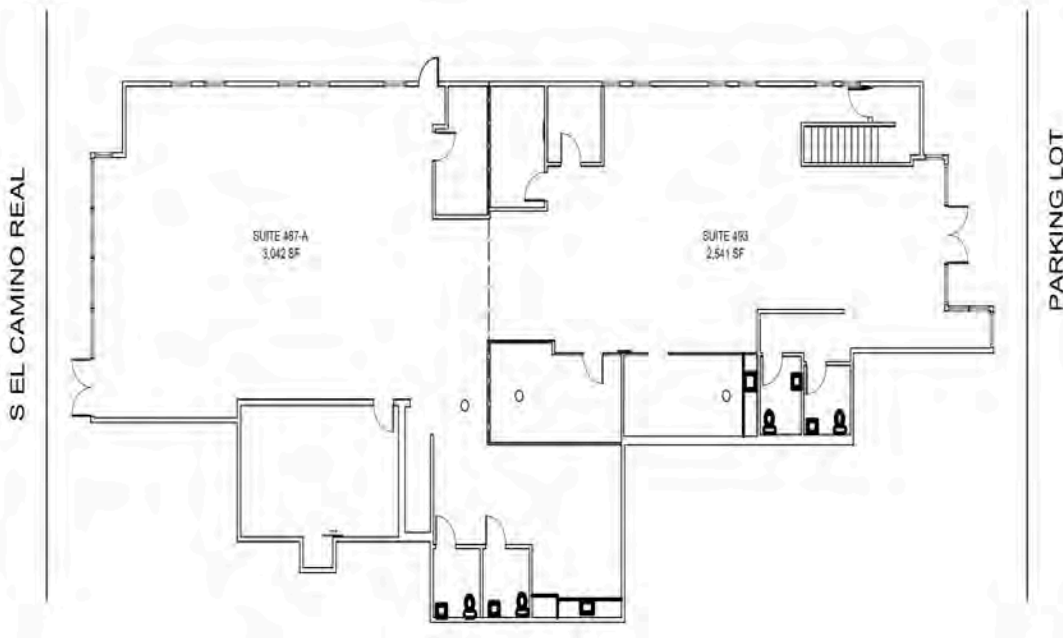
487A - 493 S. El Camino Real

5,583 total RSF

Can be split: 487A (3,042 RSF)
493 (2,541 RSF)

493

- Two offices
- Large collaborative open office
- Large conference room
- Two restrooms
- Kitchenette with upper & lower cabinetry, sink, dishwasher, and room for mini refrigerator



CENTRAL PARK PLAZA



—Est. 1955—
BORELLI
INVESTMENT COMPANY

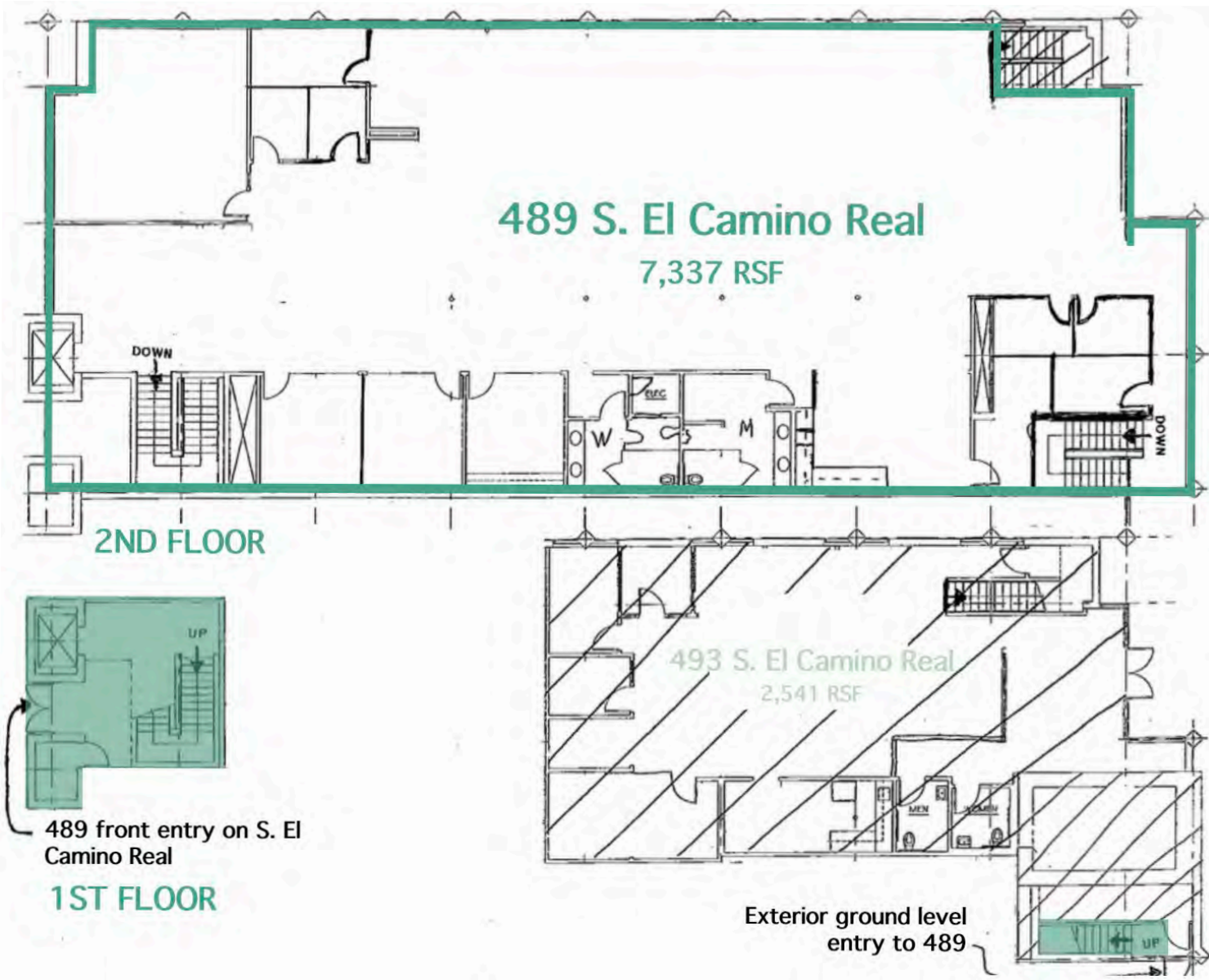
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489 S. El Camino Real

CENTRAL PARK PLAZA

7,337 RSF

- Five offices
- Large collaborative open office
- Conference room
- Two restrooms
- Kitchenette
- Adjacent to public parking lot



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Nearby Amenities

Unbeatable location in Downtown San Mateo

Within Immediate Walking Distance:

70+

Restaurants & Dining Options

Tomatina, Nick the Greek, sweetgreen, Pacific Catch, North Beach Pizza, etc.

13+

Shopping Destinations

Plato's Closet, Footwear etc., Hero Collective, Scandinavian Designs, etc.

12+

Convenience Locations

Walgreens, US Post Office, Draeger's Market, The UPS Store, etc.

10+

Banks & Financial Services

Comerica Bank, Wells Fargo Bank, Bank of the West, Citibank, etc.

7+

Exercise & Fitness Centers

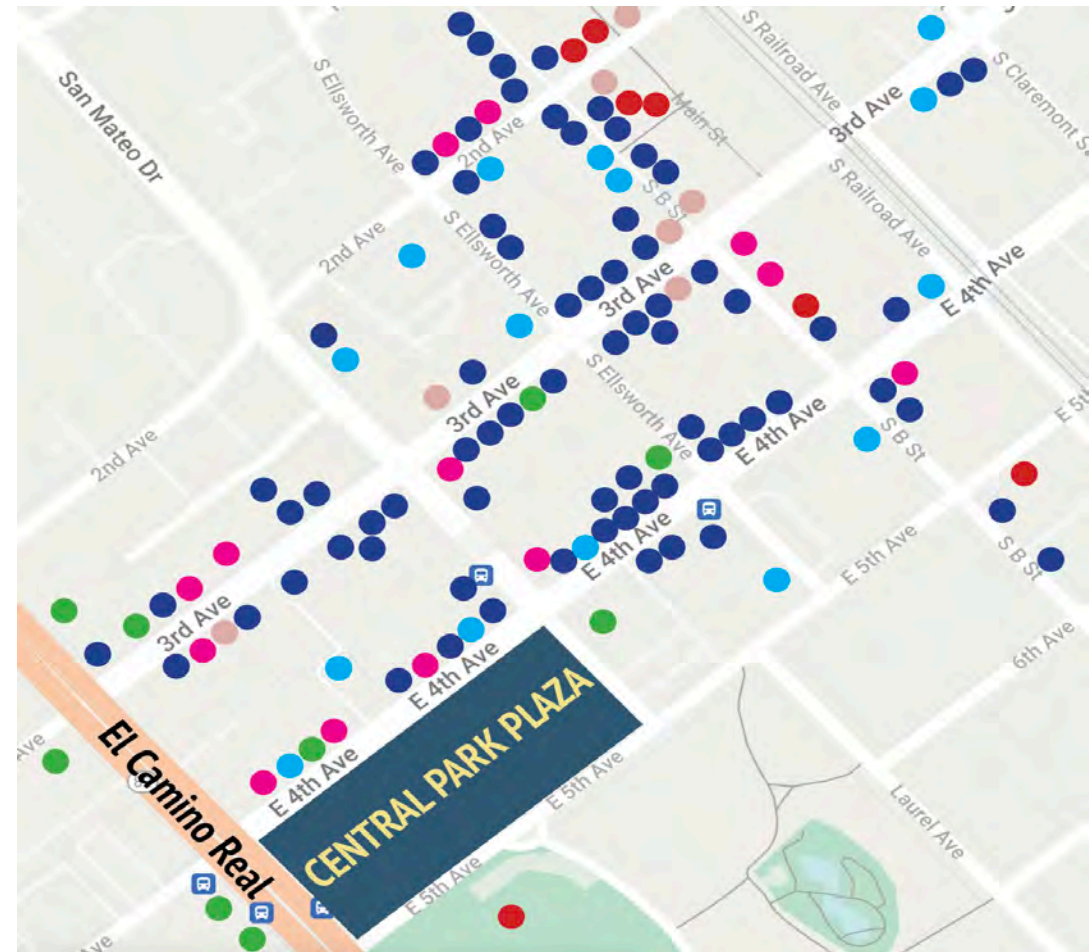
CorePower Yoga, Studio East West Pilates, Orangetheory, etc.

6+

Coffee Shops & Bakeries

Sweet Moment, Blue Bottle Coffee, Donut Delite, etc.

CENTRAL PARK PLAZA



Current Tenants of Central Park Plaza:

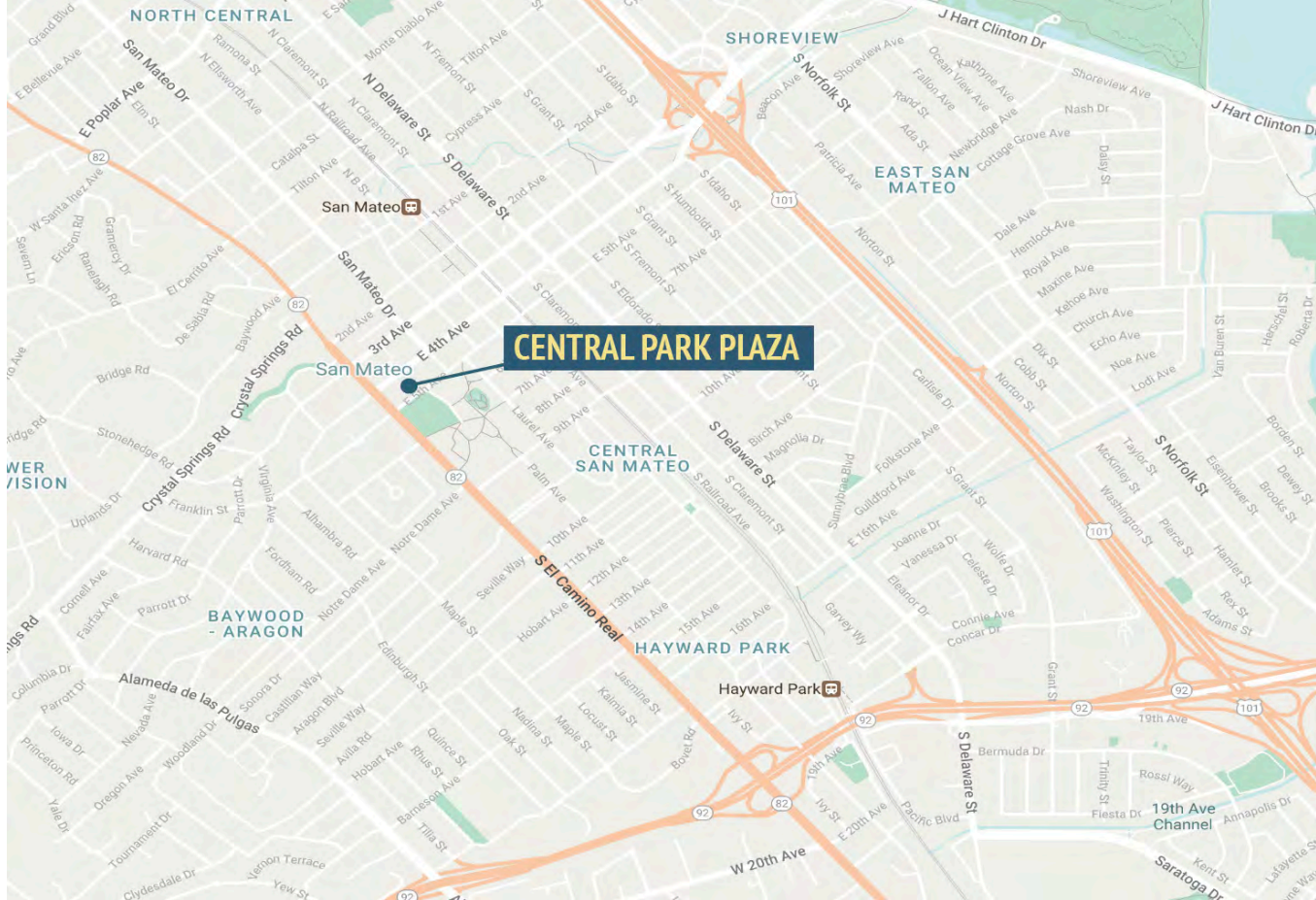
- Equinox Fitness
- The Futon Shop
- Tokie's Teriyaki
- Uptown Beauty
- Taste of Sharxian
- Dean's Produce
- Jamba Juice
- Noah's NY Bagels
- Starbucks
- Tang Bar
- Cognition Cyclery
- Chase Bank
- Superstar Dim Sum and Seafood Restaurant
- Taier
- Mattress Firm



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Accessibility

Comprised of office and retail spaces, Central Park Plaza is set in the heart of Downtown San Mateo. Not only does its exceptional location bring great foot and street traffic, but it also allows for employees and customers to take advantage of the surrounding Downtown amenities. The wide variety of current tenants at Central Park Plaza permits your employees and customers to grab a coffee before starting their day, pick up a lunch between meetings, and run a couple errands after a long day at work - all within the property. On the corner of E. Fourth Ave. and E. El Camino Real, and minutes from Highway 101, commuting is made easy. Contact us today to see your business grow at Central Park Plaza.



Drive Times

Highway 101
0.7 mi

Highway 92
1.1 mi

Interstate 280
5.0 mi

San Francisco International Airport
6.7 mi



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Scan or click to
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President
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buddy@borelli.com
LIC. 00754782

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Senior Vice President
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