

35 W. 25th Avenue
San Mateo, CA

COMPASS



Offered at: **\$ 3.38/SF/mo**
+ NNN Charges (\pm \$0.57/sf/mo)

Exclusively Listed By:
Greg Terry
Broker Associate
www.gregterry.com
COMPASS

Property Highlights:

- \pm 2,175 Ground Floor Rentable SqFt
- Rear Warehouse Area with Roll-Up Door & Rear Access
- Thriving Location Situated on a Hard Corner

Confidentiality & Disclosure



Compass ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Owner of the Property ("Owner") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to lease from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to lease between the Owner and prospective tenant. You are invited to review this opportunity and make an offer to lease based upon your analysis. If your offer results in the Owner choosing to open negotiations with you, you will be asked to provide financial references. The eventual tenant will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Owner deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the occupancy of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Owner. The Material does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. The information contained in the Material has been obtained from the Owner and other sources and has not been verified by the Owner or its affiliates. The pro forma is delivered only as an accommodation and neither the Owner, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Tenant must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Owner reserves the right, for any reason, to withdraw the Property from the market. Owner has no obligation, expressed or implied, to accept any offer. Further, Owner has no obligation to lease the Property unless and until the Owner executes and delivers a signed agreement of lease on terms acceptable to the Owner, in its sole discretion. By submitting and offer, a tenant will be deemed to have acknowledged the foregoing and agreed to release Owner and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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Property Highlights

Situated on the corner of West 25th Avenue and Flores Street in San Mateo, here are just some of the highlights of this offering for lease:

- ± 2,175 SqFt of Total Rentable Ground Floor Space
- ± 873 SqFt of Ground Floor Roll-Up/Warehouse Area
- ± 296 SqFt Semi-Private Office Area
- Multiple points of ingress/egress
- High Ceilings
- Thriving location situated on a hard corner
- Broad Zoning - C-1 Commercial Zoning

Offered at \$3.38/SqFt/mo + NNN

Contact Listing Agent for more information.



35 WEST 25TH AVENUE

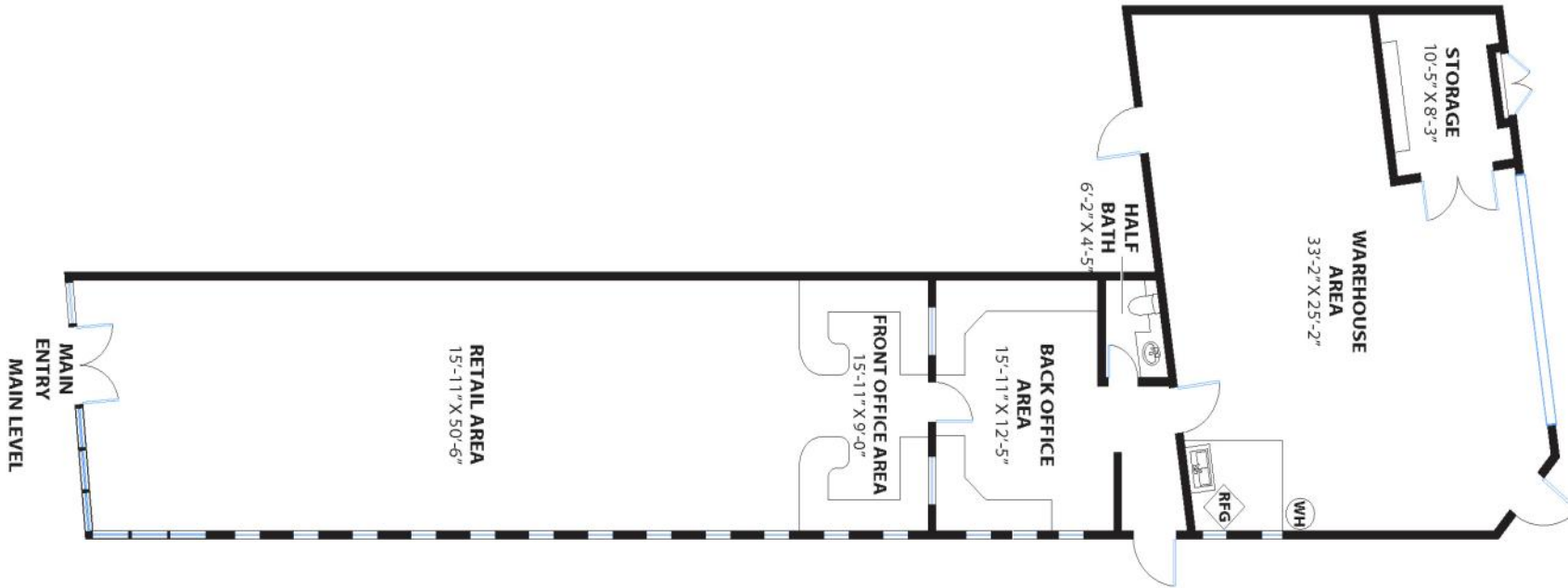
SAN MATEO

PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO
THE EXTERIOR WALLS

LIVING SPACE: 2175 SQ FT

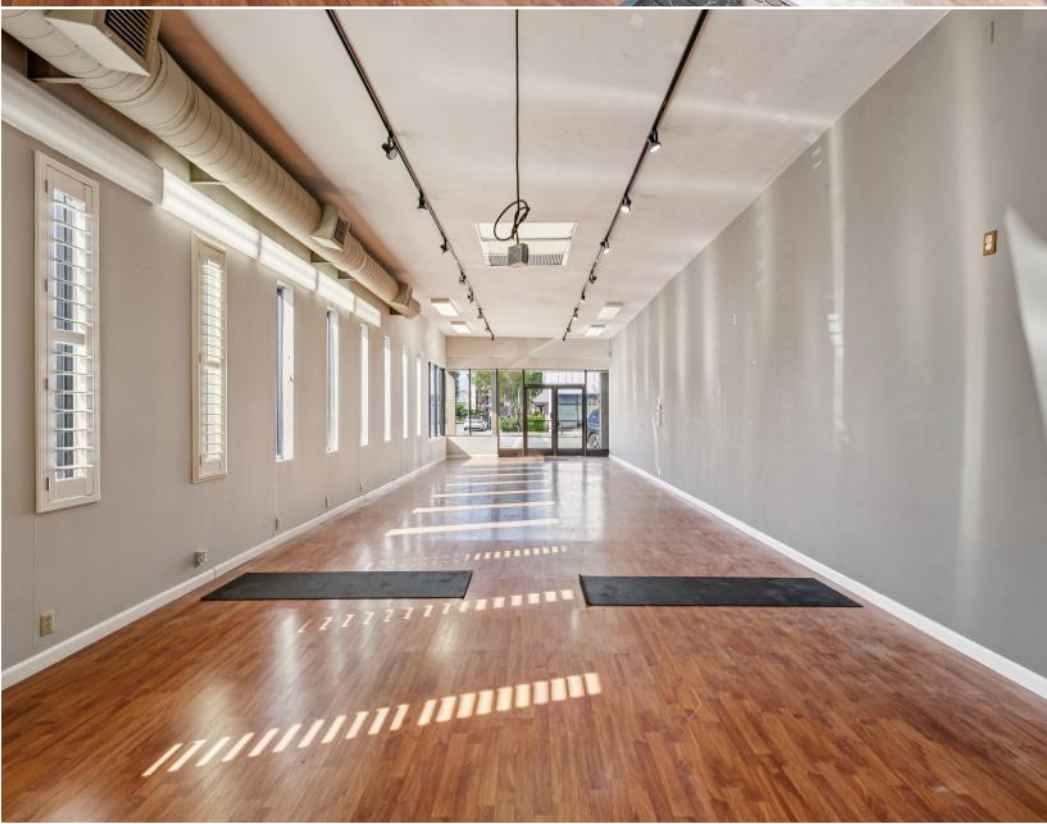
- Front Office/ Retail Area: 1006 Sq Ft
- Back Office/ Half Bath: 296 Sq Ft
- Warehouse Area/ Storage: 873 Sq Ft



CREATED ON MARCH 22, 2026

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING/SELLING/LEASING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION













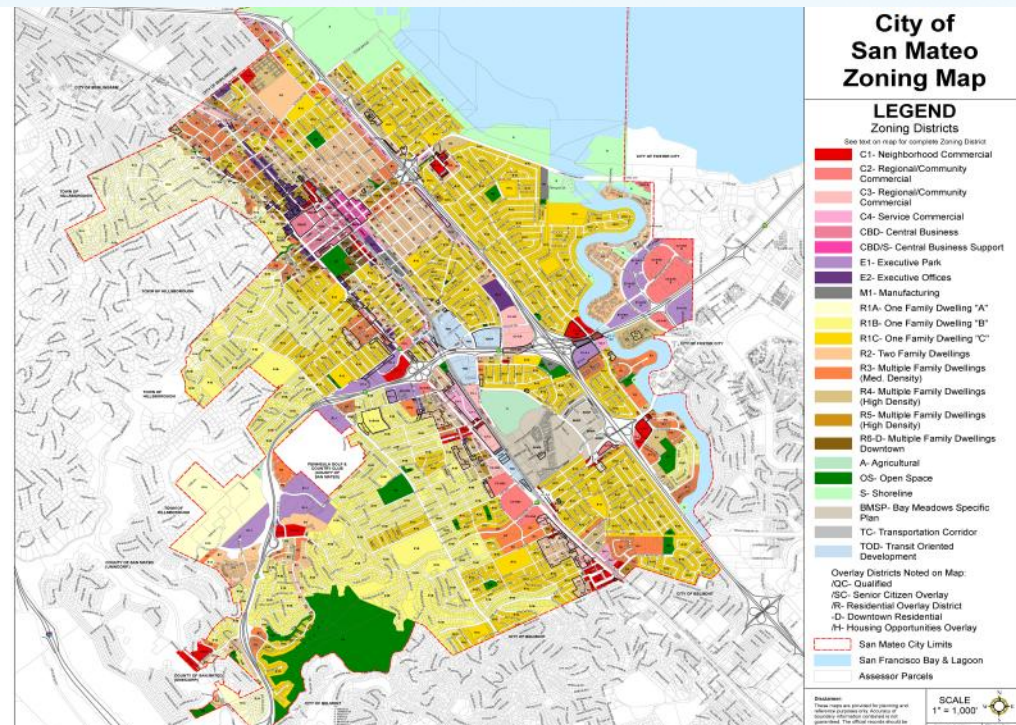
ZONING INFORMATION

The C-1 Neighborhood Commercial District is intended to create and maintain neighborhood shopping areas under standards that provide for compatibility with surrounding residential areas. Uses include retail sales serving the immediate neighborhood, limited office space and personal services.

PERMITTED USES:

The following uses are permitted provided that the use limitations contained in “Permitted and special uses—Twenty-Fifth Avenue Improvement Area” shall apply to properties in the Twenty-Fifth Avenue Improvement area:

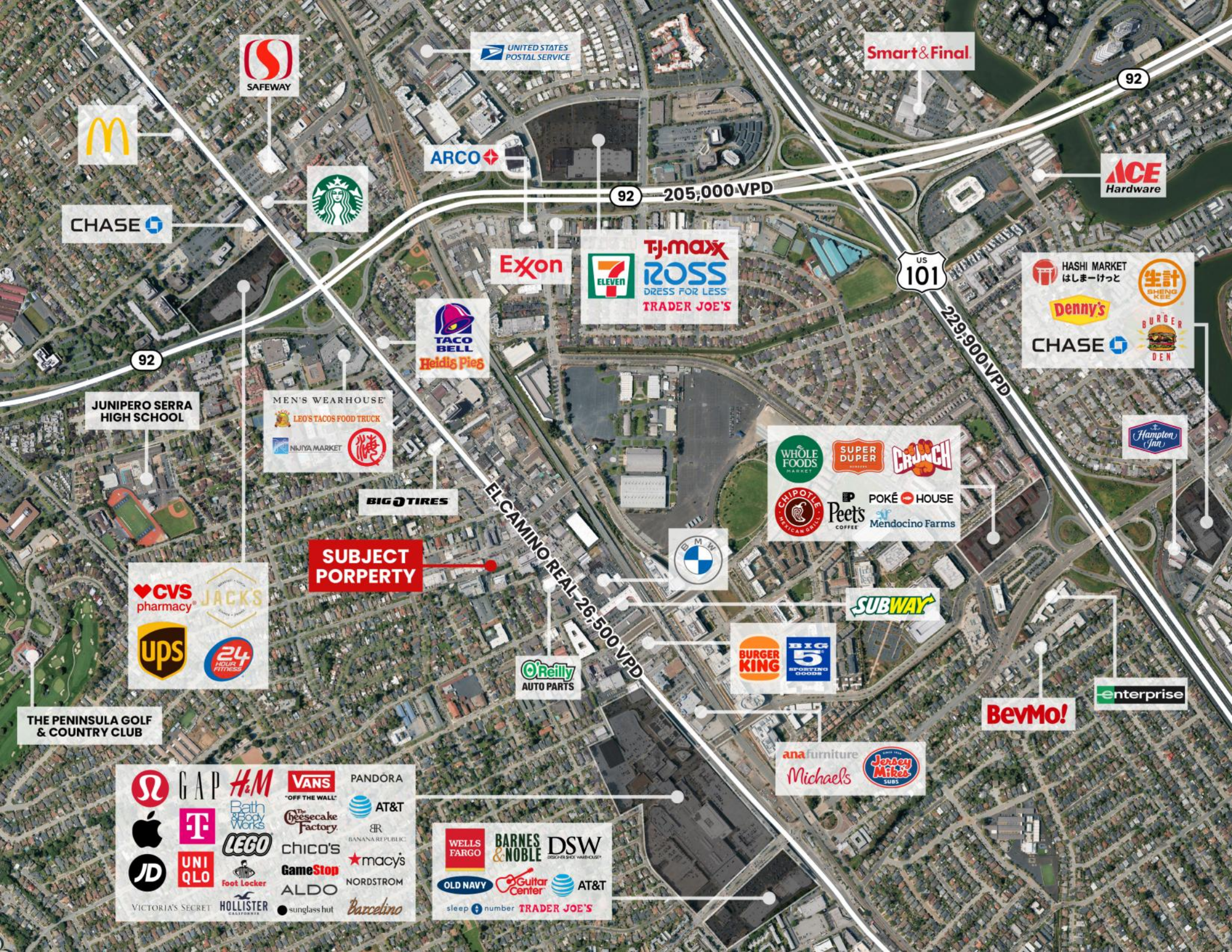
Animal grooming (provided no overnight boarding occurs on the site); Bakeries; Barber shops and hair salons; Delicatessens; Dry cleaners, with customer service areas; Financial Institutions (provided the ground floor area devoted to this use does not exceed 2,500 square feet per establishment); Health studios & spas; Laundromats; Libraries; Newspaper publishing; Offices (provided the ground floor area devoted to this use does not exceed 2,500 square feet per establishment); Photo processing; Picture framing; Real estate establishments; Restaurants and accessory outdoor dining areas (without drive-through facilities); Reverse vending machines; Schools and day car facilities; Travel agencies; Accessory uses to principle uses permitted; Other compatible uses as deemed by the zoning administrator; and, Retail uses, such as, but not limited to, the following uses (subject to a maximum of 15,000 square feet of floor area per establishment except for supermarkets and drug stores): Antique Shops, Apparel sales, tailoring and repair stores, Drug stores, Hardware and garden supply stores, Household furnishings, Pet shops, Supermarkets and Grocery Stores.



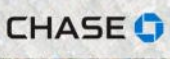
CONDITIONAL/SPECIAL USES:

The following are conditional uses requiring a conditional/special use permit in the C-1 District:

Accessory buildings containing plumbing; Alternative financial services; Automobile gasoline service stations; Boarding, lodging or rooming houses; Community care facilities serving seven or more persons in addition to the caregiver; Convalescent homes, rest homes, nursing homes, limited to the housing of not more than six persons in addition to the owner/manager; Drive-through facilities for financial institutions/pharmacies; Fast food establishments without drive-through facilities; Parking facilities, as principal use; Public utility and public service uses; Recreational vehicle storage; Recycling facilities; Religious institutions; Businesses selling or renting firearms; other compatible uses as determined by the zoning administrator subject to the granting of a special use permit.



92



92

205,000 VPD



US 101



92

229,900 VPD

JUNIPERO SERRA HIGH SCHOOL



SUBJECT PROPERTY

EL CAMINO REAL-26,500 VPD



THE PENINSULA GOLF & COUNTRY CLUB



BevMo!



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,153	181,418	261,795
Households	10,674	68,275	98,679
Families	6,782	44,691	65,372
Average Household Size	2.60	2.63	2.63
Owner Occupied Housing Units	4,697	36,748	55,355
Renter Occupied Housing Units	5,977	31,527	43,324
Median Age	38.5	40.5	41.0
Median Household Income	\$173,764	\$177,453	\$187,389
Average Household Income	\$233,552	\$247,135	\$265,624

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,515	182,057	264,216
Households	10,716	68,029	99,084
Families	6,821	44,509	65,521
Average Household Size	2.62	2.64	2.64
Owner Occupied Housing Units	4,858	36,895	55,420
Renter Occupied Housing Units	5,858	31,134	43,664
Median Age	40.0	41.8	42.2
Median Household Income	\$201,062	\$204,115	\$212,171
Average Household Income	\$253,483	\$270,354	\$289,967

