

AVAILABLE

310 Baldwin Avenue San Mateo



PRIME CORNER RESTAURANT OPPORTUNITY FOR SALE

Business/Lease For Sale!

PLEASE DO NOT DISTURB THE EMPLOYEES!

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This 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.



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Only \$200,000 key money!

Located in the Heart of Downtown San Mateo, 310 Baldwin Avenue is an exciting restaurant opportunity suitable for a variety of different type of restaurant related concepts and venues. The building boasts dramatic ceilings, excellent window lining, private parking, private elevator, and incredible natural light. This is a true "jewel" location, with a rich history servicing thousands of patrons over the years. The property is ideal for the sophisticated operator that is interested in being part of the exciting new developments that are occurring in and around San Mateo. Nearby businesses include Draggers Market, Kingfish Restaurant, Philz Coffee, Chipotle, Draper University, Pacific Catch and many more. This is an incredibly rare opportunity situated in a wonderful part of the City.

Additional Highlights:

- ±6,000 SF of dining area, ±3,800 lower level
- Over \$2mm was invested in tenant improvements
- Close proximity to the Train Station
- Bonus Private Dining, Mezzanine and storage areas
- Restaurant Infrastructure in place
- ADA accessible bathrooms
- Attractive architecture in a very visible corner location



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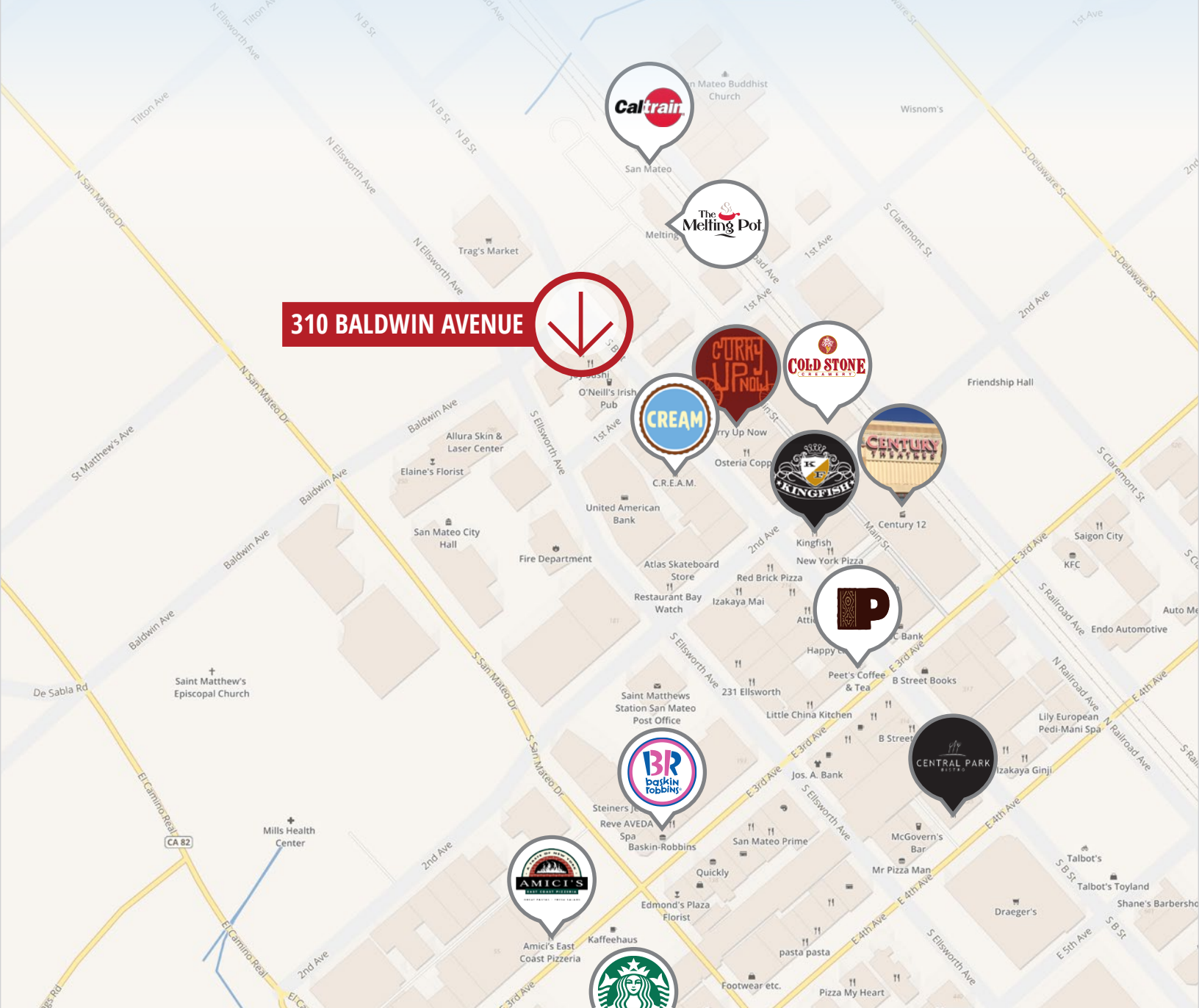
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Proximity Map

310 Baldwin Avenue



Vibrant downtown location is centrally located nearby public transportation, Curry Up Now, The Melting Pot, Cal Train, Cold Stone Creamery, C.R.E.A.M., Kingfish, Century Theaters, Peet's Coffee, Century Theaters, Vespucci Ristorante, Central Park Bistro, Baskin Robbins, Viognier, Draeger's, Kingfish, Amici's, Starbucks and many more.

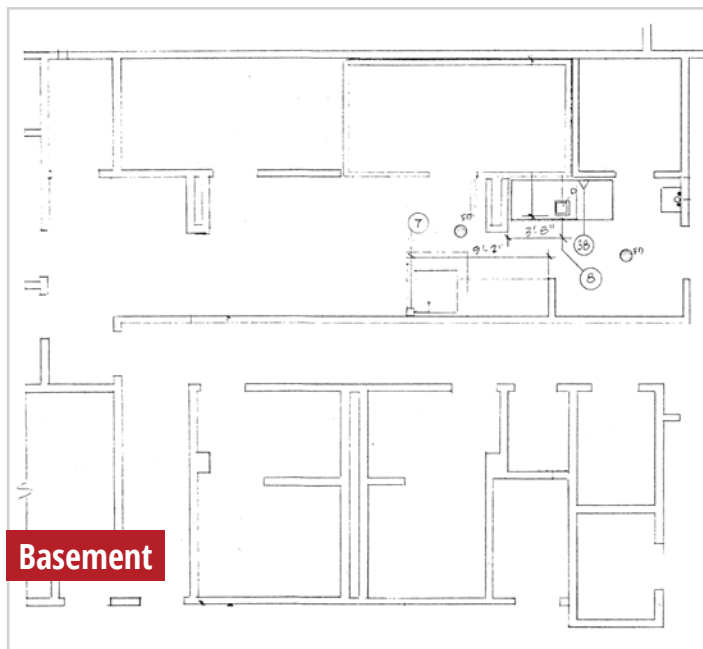
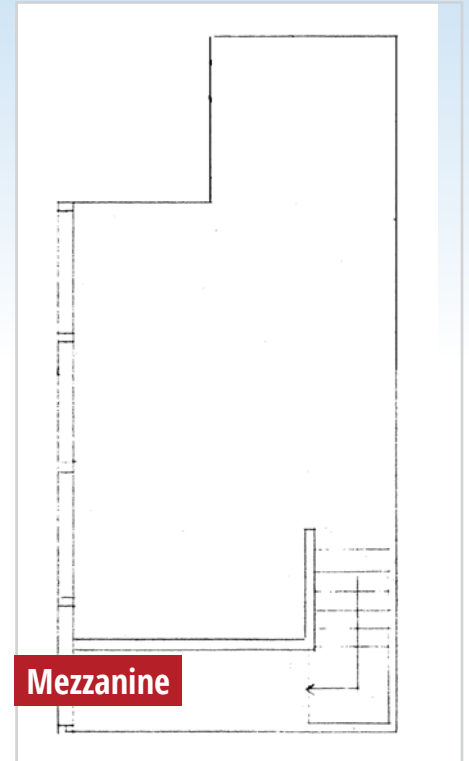
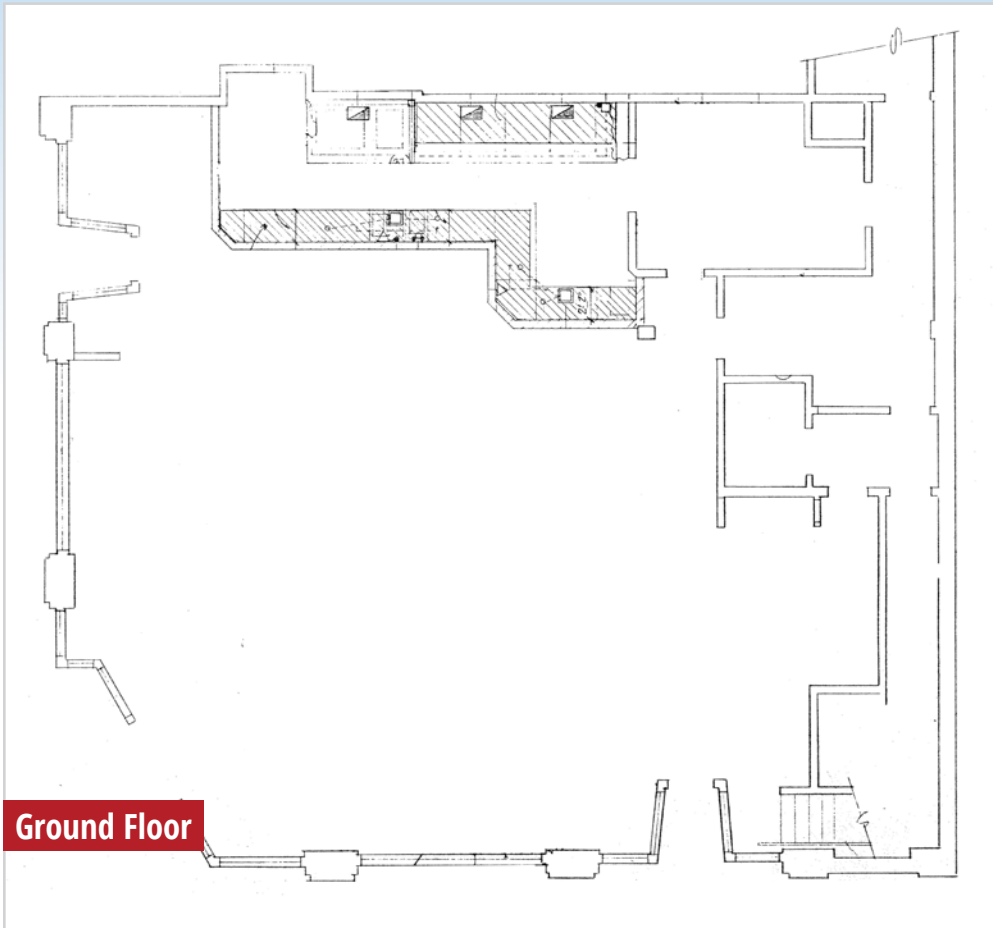


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Floorplan

310 Baldwin Avenue



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