

Retail Center — Downtown San Mateo

**501-509 East Fourth Avenue
395 South Claremont
San Mateo, CA**



Seven tenant retail center
Building size (approx.): 7,200 sq. ft.
Current CAP: 6.5%
Proforma CAP: 7.9%
APN: 034-185-150
Wood frame
Downtown location
Retail or light manufacture
Street signage available
Excellent freeway access

Tenant	Rent
1 — Check Cashing	\$3,500
2 — Vacant	\$2,000
3 — Beauty Parlor	\$2,000
4 — La Pinata	\$3,000
5 — La Taqueria	\$3,000
6 — Restaurant Claremont	\$4,000
7 — Vacant (back)	\$1,000

Total Monthly Income: \$18,500*

Total Annual Income: \$222,000*

*Totals include projected rent for vacancies

Annual Expenses

Taxes: 1.2% of sales price

Insurance: \$6,000



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