

2 WEST 25TH AVE

SAN MATEO

BEST VALUE IN DOWNTOWN SAN MATEO



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NEWMARK

**CUSHMAN &
WAKEFIELD**

2 WEST 5TH AVE

SAN MATEO

PROPERTY HIGHLIGHTS

- Full fourth floor: ±9,300 SF
- Complete space buildout recently completed
- Located in heart of downtown with numerous amenities within walking distance
- 12 min walk to Caltrain station
- High identity signage available
- On-site parking

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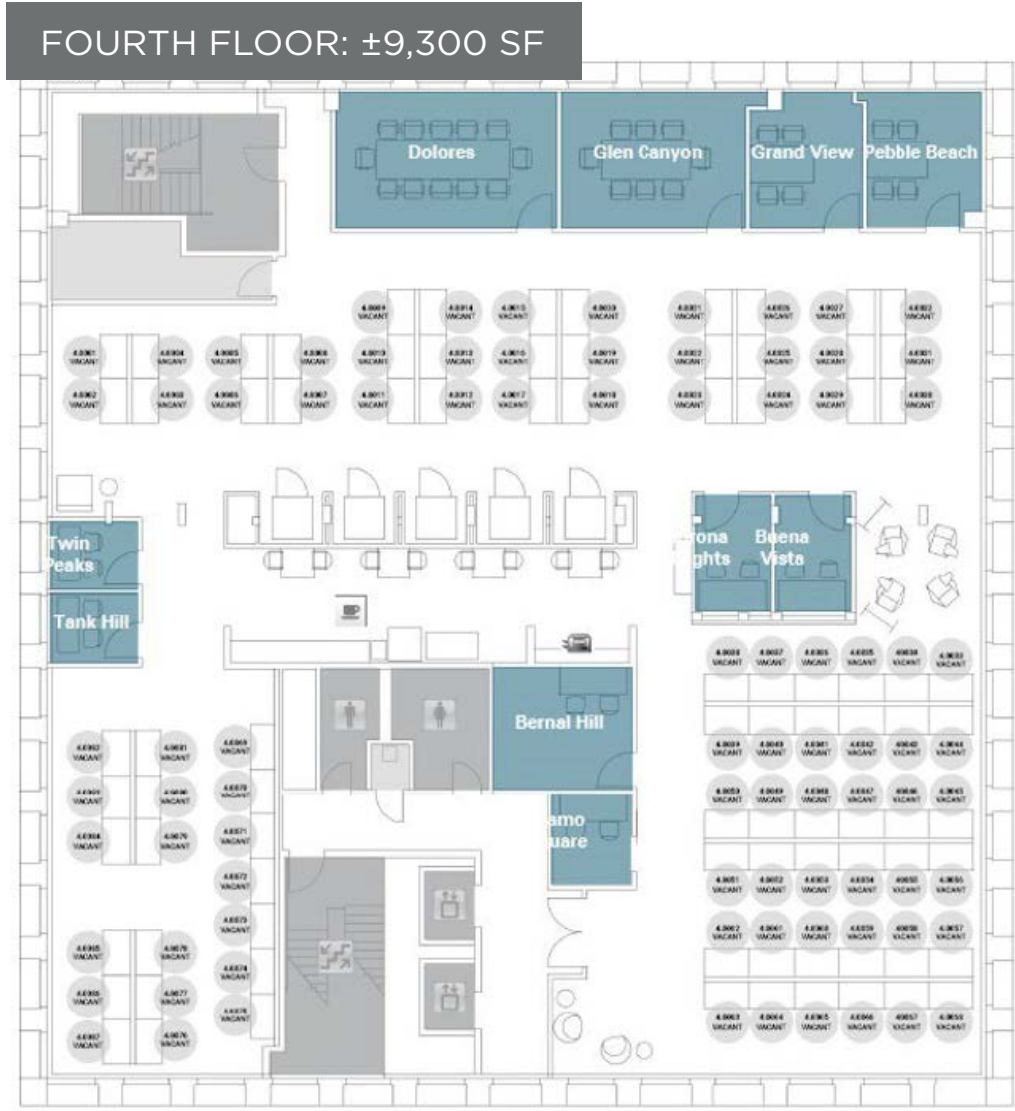
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FLOORPLANS:



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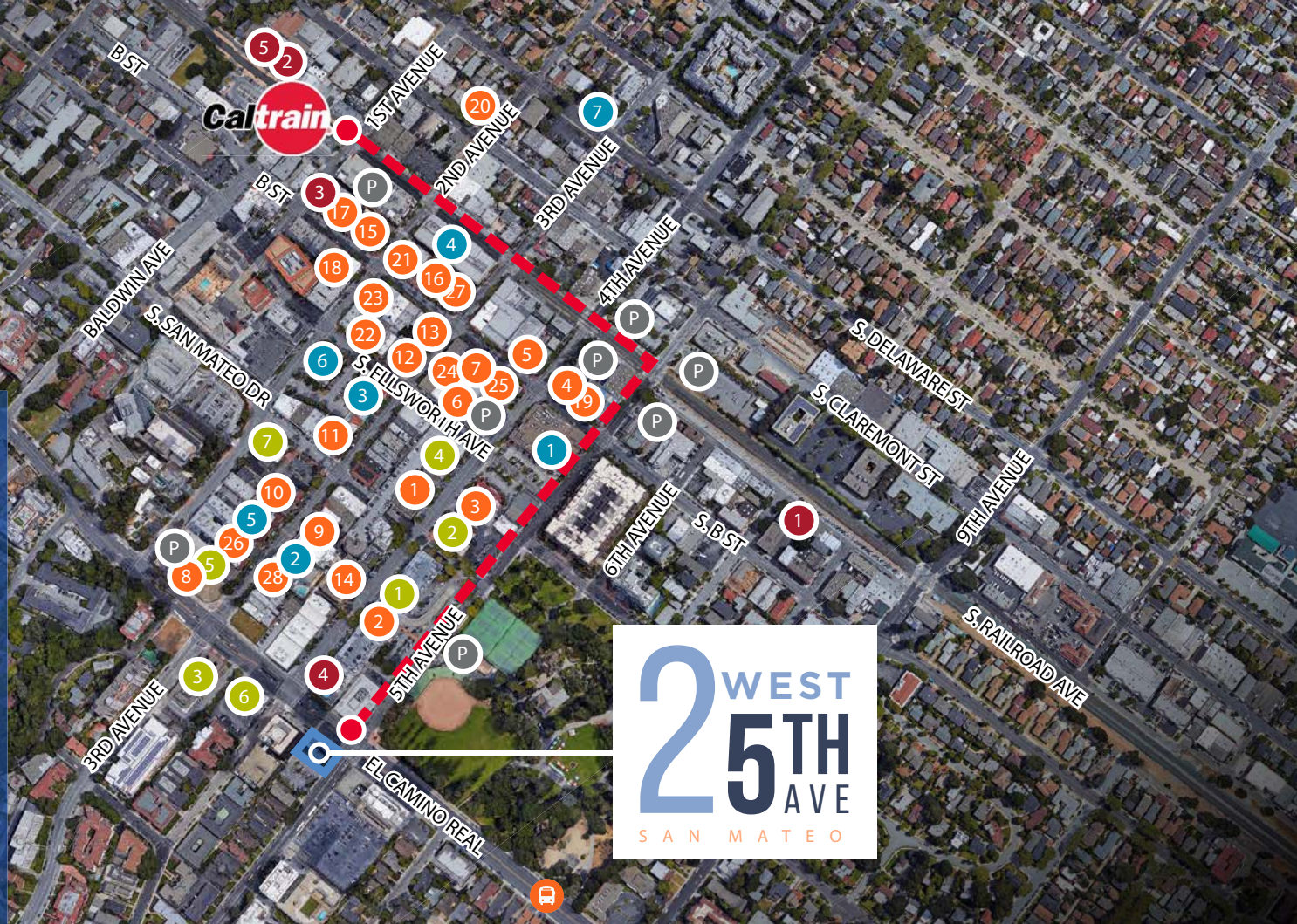
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NEWMARK

CUSHMAN & WAKEFIELD

AMENITIES MAP

- Walking distance to over 35+ restaurants in Downtown San Mateo
- 12 minute walk to Caltrain
- On-site parking (surface and covered)
- Immediately adjacent to San Mateo's iconic Central Park



RESTAURANTS

- | | | |
|-------------------------|--------------------------------|--------------------------|
| 1 Central Park Bistro | 9 Foreigner | 17 Philz Coffee |
| 2 Jamba Juice | 10 Amici's East Coast Pizzeria | 18 Porterhouse San Mateo |
| Starbucks | NI-MO Japanese Cuisine | 19 Pokeatery |
| Noah's Bagels | 3rd Ave Sports Bar & Grill | 20 Kokko |
| 3 Pizza My Heart | 11 Shabuway | 21 Blue Bottle Coffee |
| Hummus | Vespucci Ristorante Italiano | 22 Himawari |
| 4 Tomatina | 12 Avenida Restaurant | Happy Lamb Hot Pot |
| 5 Amour Amour Cafe | HiroNori Craft Ramen | 23 Izakaya Mai |
| Pancho Villa Taqueria | 13 Peet's Coffee & Tea | 24 Sushi Sam's Edomata |
| 6 Gyu-Kaku Japanese BBQ | 14 noodleosophy | North Beach Pizza |
| 7 B Street & Vine | 15 Curry Up Now | 25 Pausa Bar & Cookery |
| 8 sweetgreen | 16 Pacific Catch | 26 Hotaru |
| | | 27 Meet Fresh |
| | | 28 Backhaus |

SERVICES

- Draeger's Market
- Draper University
- Walgreen's
- Century 12 San Mateo
- Hero City
- U.S. Post Office
- Shell

GYMS

- OPEX KURA
- Fit SF Personal Training
- Orange Theory
- Equinox San Mateo
- Precision Fitness

BANKS

- Chase Bank
- Wells Fargo Bank
- Bank of America
- Bank of the West
- Citibank
- Union Bank
- U.S. Bank

PARKING

- P 2ND & ECR Garage
- P Main St Garage
- P Tennis Court Garage
- P Central Garage
- P 5th/B Lot
- P 4th/B Lot
- P Transit Center Garage
- P 5th/Claremont Lot
- P 4th/Claremont Lot