

OFFERING MEMORANDUM

420 Peninsula Ave, Suites #2 & #3

San Mateo, CA

Dental / Medical Office Opportunity – For Sale or Lease

EXECUTIVE SUMMARY

An exceptional opportunity for dental and medical professionals seeking a move-in ready office in San Mateo. These professionally designed suites each feature three fully plumbed operatories, complete infrastructure and a patient friendly layout which supports efficient workflow and circulation. With a turnkey build-out, strong street presence and convenient access to major highways, the property is well suited for general dentists, specialists or healthcare providers looking to expand, relocate or establish a new practice.

PROPERTY HIGHLIGHTS

- Turnkey build-out with immediate operational capability
- Designed for efficient workflow and patient circulation
- Welcoming reception and check-in area
- Three fully plumbed operatories per unit
- Compressed air and vacuum lines installed
- Dedicated sterilization room
- Designated X-ray space
- Built-in cabinetry throughout the suites
- Fully wired for data, internet and power
- Professional building with strong street presence
- Central San Mateo location with convenient freeway access

IDEAL USERS

- General Dentists
- Oral Surgeons
- Endodontists
- Periodontists
- Orthodontists
- Pediatric Dentists
- Other compatible medical or wellness practitioners

LOCATION OVERVIEW

Located in north San Mateo, the property offers convenient access to Highways 92, 101 and 280. The surrounding area includes established residential neighborhoods, professional offices and nearby retail amenities, creating a convenient and desirable setting for both patients and staff.

CONTACT INFORMATION

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