



FOR LEASE

240 MAIN STREET

Suite 240 · San Mateo, CA 94401

±650 SF OFFICE / RETAIL · DOWNTOWN SAN MATEO

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PROPERTY DESCRIPTION

A ±650 SF ground-floor office/retail suite in the heart of downtown San Mateo, fronting the Main Street promenade. A move-in-ready layout with a lobby and waiting area, an open retail / showroom, a private office, and a private restroom.

- ◆ ±650 SF ground-floor office / retail suite
- ◆ Move-in-ready with lobby & waiting area
- ◆ Open retail / showroom area
- ◆ Private office
- ◆ Private restroom
- ◆ Kitchenette / wet bar
- ◆ Rear patio access
- ◆ Central downtown location — near Main St & B St dining and retail
- ◆ Close to the San Mateo Caltrain station

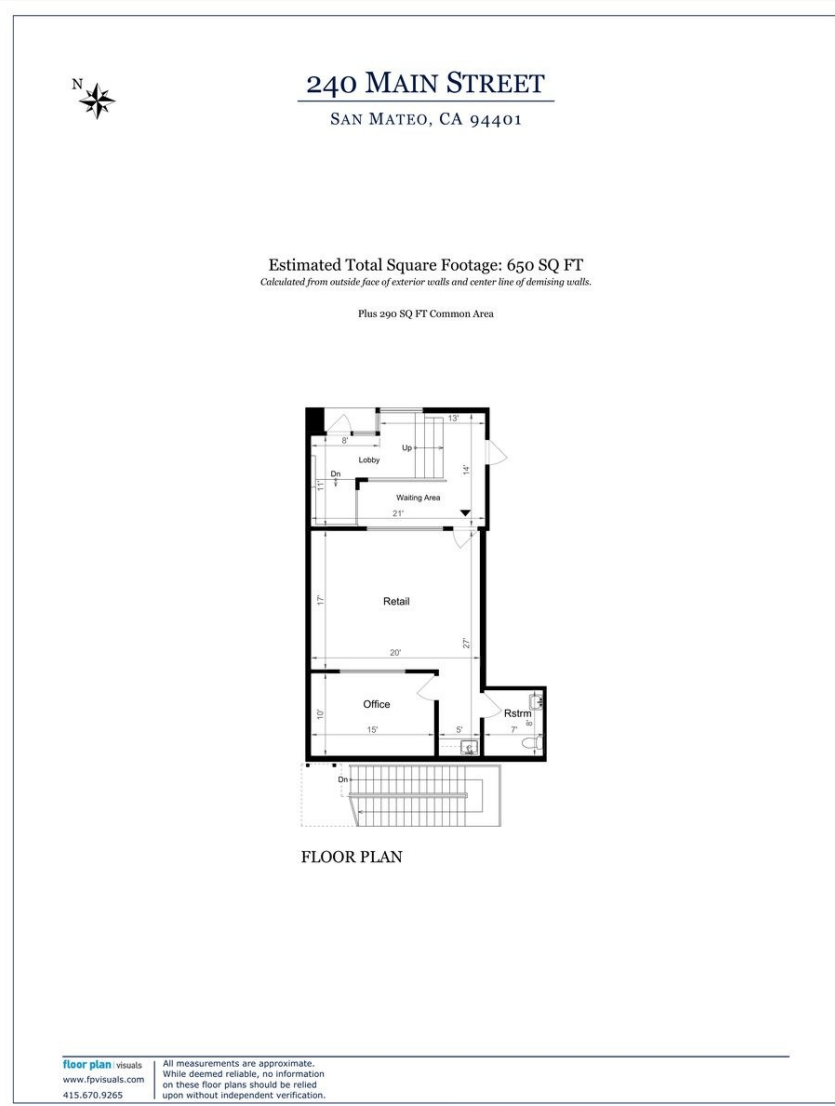


OPEN OFFICE / RETAIL AREA

SUITE	SIZE	LEASE RATE	USE
240	±650 SF	Negotiable	Office / Retail



FLOOR PLAN



AVAILABLE

±650 SF

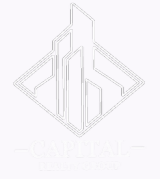
+ ±290 SF shared common area

Suite 240

All measurements are approximate,
calculated from the outside face of exterior
walls and center line of demising walls.
Deemed reliable but not guaranteed;
independent verification recommended.

240 MAIN STREET • SUITE 240

THE SPACE



OPEN AREA &
KITCHENETTE



PRIVATE OFFICE

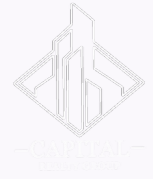


REAR AREA — PATIO
ACCESS



MAIN STREET
ENTRANCE

240 MAIN STREET • SUITE 240



LOCATION



DOWNTOWN SAN MATEO

In the **Main Street / B Street** core — a dense district of restaurants, cafes, and retail, with steady daytime and evening foot traffic.

TRANSIT & ACCESS

Close to the **San Mateo Caltrain** station; quick access to **US-101** and **El Camino Real**.

THE PENINSULA

Central position between San Francisco and Silicon Valley.

1-MI POP.	AVG HHI	DAYTIME POP.
34,341	\$220,643	35,307

1-mile trade area · 2025 Esri. See back page for full demographics.

240 MAIN STREET · SUITE 240



FOR LEASE

240 MAIN STREET

±650 SF office / retail suite, Suite 240 — downtown San Mateo. Move-in-ready, base rent negotiable, available June 2026. Contact us for tours and terms.

AREA DEMOGRAPHICS — DOWNTOWN SAN MATEO

	1 MILE	3 MILES	5 MILES
Population	34,341	144,807	251,865
Daytime Population	35,307	172,061	286,853
Avg. Household Income	\$220,643	\$245,810	\$257,192

Traffic Count — El Camino Real: **30,000 ADT**

Source: 2025 Esri, downtown San Mateo trade area. Figures are area estimates — verify property-specific rings before relying on them.



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SAN MATEO, CA 94401**

Information herein is from sources deemed reliable but not guaranteed and is subject to change, prior lease, or withdrawal without notice.
Dimensions and square footage are approximate; buyer / tenant to verify independently. Capital Realty Group · Equal Housing Opportunity.