RETAIL & OFFICE SPACES FOR LEASE

±1,095–3,842 SF

STATION PARK GREEN

SWC S DELAWARE ST & CONCAR AVE, SAN MATEO, CA



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ESSEX



PROPERTY

HIGHLIGHTS

- ±29,000 SF of ground floor retail/office space
- Transit-oriented development built around the Hayward Park Caltrain Station.
- Directly adjacent to 400/450 Concar, new office development with ±305,000 SF class-A space.
- Dedicated retail parking garage with 46 spaces, in addition to 20 dedicated office stalls and an additional 47 open stalls throughout the project as well as short term bicycle parking.
- Retail & Office space complete and ready to deliver in shell condition.

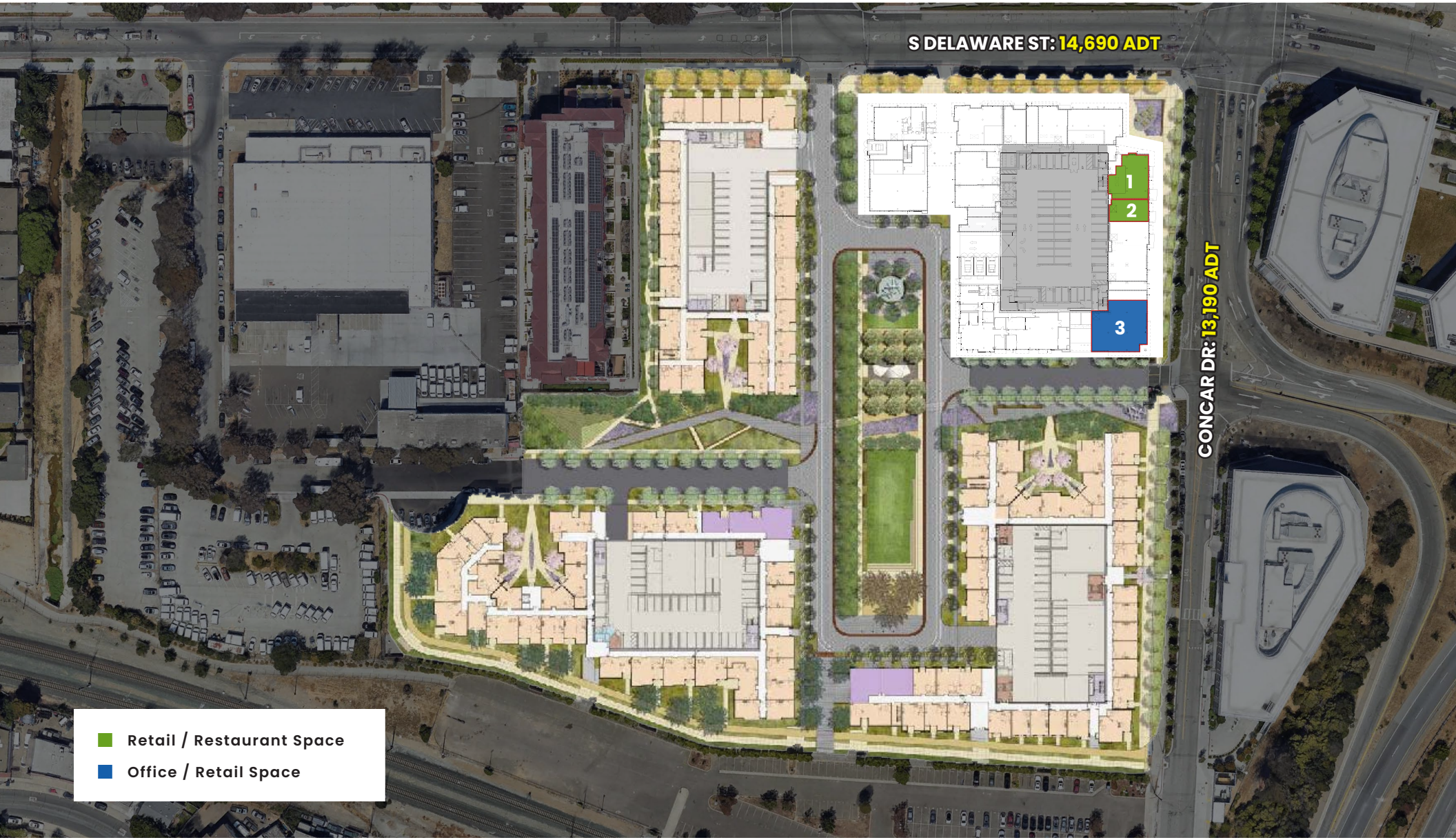
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	32,445	176,685	255,142
Avg. HH Income	$202,239	$224,322	$232,584
Daytime Population	42,784	193,487	300,528

TRAFFIC COUNTS	
Hwy 92	113,400 ADT
S Delaware St	14,690 ADT
Concar Dr	13,190 ADT

Source: 2024 Esri.

FULL PROPERTY

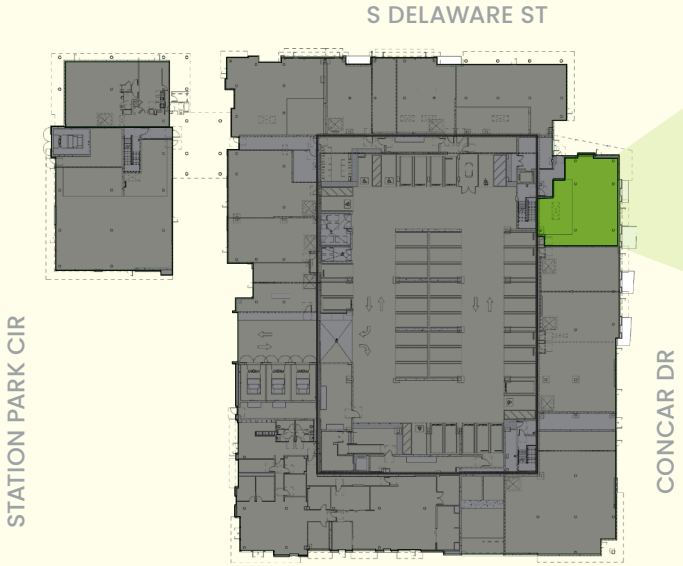
SITE PLAN

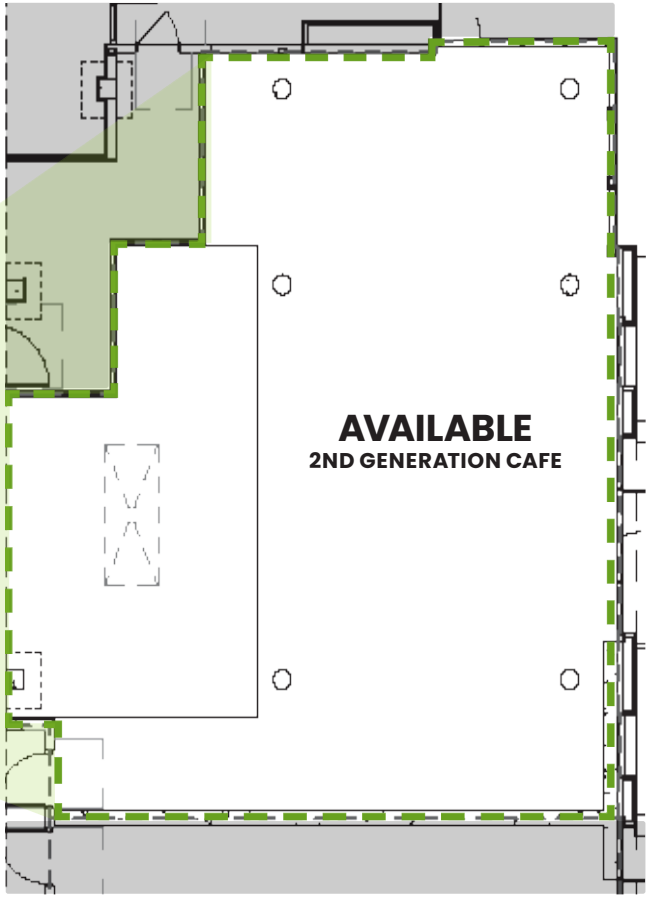


FLOOR PLAN

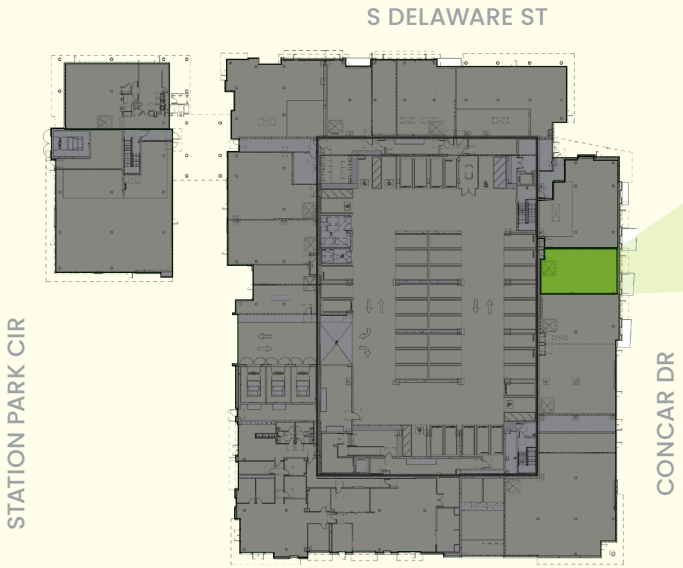
SUITE 1





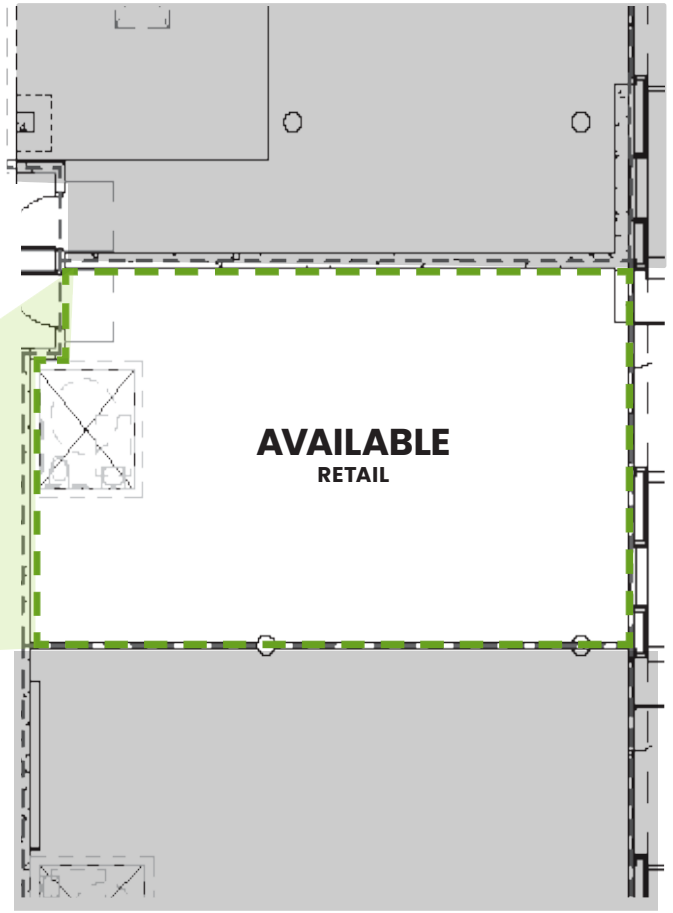






FLOOR PLAN

SUITE 2

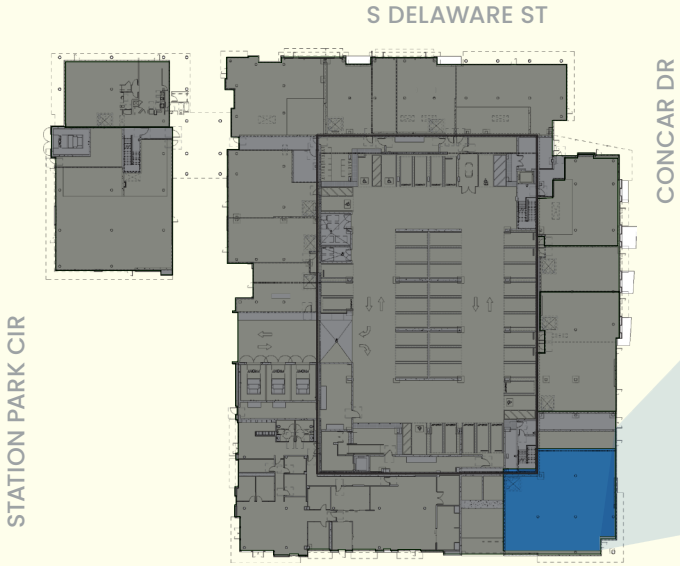


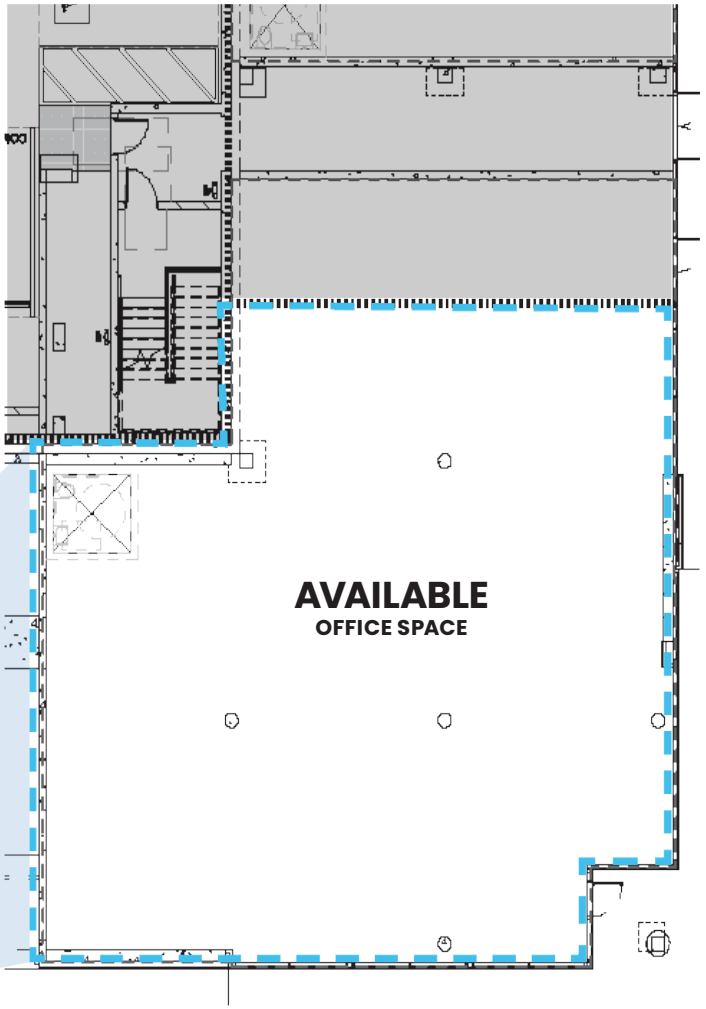
FLOOR PLAN

SUITE 3



±3,842 SF





TRADE AREA

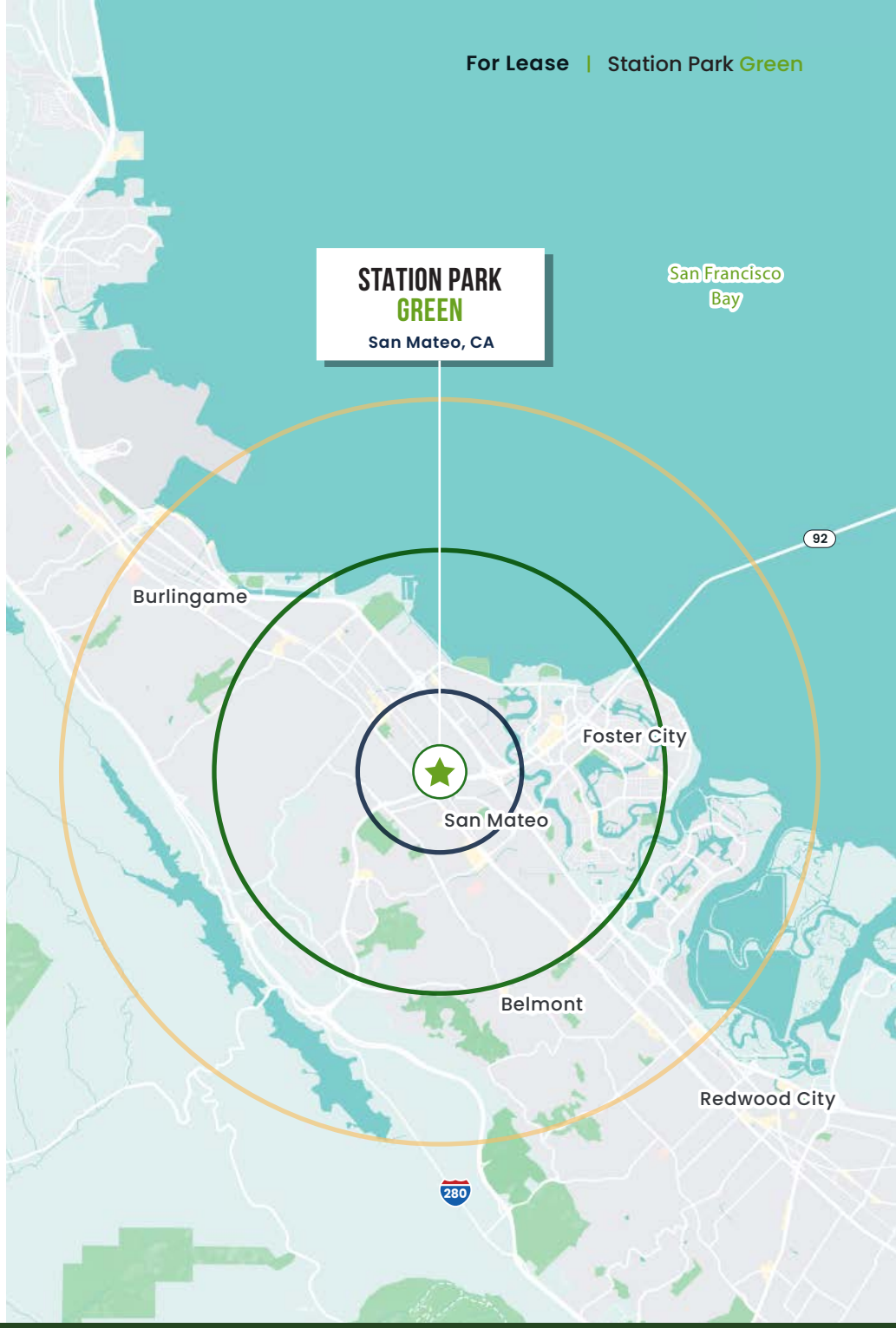
AERIAL



DEMOGRAPHICS

RADIUS MAP

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
2029 Total Population (Estimated)	33,279	180,644	261,431
2024 Total Population	32,445	176,685	255,142
Total Daytime Population	42,784	193,487	300,528
Median Age	39.0	39.8	40.4
Total Households	12,337	66,197	95,931
Housing Units	13,027	69,885	98,629
Total % Owner Occupied Housing Units	44.9%	50.3%	52.5%
Total % Renter Occupied Housing Units	49.8%	44.4%	42.4%
Average Household Income	$202,239	$224,322	$232,584
Median Household Income	$151,863	$165,794	$173,509
Per Capita Income	$76,890	$84,090	$87,468
Population 25+ yr	28,815	128,678	184,612
% Population 25+ yrs & Some College	13.0%	11.6%	11.1%
% White Collar Occupations	76.0%	79.4%	81.6%
% Blue Collar Occupations	11.2%	9.7%	8.3%
Average Household Size	2.58	2.64	2.63



DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2024)	5 MINS	7 MINS	10 MINS
2029 Total Population (Estimated)	50,488	119,008	213,099
2024 Total Population	49,279	115,717	207,913
Total Daytime Population	77,273	157,152	271,033
Median Age	38.9	39.0	39.6
Total Households	19,202	43,714	78,435
Housing Units	20,330	46,134	82,755
Total % Owner Occupied Housing Units	45.7%	46.7%	49.1%
Total % Renter Occupied Housing Units	48.8%	48.1%	45.7%
Average Household Income	$214,646	$214,058	$223,996
Median Household Income	$159,451	$158,155	$165,554
Per Capita Income	$82,889	$80,467	$84,663
Population 25+ yrs	36,153	84,683	151,788
% Population 25+ yrs & Some College	12.5%	12.0%	11.6%
% White Collar Occupations	78%	77.7%	79.5%
% Blue Collar Occupations	10.2%	10.3%	9.5%
Average Household Size	2.53	2.59	2.58



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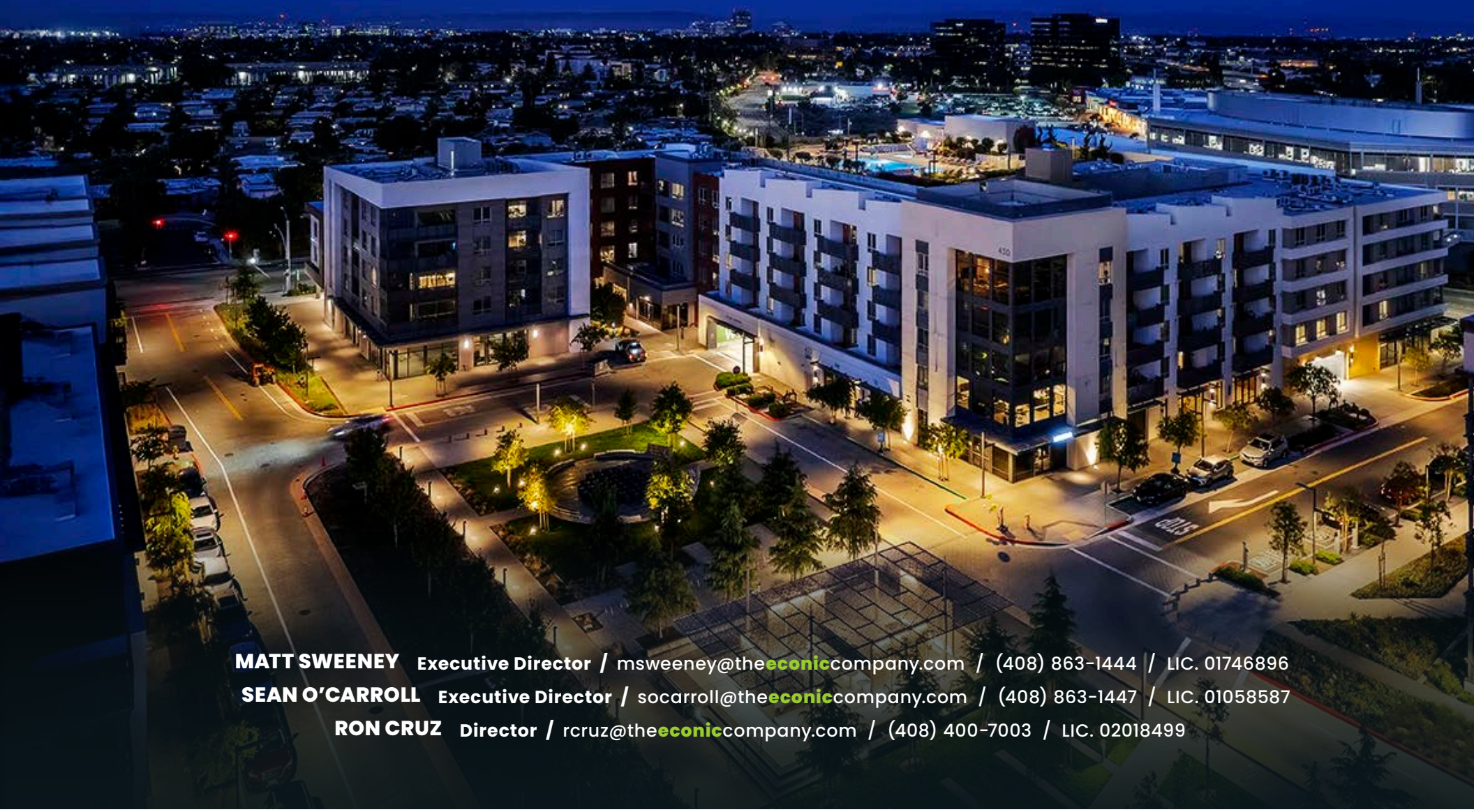

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