



FULLY LEASED

55 E 4th Avenue

San Mateo, CA

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 the econic company®



Second Generation Salon/
retail space available for lease



Located within the heart of
Downtown San Mateo



Abundant parking within the Downtown
San Mateo Core



Central Business District (CBD) Zoning, Allowing
for various uses within the City of San Mateo
[Click here for more details.](#)

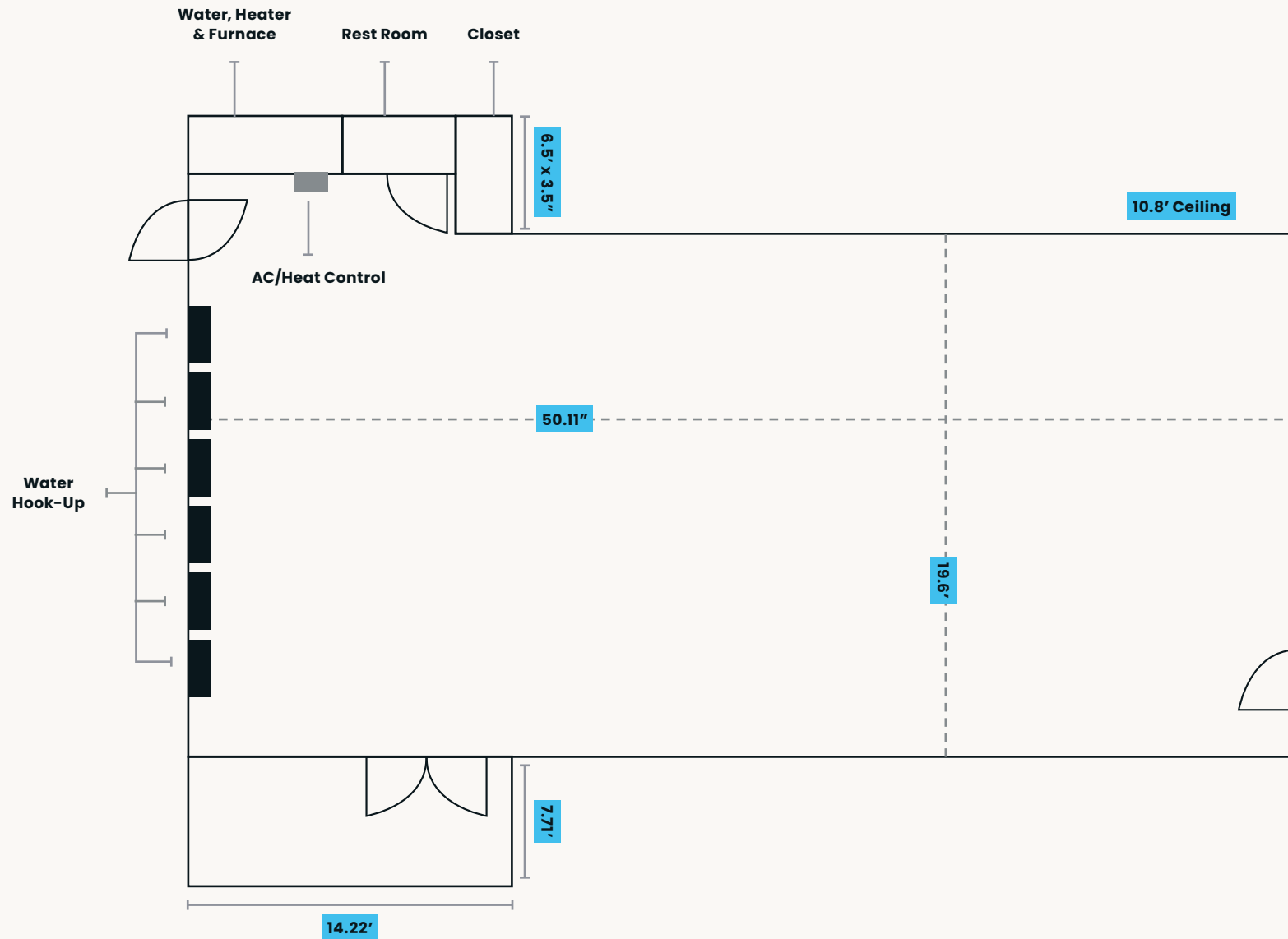
Demographics

	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

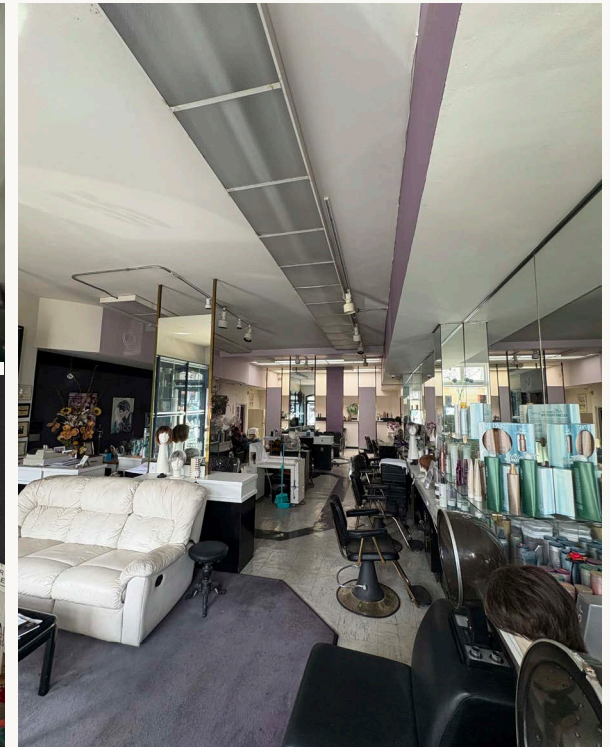
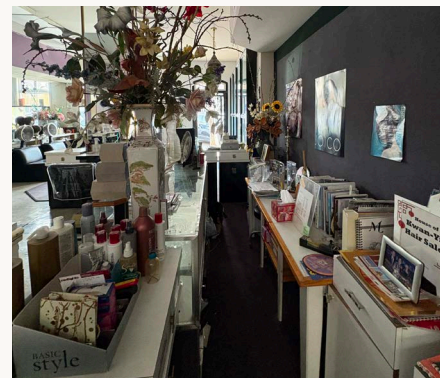
Traffic Counts

El Camino Real	30,000 ADT
E 4th Ave	9,684 ADT
E 5th Ave	16,869 ADT

Source: 2025 Esri.



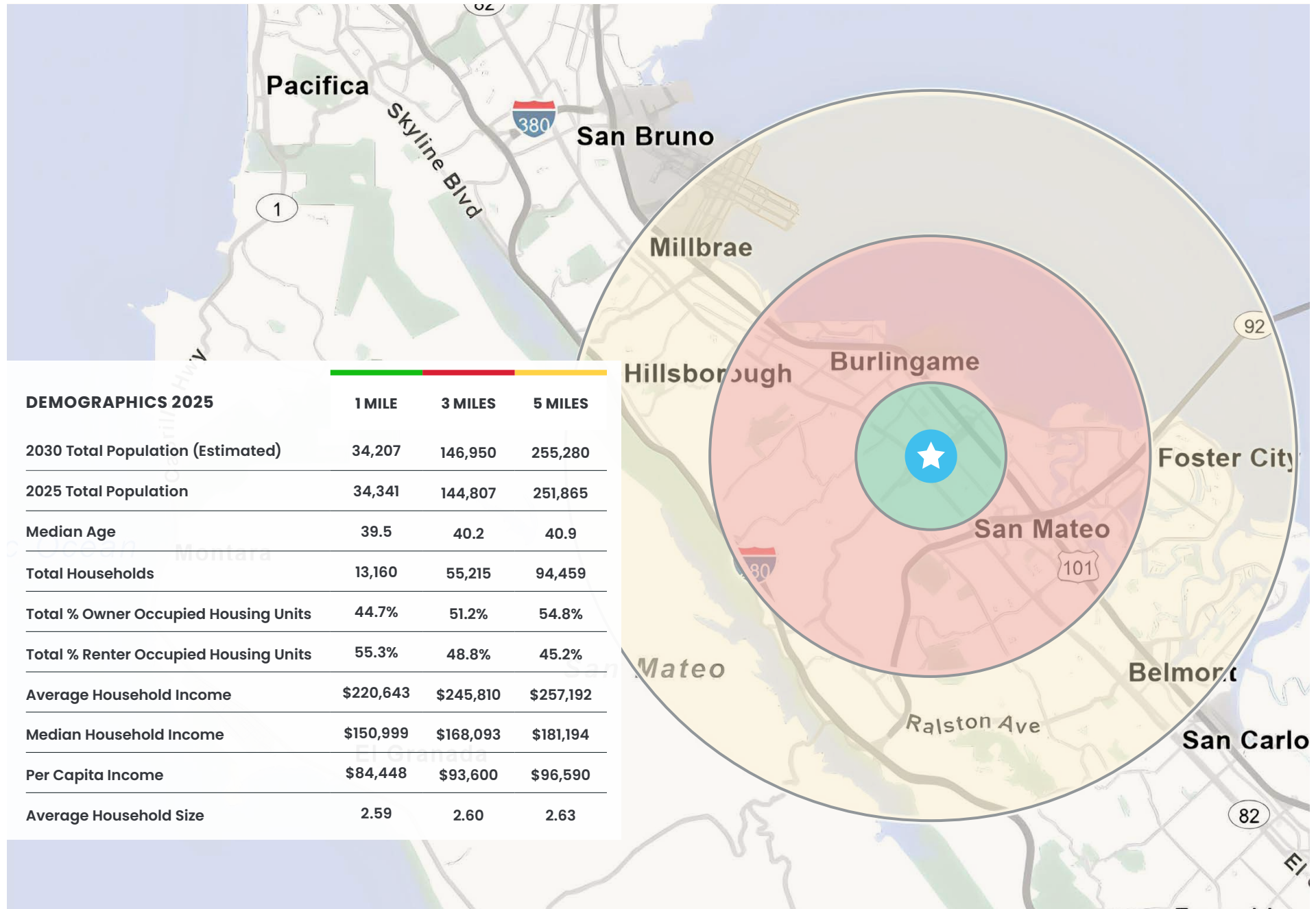
Note: Floor Plan Not To Scale











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