

LAURELWOOD SHOPPING CENTER

1212 W HILLSDALE BLVD, SAN MATEO, CA



LEASING HIGHLIGHTS

FORMER **Bank of America**®



ADDRESS

3150 Campus Dr,
San Mateo, CA 94403



CURRENT TENANT

Bank of America



LEASE DURATION

Negotiable



PRICING

\$3.50 PSF + \$0.52 NNN's

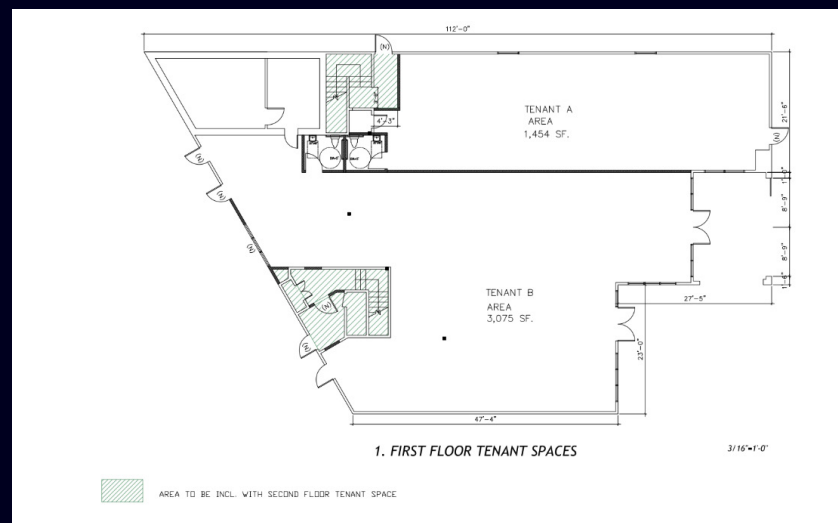
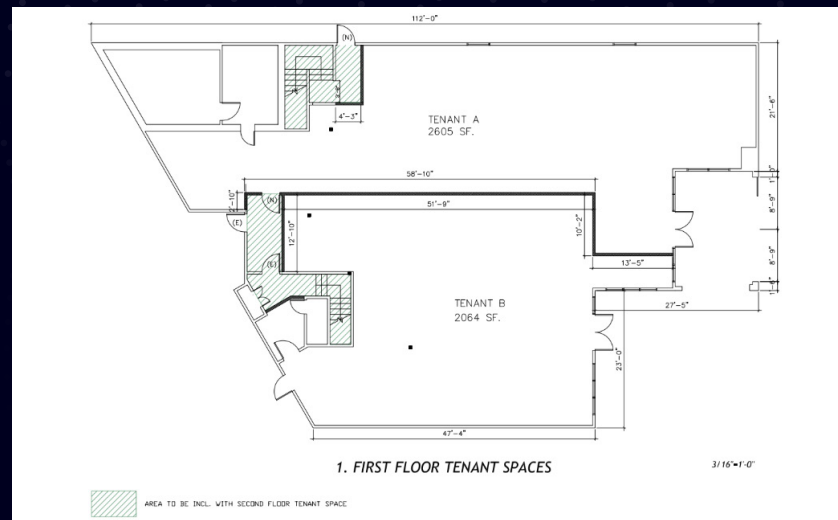
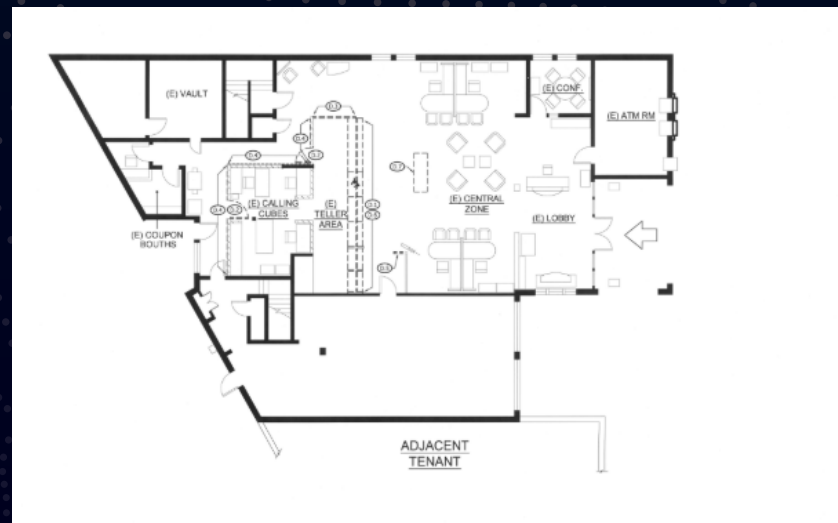


BUILDING SIZE

±4,529 SF

can be divided to ±1,454 SF

or divided to ±3,075 SF, ±2,605 SF, and ±2,064 SF



LEASING HIGHLIGHTS



Addresses

Round Table: 1304 W Hillsdale Blvd, San Mateo, CA



CURRENT TENANT

Round Table



LEASE DURATION

Negotiable



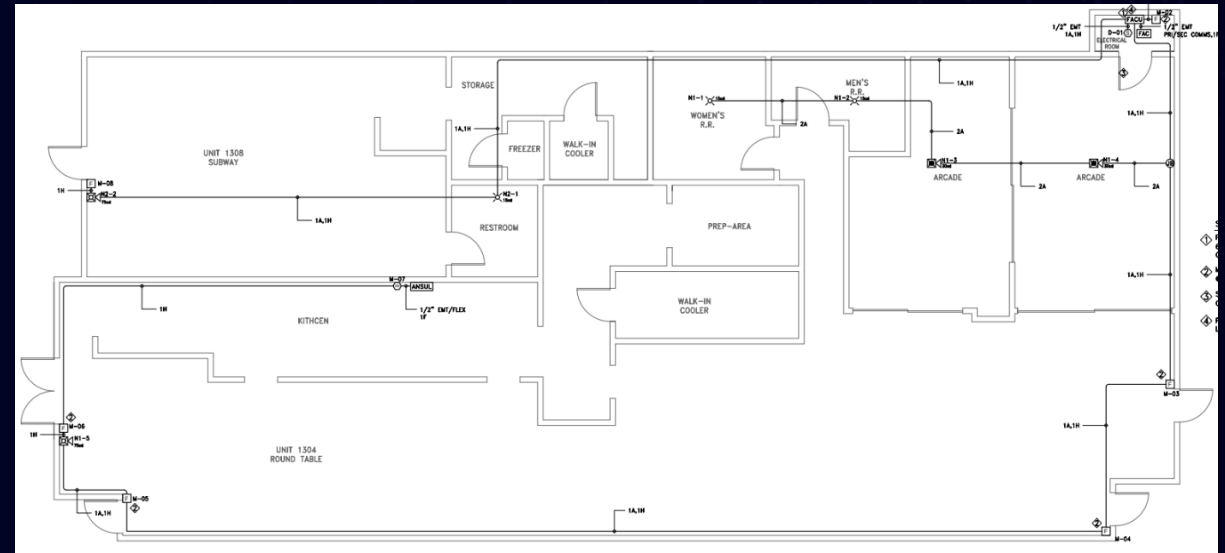
PRICING

\$4.00 PSF + \$0.52 NNN



BUILDING SIZE

Round Table: ±3,487 SF



ROUND TABLE COURTYARD RENDERINGS



Proposed Patio Space
±3,000 SF





SAN MATEO COUNTY
EVENT CENTER

Michaels
Jersey Mike's
SUBS

BARNES & NOBLE **TRADER JOE'S** AT&T
sleep number
DSW **OLD NAVY** **Guitar Center**
DESIGNER SHOE WAREHOUSE®

Abbott Middle School
± 698 Students

Hillsdale Shopping Center

macy's **SEPHORA**
The Cheesecake Factory **NORDSTROM**
H&M **ETHAN ALLEN** **CYCLE BAR**
Apple Store

Hillsdale High School
± 1,581 Students

The Heights by Pulte Homes
Neighborhood Housing

Oakview Apartments
± 95 Units



Laurelwood Apartments
Complex

Campus Rd

CSM COLLEGE of SAN MATEO

± 13,000 Students



 Junipero Serra High School
± 804 Students


Headquarters


Headquarters





92 ± 74,000 VPD

 BelMont Bikes 

 Oakview Apartments
± 95 Units



 Crown Towers Apartments
± 30 Units

Campus Rd

W Hillsdale Blvd ± 12,470 VPD

 Laurelwood Apartments
Complex

Ref #	Tenant	SF
1	Available	4,529
2	Cellnow	840
3	Hair Contour	925
4	Sals Burgers	1,106
5	Laurelwood Optometry	999
6	Art School	975
7	San Mateo Holiday Cleaners	1,278
8	Blue Monarch Skin Studio	975
9	Toa Yuen Restaurant	975
10	Belmont Bikes	975
11	Mathnasium of San Mateo	2,070
12	Gymboree Play Programs	2,100
13	Ups Store	863
14	Peninsula Press	500
15	Bagel Box	108

Ref #	Tenant	SF
25	Brother's Cafe	2,400
26	Laurelwood Pet Hospital	1,600
27	Shiki Japanese Restaurant	1,600
	T-Mobile	Roof
28	Dollar Tree	7,625
29	Sandwich Monkey	949
30	Round Table Pizza	3,487

Ref #	Tenant	SF
31	Cingular Wireless	300
31	Shear Design	540
32	Bella Nails	3,400
33	Vacant	1,720
34	Vacant	2,094
35	Jamba Juice	1,266
36	Liquor City	1,320
37	Simple Delight	1,200
38	Laurelwood Kitchen and Bath	1,282.5
39	Piazza's Fine Foods	26,872
40-44	Aloha Dalire	1,056
	All Star Martial Arts	967
	Piazza's Catering	765
	Belbien Skin Care & Spa	950
	Carstens Realty	1,498
45	Health by Heidi	541



Ref #	Tenant	SF
16	Celia's Restaurant	5,425
17	Shell Station	PAD
18-19	Kenneth E. Moore II, DDS	1,361
20	Chirofit	599
21	Nick the Greek	2,780
22	Penelopes Coffee	898
23	Penelopes Coffee	1,140
24	Rare Tea	1,080

Ref #	Tenant	SF
46	Health by Heidi	1,340
47	Boat Feet Shoe Repair	480
48	Art Moki	1,146
48	Soulful Pilates	492
50	Fashion Tailor	504



SAN MATEO, CALIFORNIA

San Mateo is a centrally located city on the San Francisco Peninsula, offering convenient access to both San Francisco and Silicon Valley via Highway 101, Interstate 280, and Caltrain. Its position makes it a practical base for commuting, business, and travel, while still providing a suburban setting with a well-established community character. The city's downtown functions as a key commercial and social center, with a range of restaurants, retail options, and services, supported by regular community events and local amenities.

The local economy is supported by a strong mix of industries, including technology, healthcare, and finance, with both established companies and new enterprises contributing to the city's growth. San Mateo also places a high priority on quality of life, with extensive parks and recreation areas such as Central Park and the Bay Trail, along with well-regarded schools, libraries, and community programs. Its combination of accessibility, economic stability, and public amenities makes it a highly functional environment for both residents and businesses.

DEMOGRAPHICS

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF
THE SUBJECT PROPERTY



241,912

TOTAL POPULATION



\$181,947

AVG HH INCOME



143,754

DAYTIME POPULATION



42.2

MEDIAN AGE



91,864

HOUSEHOLDS



\$159,585

MED HH INCOME



\$4.2B

CONSUMER SPENDING



62%

BACHELOR'S DEGREES

ECONOMIC DRIVERS

San Mateo's economy thrives on *innovation, cultural diversity, and strategic location*:

- **Life Sciences & Tech:** An emerging hub for biotech, diagnostics, and R&D. Companies like Natera and Vaxcyte anchor the east side business district, driving innovation and employment in life sciences.
- **Professional Services:** Supports a strong knowledge based economy, with high-skill jobs in cybersecurity, fintech, and software shaping its professional landscape.
- **Creative Industry & Small Business:** A thriving ecosystem of artisan manufacturing, design firms, and specialty food producers, contributing to a vibrant small business community.
- **Transportation & Access:** With Caltrain, BART connections, major highways (US-101, I-280), and close proximity to SFO, San Mateo provides unmatched commuter access and regional connectivity for businesses and residents alike.
- **Business Support:** Strong partnerships with regional economic development organizations, local chambers, and workforce initiatives help fuel investment, business growth, and job creation.



MAJOR EMPLOYERS



SAN MATEO COUNTY HEALTH
All together better.



Sony
Interactive
Entertainment



SAN MATEO-FOSTER CITY SCHOOL DISTRICT



SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT



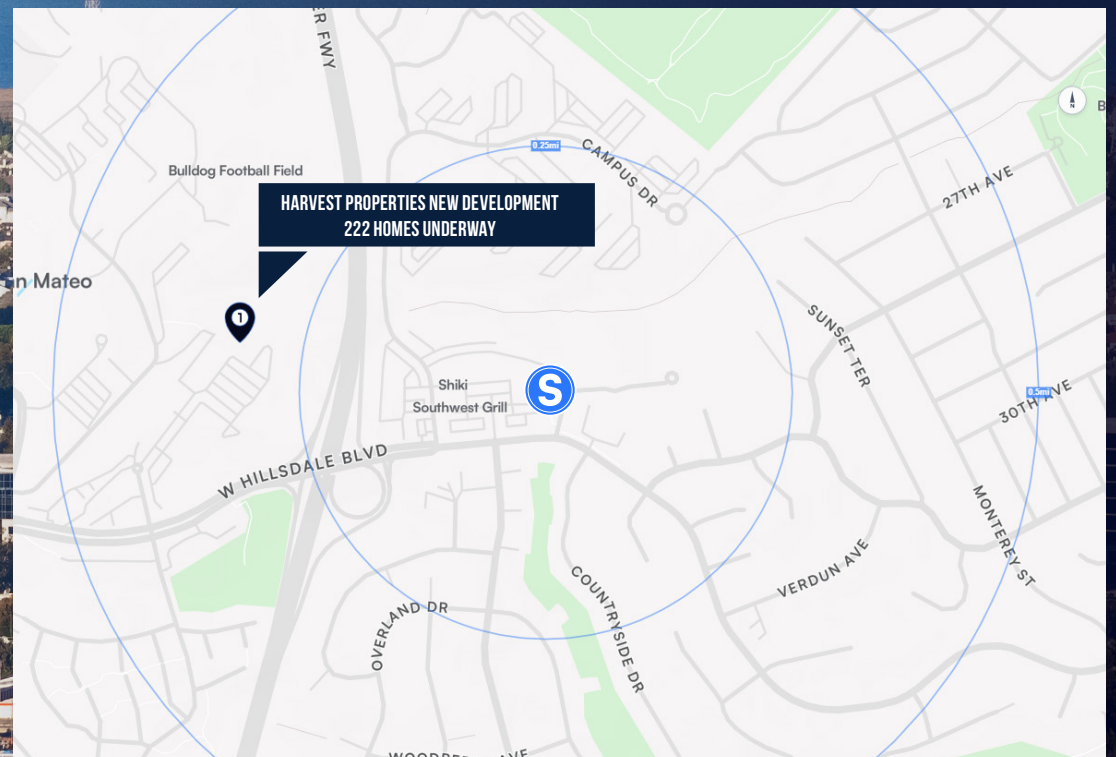
NEW DEVELOPMENTS

Located on the Peninsula with direct access to Highway 92, U.S. 101, I-280 and proximate to San Francisco and Silicon Valley.

CLEARVIEW REDEVELOPMENT

Plans have been revealed for the redevelopment of the former GoPro headquarters campus at 3000 Clearview Way in San Mateo, located directly adjacent to the Laurelwood Shopping Center. The project, led by Harvest Properties and Stockbridge, will transform the 22-acre hilltop site into a for-sale residential community named Clearview Housing. The development will feature 222 homes, including 73 detached single-family residences and 22 multiplexes, designed in Spanish, French, and modern Farmhouse architectural styles. A total of 33 units will be designated as affordable for moderate-income households. The neighborhood plan includes paseos, pocket parks, and communal amenities, enhancing the livability of this car-oriented location just a half mile from the retail center. This high-profile project will significantly increase the surrounding residential density, bringing a steady consumer base to the nearby shopping and dining options.

- Hillsdale Mall redevelopment (North Block & new residential / retail expansion)
- Bay Meadows mixed-use development on former race track site
- Ongoing upgrades to regional transit and roadway infrastructure (e.g., Caltrain station improvements)
- Repurposing of underutilized retail cores into mixed-use or residential + retail



LAURELWOOD SHOPPING CENTER

1206 W HILLSDALE BLVD, SAN MATEO, CA

RETAIL OPPORTUNITIES IN SAN MATEO, CA

EXCLUSIVELY LEASED BY

DAVID HARRINGTON | Broker of Record | License No. 01320460 (CA)

MATTHEWSTM