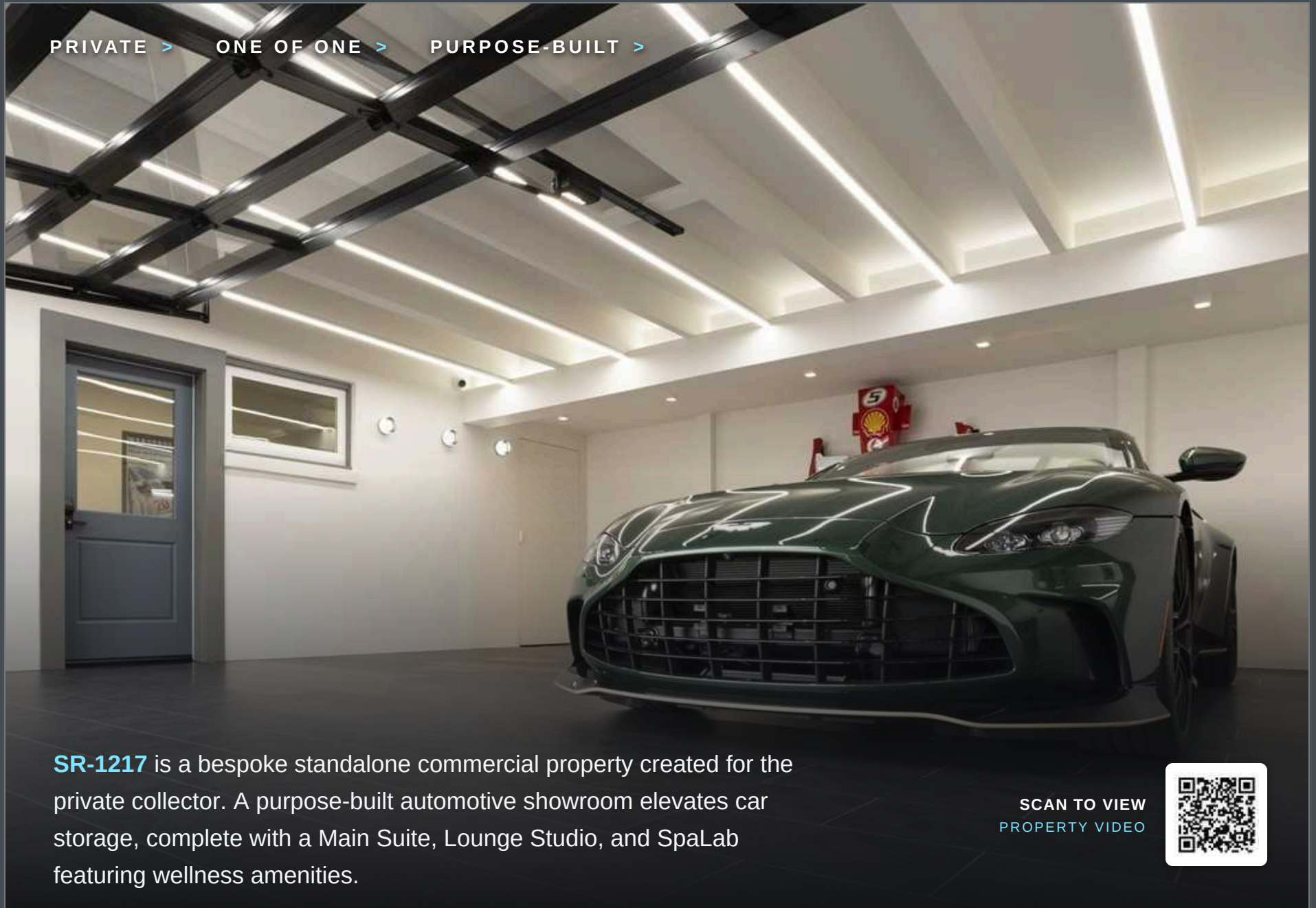


PRIVATE > ONE OF ONE > PURPOSE-BUILT >



SR-1217 is a bespoke standalone commercial property created for the private collector. A purpose-built automotive showroom elevates car storage, complete with a Main Suite, Lounge Studio, and SpaLab featuring wellness amenities.

SCAN TO VIEW
PROPERTY VIDEO



SR-1217 is a fully private, standalone commercial property designed around a significant automobile collection and time entirely your own. A showroom gallery, private display court and concealed vehicle vault set the stage, while the main suite, lounge studio, Spa/Lab Studio and sauna chamber extend the experience with premium finishes and integrated systems throughout.

Showroom Gallery & Display Court

Space for 15 vehicles across the showroom gallery and private displaycourt.

Three-Vehicle Vault

A motorized redwood vehicle vault conceals select vehicles from view within the already private building.

Interior Layout

Four principal interior zones—the Main Suite, Lounge Studio, Spa/Lab Studio and Sauna Chamber—are supported by multiple washrooms, a rainfall shower, four-zone climate control, heated floors and unified automation.

Main Suite	Private office and reception, appointed for focused work.
Lounge Studio	Seating and media space for informal conversation.
Spa/Lab Studio	Rainfall shower, heated marble floors and dual washrooms.
Sauna Chamber	Two-person sauna for recovery and quiet focus.

Meticulous Finishes

Every space, system and finish was coordinated from the outset, with hand-finished millwork, purpose-specified lighting and finish-matched hardware carrying the same standard throughout.

ASKING PRICE

\$3,200,000

Property TypeIndustrial — Showroom
(Class A)

Sale TypeOwner User

Footprint±4,000 SF

Renovated2025–2026
(20 Months)

Parking±15

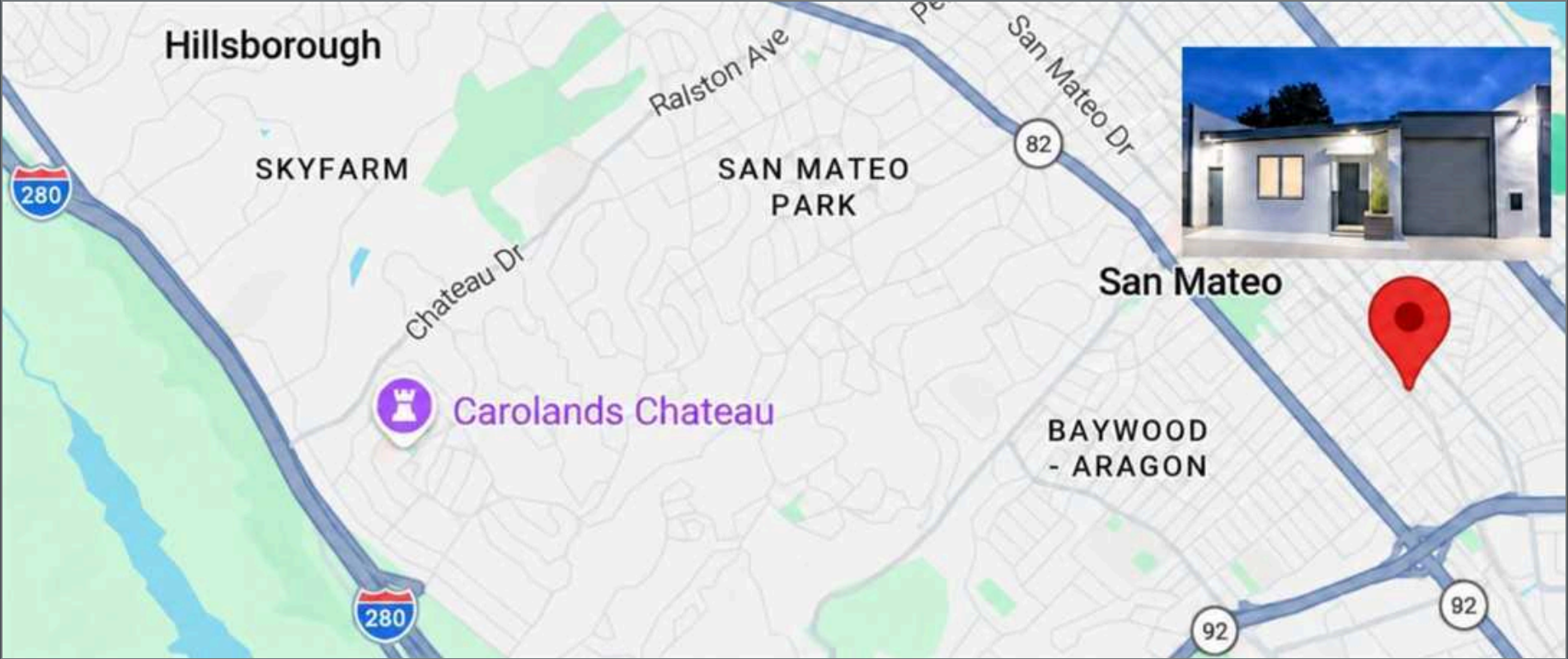
ZoningC4-1 — Commercial

APN035-051-320

TMMaven
Armen Sadakian
armen@tmmaven.com
(650) 260-5216

PROPERTY WEBSITE 1217railroad.com





San Mateo, California

A discreet Peninsula setting bordered by Hillsborough and Burlingame, minutes from downtown San Mateo.

Address	1217 S Railroad Ave, San Mateo, CA 94402
Submarket	Central San Mateo, CA
Bordering	Hillsborough & Burlingame
Access	Near Highway 101



VAULT DOOR SEQUENCE

Motorized redwood sliding and swing-out doors conceal and protect a three-vehicle collection behind clean, uninterrupted surfaces.



GLASS GALLERY FRONTAGE



16-FOOT LINEAR LIGHTING



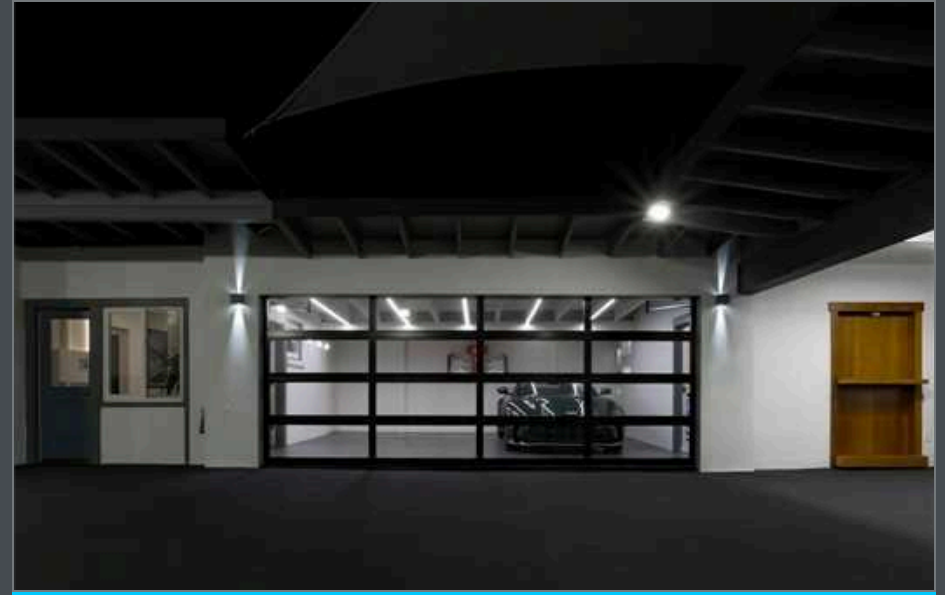
DISPLAY COURT — VAULT DOORS



STREET ELEVATION



PRIVATE DISPLAY COURT



DISPLAY COURT



SHOWROOM FRONTAGE



GALLERY BAY



GARAGE



GALLERY — CENTER VIEW



MOTOR COURT



DISPLAY COURT



MAIN SUITE



MAIN SUITE



SPA/LAB STUDIO



LOUNGE



LOUNGE



MAIN SUITE



TWO-PERSON SAUNA CHAMBER



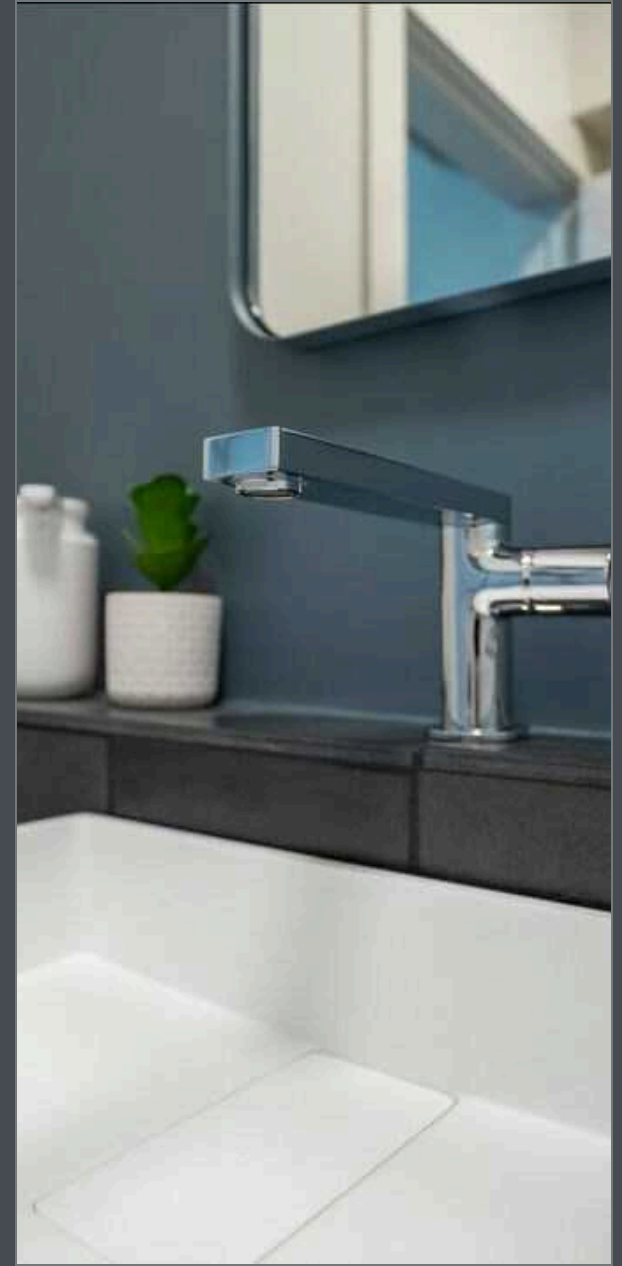
RAINFALL SHOWER WITH HEATED FLOORS



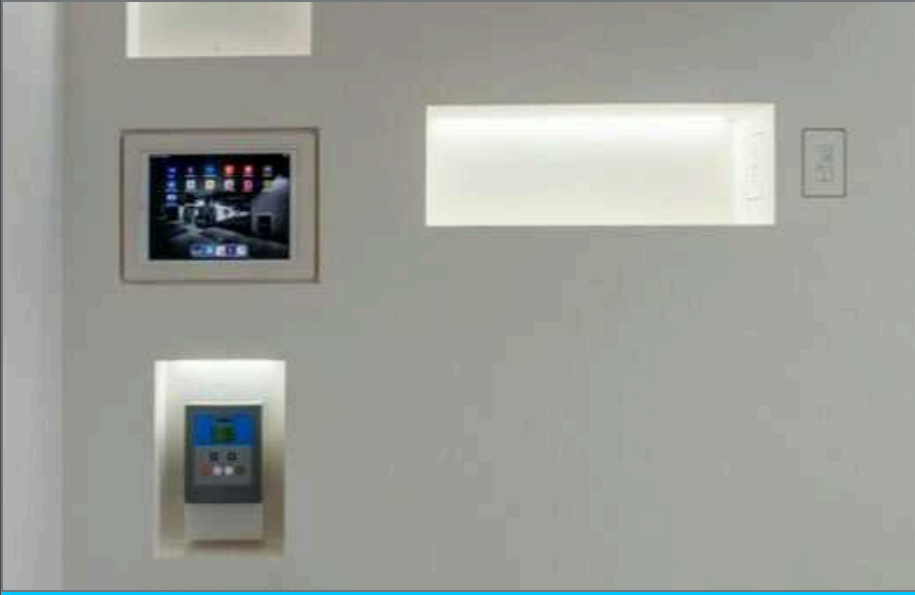
LOUNGE WASHROOM



BUILT-IN REFRIGERATION



MAIN SUITE WASHROOM



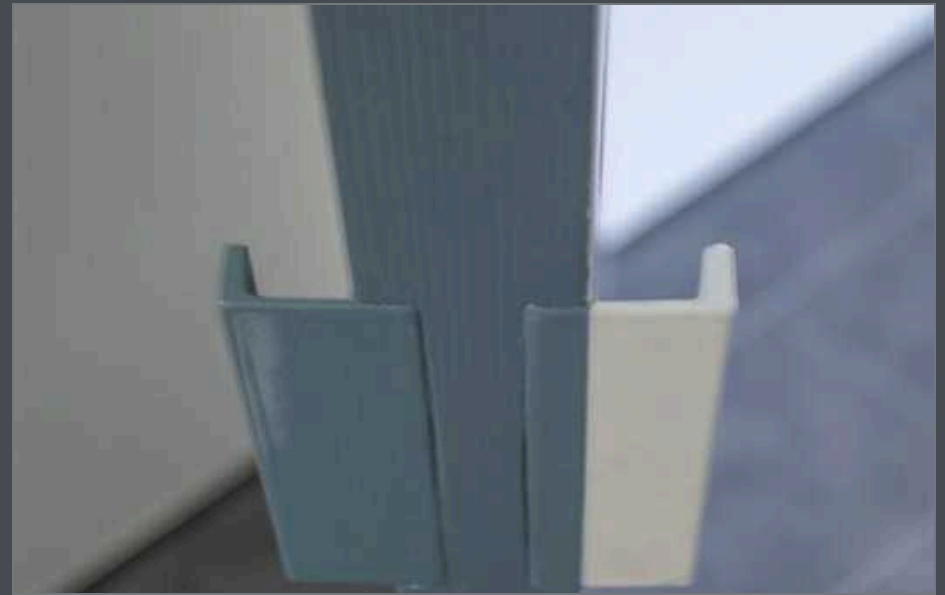
CONCEALED TIRE-FILL STATION



SYSTEMS ENCLOSURE



SYSTEMS ENCLOSURE — DETAIL



DUAL-FINISH LEVERS



BIOMETRIC ACCESS



TUNABLE ACCENT LIGHTING



RECESSED STEEL INLAYS



LINEAR LIGHTING WITH ACOUSTIC TREATMENT



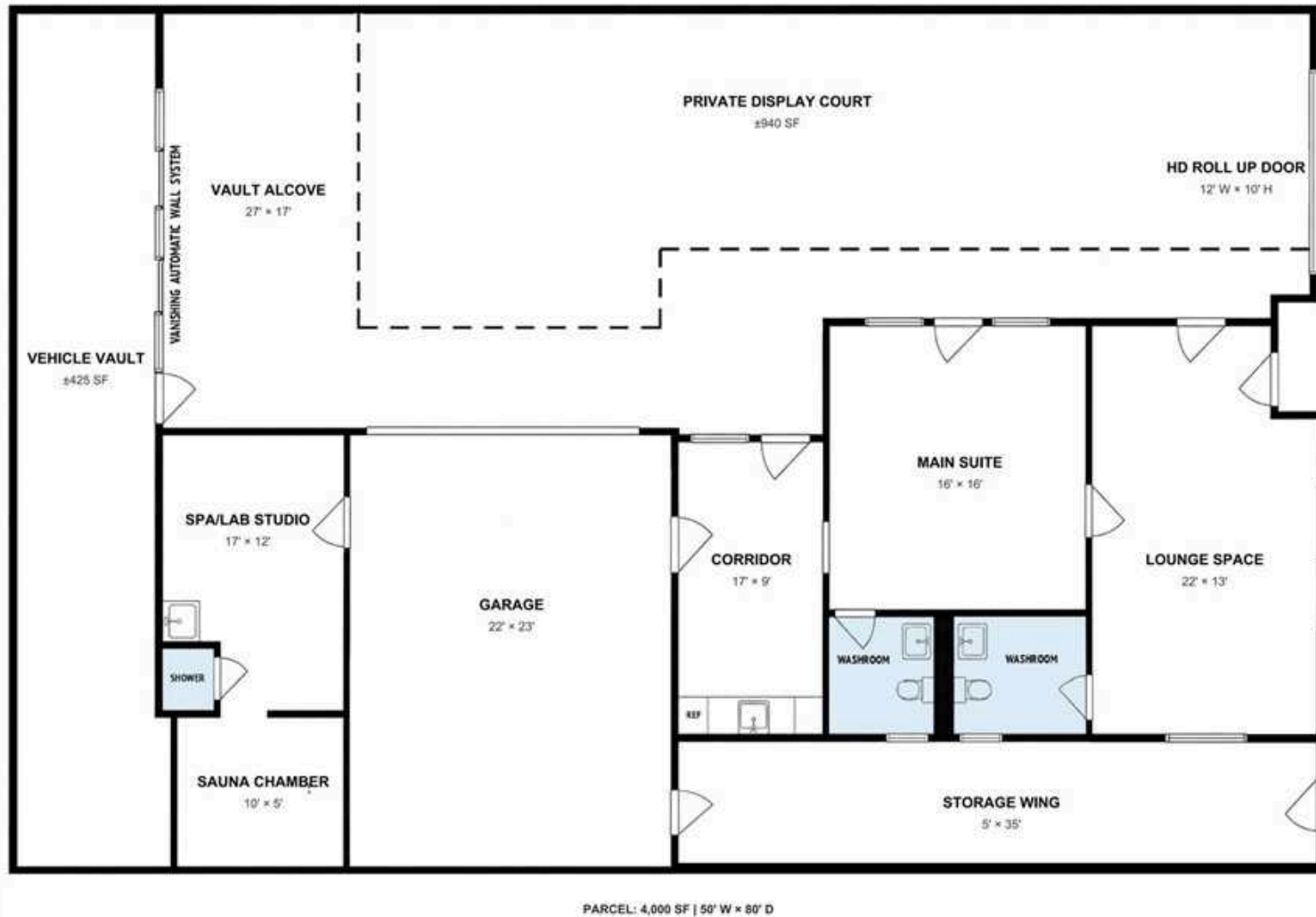
FOOT-PEDAL VANITY CONTROLS



WING ENTRY



MOTORIZED CONTROL DOCK

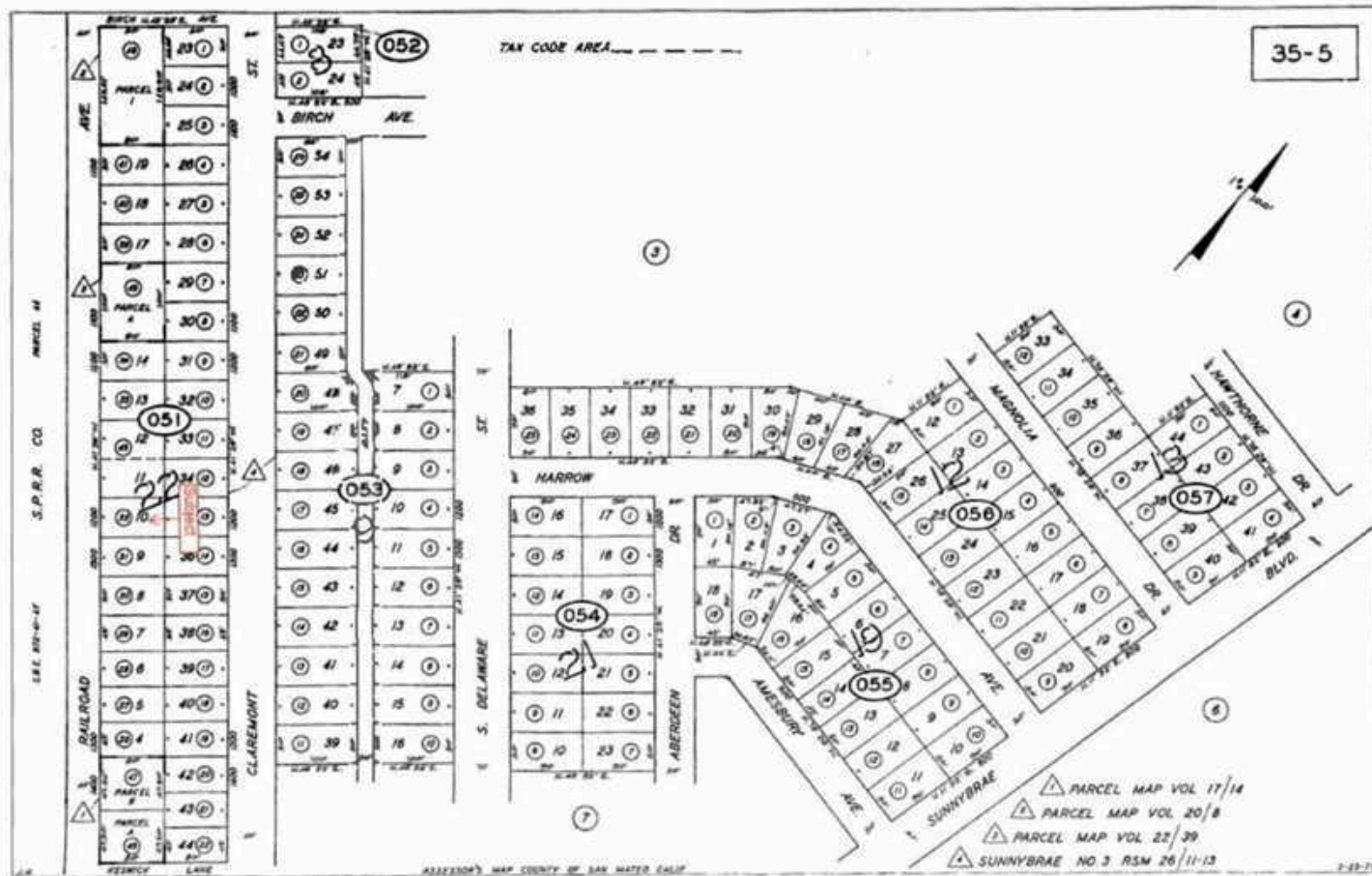
SR-1217 | 1217 S. Railroad Ave., San Mateo, CA 94402
FLOOR PLAN - MARKETING REFERENCE

MARKETING REFERENCE ONLY - NOT TO SCALE; NOT AN AS-BUILT, SURVEY, PERMIT RECORD, OR AREA CERTIFICATION.
Buyer to independently verify all dimensions, areas, layout, features, condition, permitted uses, and suitability.

FLOOR PLAN — MARKETING REFERENCE

SR-1217 | 1217 S. Railroad Ave., San Mateo, CA 94402

SAN MATEO COUNTY ASSESSOR PARCEL MAP | APN 035-051-320



SAN MATEO COUNTY ASSESSOR PARCEL MAP — APN 035-051-320



SR-1217

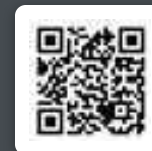
Private Automotive Gallery & Retreat
1217 S Railroad Ave, San Mateo, CA 94402

TMMaven
1217 S Railroad Ave
San Mateo, CA 94402

Armen Sadakian

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(650) 260-5216

SCAN TO VISIT
PROPERTY WEBSITE



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