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## Central site makes sense

Judy Richter, Special to The Chronicle Published 4:00 am, Sunday, January 29, 2006  
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Chronicle / Paul Chinn

### IMAGE 1 OF 3

nazareth29\_004\_pc.jpg A bicyclist rides past the Nazareth Plaza condominium development in San Mateo, Calif. on 1/18/06. PAUL CHINN/The Chronicle MANDATORY CREDIT FOR PHOTOGRAPH AND S.F. CHRONICLE/ - MAGS OUT

City planners have long known that one of the keys to a successful downtown -- one that doesn't roll up the sidewalks at 5 p.m. -- is to bring in more people to patronize businesses around the clock.

San Mateo planners have put this idea into practice by approving a number of multi-unit residential projects in and near downtown.

One of the newest is Nazareth Plaza, a mixed-use infill development along B Street between Eighth and Ninth avenues. The four-story building has five commercial spaces and a parking garage on the first floor along South B Street, 27 single-level condominiums on the first and second floors, and 27 two-story townhouses on the third floor.

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Although each unit has two parking spaces, residents can easily keep their **cars** at home. For dining, they have their choice of a variety of popular ethnic restaurants along B Street as well as white-tablecloth restaurants throughout downtown.

For entertainment and recreation, the Century 12 cineplex is only six blocks away, and Central Park, with its recreation center, ball fields, tennis courts, Japanese tea garden and other attractions, is practically across the street.

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Retail stores and essential services abound. Many doctors have their offices downtown because of Mills Health Center.

The new San Mateo Transit Center connecting Caltrain and SamTrans is only seven blocks away. Those who just have to drive have easy access to Highways 101 and 92.

And those who prefer to stick even closer to home can exercise in the fully equipped fitness center or relax to the sounds of fountains and waterfalls in the two courtyards.

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Then, too, they can just stay home.

Like many new projects, Nazareth Plaza is air-conditioned and comes with the latest technology such as a pre-wired integrated home network system, satellite-ready wiring and 54 Mbps wireless-G broadband routers.

Unlike some other projects that have only four or five floor plans, Nazareth Plaza has a variety of floor plans with two to four bedrooms, some differing only slightly, depending on the unit's location. The townhouses have gas fireplaces.

One of the condo plans is the two-bedroom, two-bath Heritage on the second floor.

Priced at \$879,000, the 1,400-square-foot home has a limestone-tiled entry hall leading past a full bathroom and looking into the second bedroom. The hall turns toward the laundry area and a coat closet on one side and the galley-style kitchen on the other.

This is a less-than-impressive introduction to the unit, but the hall then leads to the light-filled living/dining room. A nook in the living room adds variety to the rectangular space. On the other side is a breakfast area between the kitchen and a deck.

Next to the dining room is the master bedroom. The master bathroom includes double sinks opposite a walk-in closet to create a dressing-room effect, while the toilet and tub with shower are in their own space. Both bathrooms have marble floors and vanity tops.

The other bedroom is a roomy space with a walk-in closet and a window seat.

The kitchen has stainless steel appliances, including an Amana side-by-side refrigerator, granite countertops, maple cabinets and a limestone tile floor.

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Nazareth Plaza

City: San Mateo

Developer: Mounir Kardosh, Nazareth Enterprises

Architect: SB Architects Sandy Babcock

Model: Heritage

Price: \$879,000

Square footage: 1,400

Price per square foot: \$627.86

Bedrooms: 2

Bathrooms: 2

Parking: 2 indoor spaces

Monthly homeowner dues: \$396-\$452

Sales office hours: 11 a.m.-5 p.m. daily

Address: 800 S. B St.

Phone: (650) 685-0388

Web: [www.nazarethplaza.com](http://www.nazarethplaza.com)

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