

Value Add Stand Alone Retail Building

1464 EL CAMINO REAL, BELMONT, CA 94002

FOR SALE

Listing Price \$2,500,000



Features

- Leased Investment with Tremendous Upside or Owner User Opportunity
- Single Tenant Retail or Office Use
- Tenant on Month-to-Month Lease
- Low Gross Lease Rate, Convert to NNN Lease and Increase Rent to Market for a Higher Return
- High Average Daily Traffic Counts
- High Income Demographics
- Redevelopment Potential

Property Information

- Building Size: +/- 6,100 SF (Per Appraiser)
- Lot Size: +/-8,984 SF
- Price/SF: \$410.00
- Current Rent/SF: Under \$1.00/SF/Gross
- Cap Rate: Up to 6.5% Proforma



David A. Collantes

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CalDRE #01095633

Each office independently owned and operated.

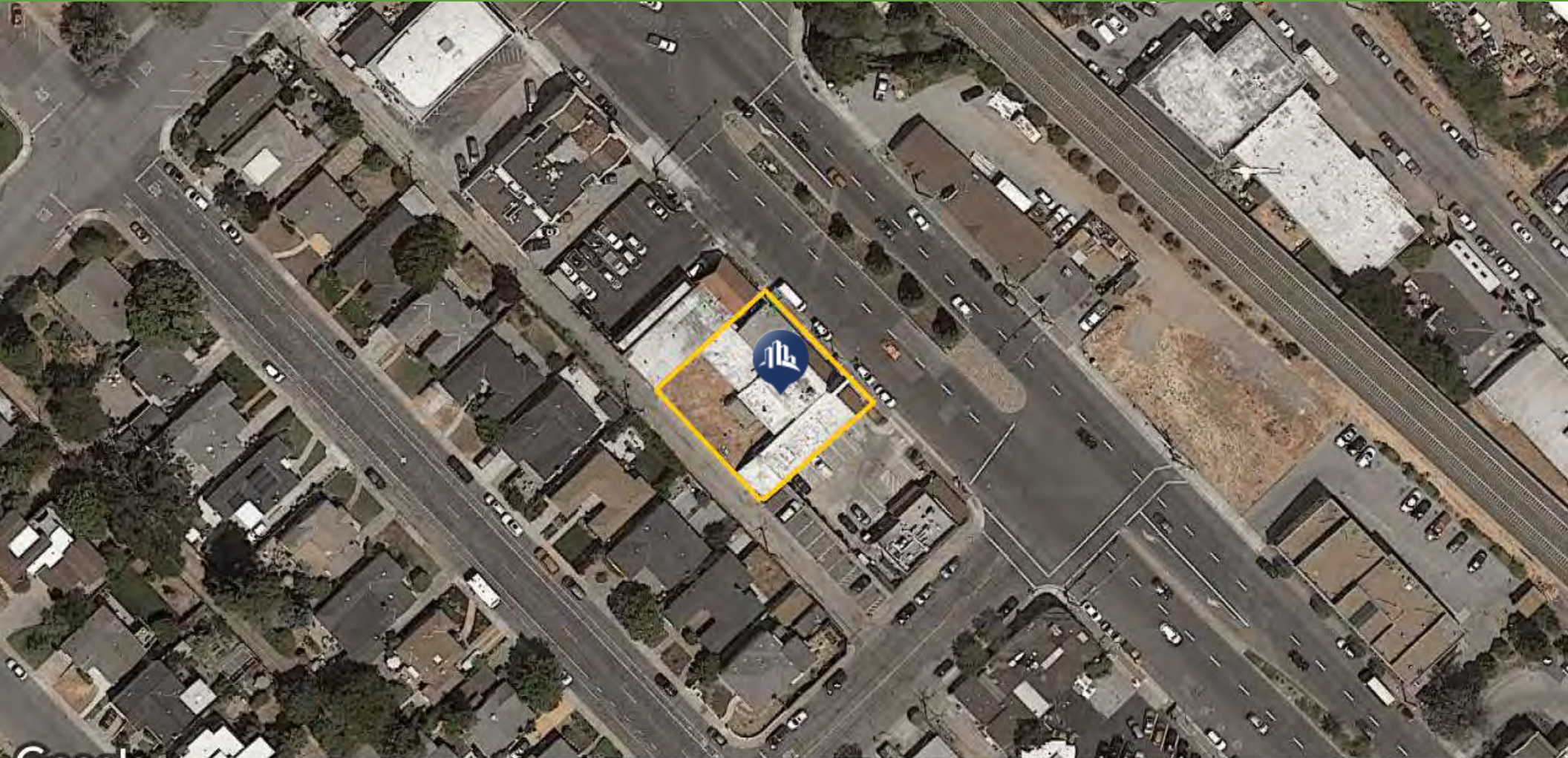
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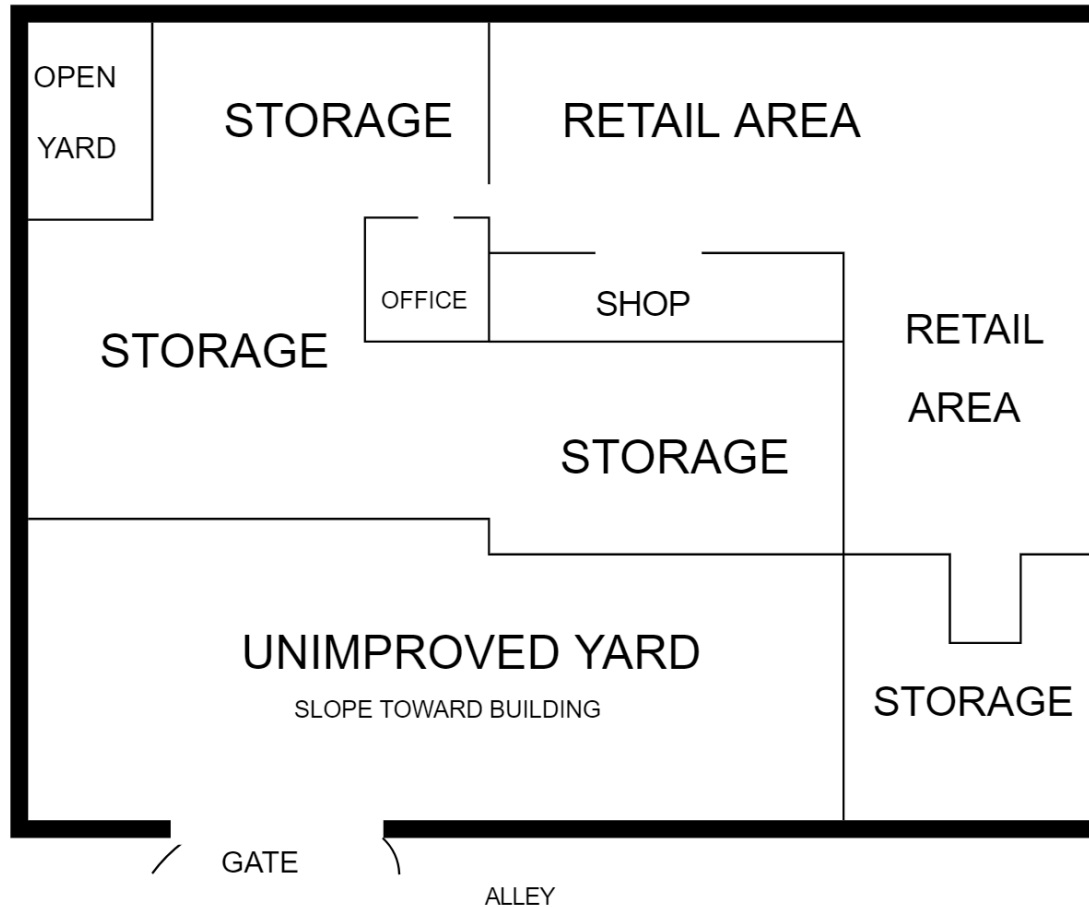
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EL CAMINO REAL



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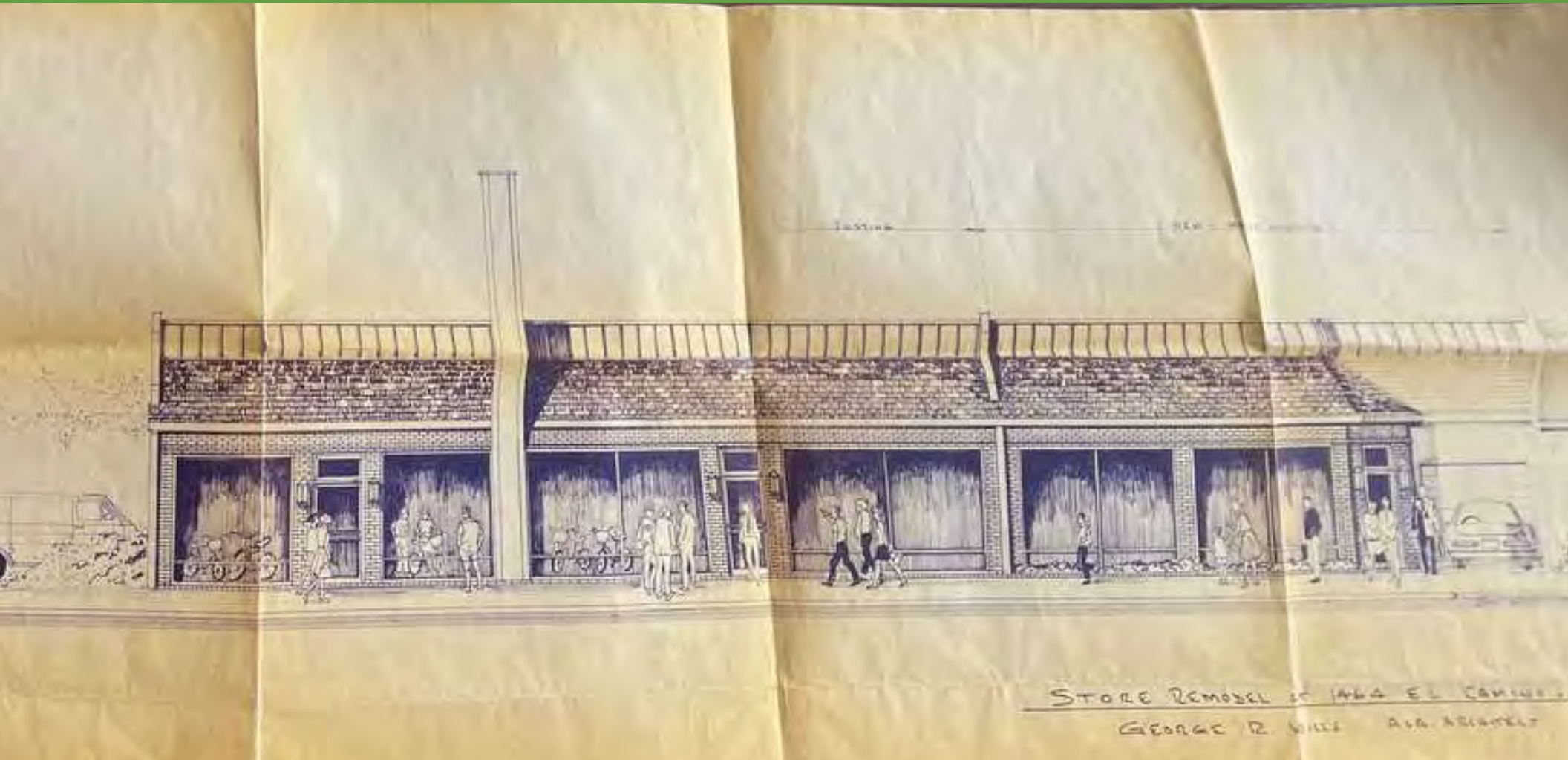
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Proposed Elevation from 35 years ago. PLEASE NOTE: These are NOT APPROVED PLANS



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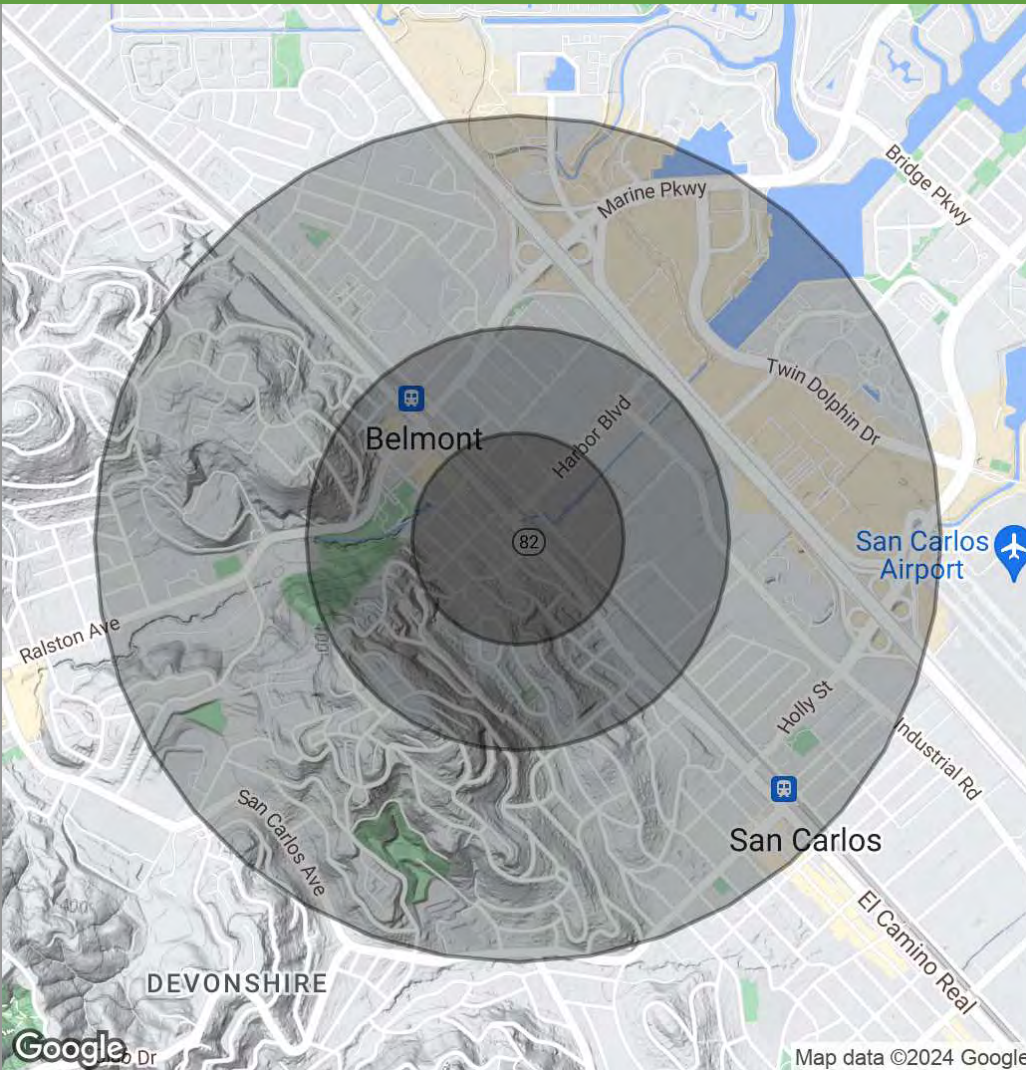
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	848	3,731	17,519
Median age	42.8	40.9	40.1
Median age (Male)	42.5	40.1	38.5
Median age (Female)	41.6	40.9	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	414	1,637	7,246
# of persons per HH	2.0	2.3	2.4
Average HH income	\$142,925	\$169,196	\$181,660
Average house value	\$1,586,817	\$1,547,426	\$1,335,614

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	12.3%	10.8%	12.4%

RACE (%)

White	58.8%	54.4%	54.4%
Black	9.2%	4.7%	1.8%
Asian	19.0%	26.1%	28.0%
Hawaiian	0.0%	1.4%	1.9%
American Indian	2.9%	1.2%	0.3%
Other	1.2%	2.6%	3.9%

* Demographic data derived from 2020 ACS - US Census



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