

1185 & 1189 LAUREL STREET

SAN CARLOS, CA 94070

Marcus & Millichap



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PRIME OPPORTUNITY IN DOWNTOWN SAN CARLOS

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PROPERTY DETAILS

ADDRESS 1185 & 1189 Laurel Street
San Carlos, CA 94070

PRICE \$2,100,000

APN 051-344-470

BUILDING SIZE ±2,633 SF

LOT SIZE ± 3,827 SF
(± 0.09 Acres)

ZONING MU-SB

YEAR BUILT 1950

REMODELED 2023



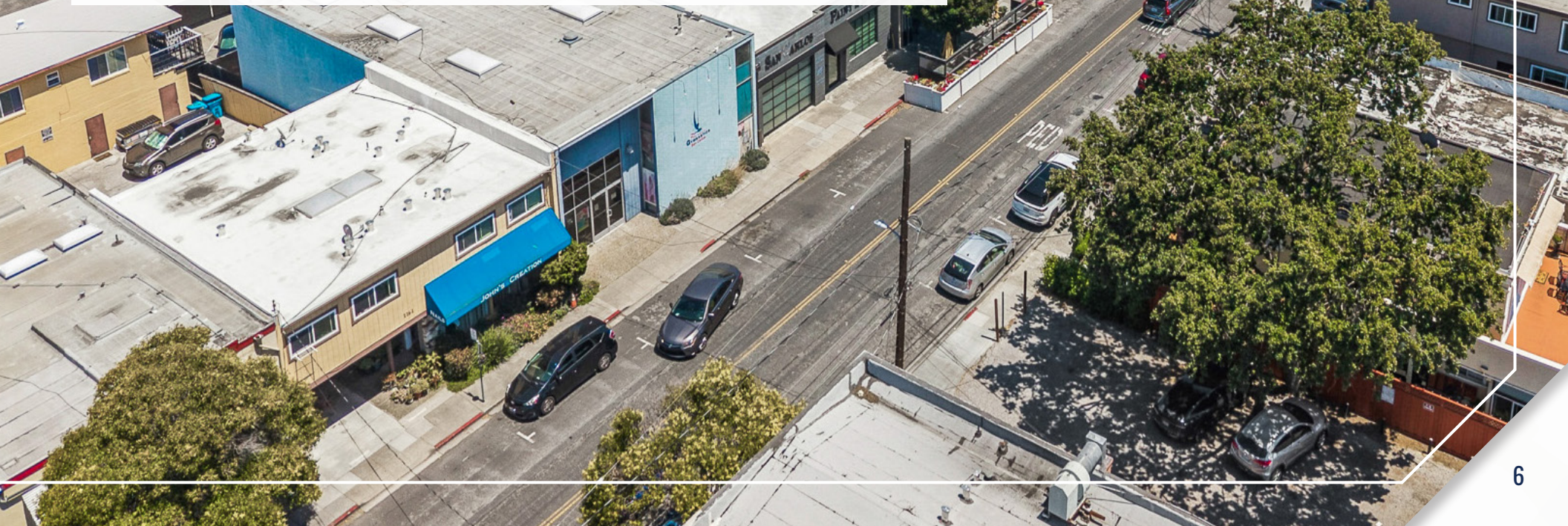
RENT ROLL

ADDRESS	TENANT	SIZE	LEASE TYPE	RENT	LEASE EXPIRATION
1185 LAUREL ST.	VACANT	± 975 SF	N/A	N/A	N/A
1189 LAUREL ST.	BOBER TEA	± 1,658 SF	NNN	\$7,819.98	4/30/2033



INVESTMENT HIGHLIGHTS

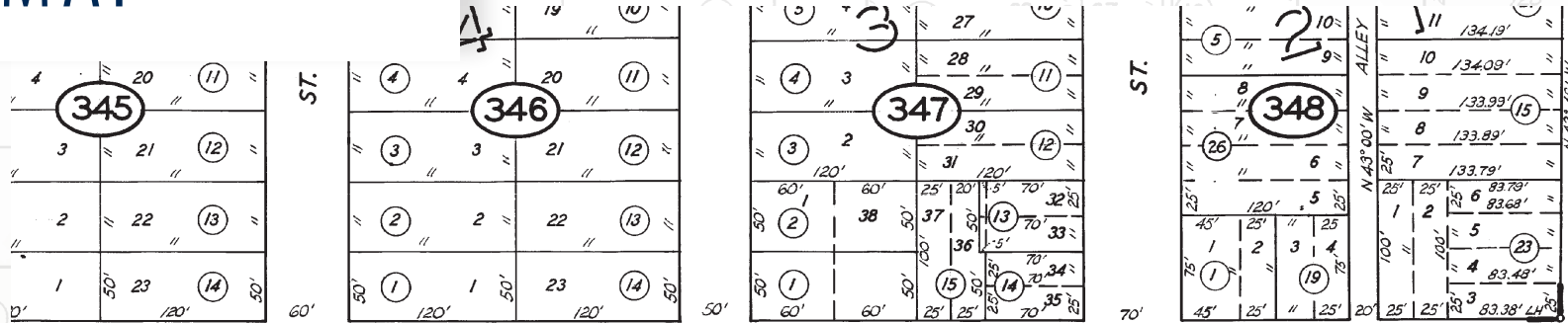
- **± 975 SF available** — Efficiently sized suite ideal for boutique retail or service users seeking strong frontage with manageable occupancy costs.
- **Recently upgraded exterior (2023 renovation)** — Modernized façade enhances curb appeal, signage visibility, and overall tenant image along a well-trafficked corridor.
- **Premier high-visibility location on Laurel Street** — Laurel Street is a highly regarded retail/commercial street on the San Francisco Peninsula, known for vibrant foot traffic and a curated mix of standout independent restaurants and retailers, with minimal chain presence.
- **Transit-oriented location near Caltrain & El Camino Real** — Just steps from Caltrain and one block from El Camino Real, providing convenient regional access and strong daytime population drivers.



PROPERTY PHOTOS

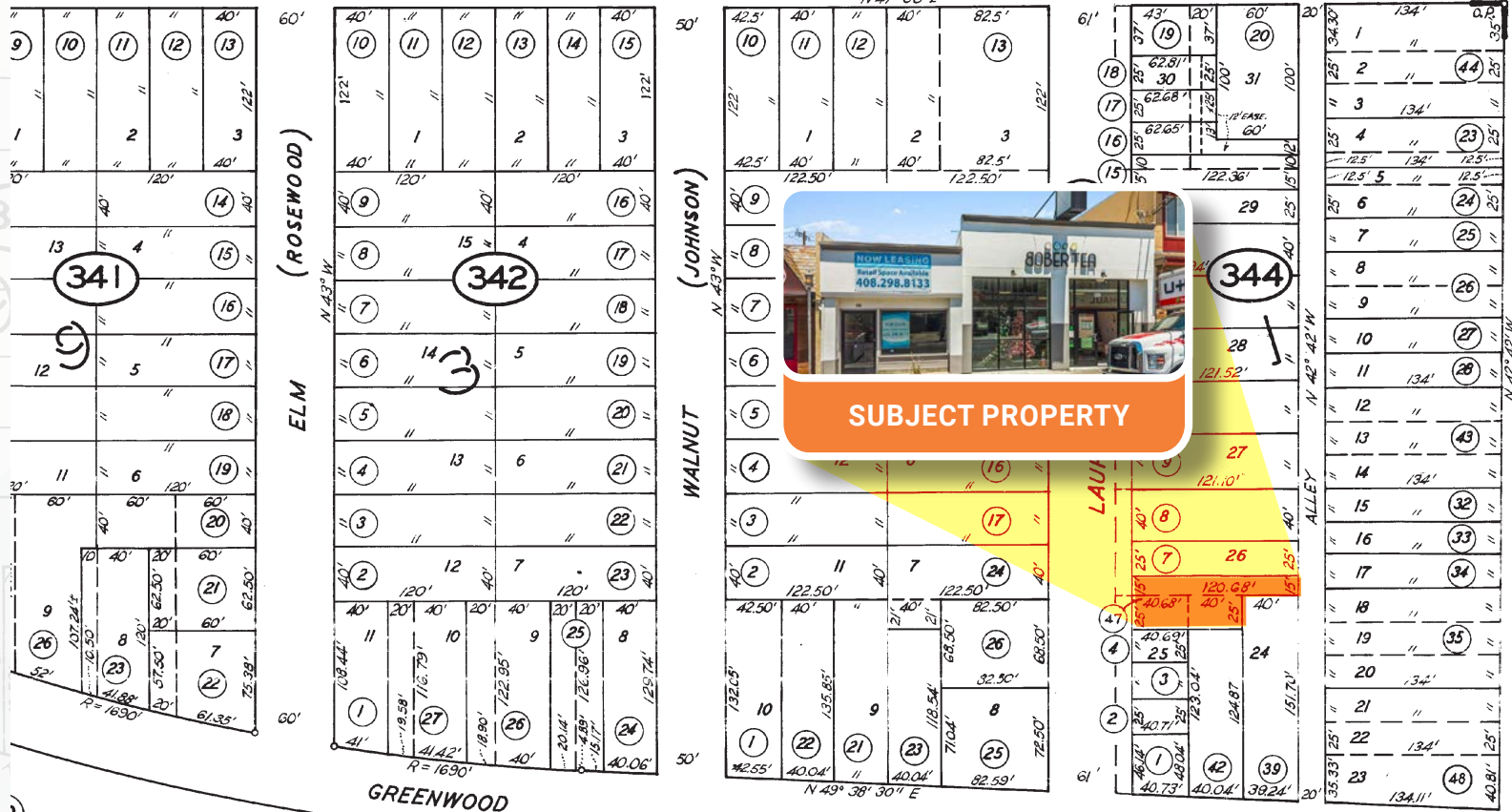


SITE MAP



BRITTAN

AVE.



EL CAMINO

AERIAL MAP



AERIAL MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: NearMap 2026

EMPLOYER MAP



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MARKET OVERVIEW

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



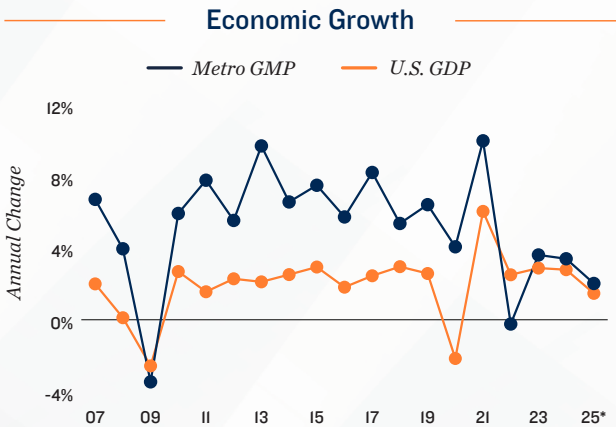
HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.



ECONOMY

- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area’s many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County’s median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



* Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California's wine country, made famous by Sonoma and Napa counties.

SPORTS

Football | **NFL** | San Francisco 49ers
Hockey | **NHL** | San Jose Sharks
Soccer | **MLS** | San Jose Earthquakes



EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College

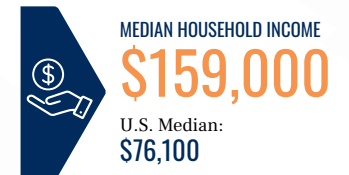
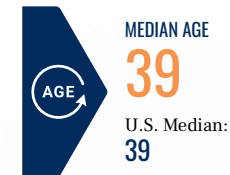
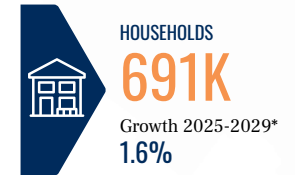
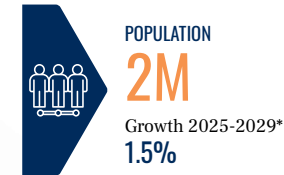


ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
 - Silicon Valley Symphony
 - San Jose Museum of Art
 - The Tech Interactive

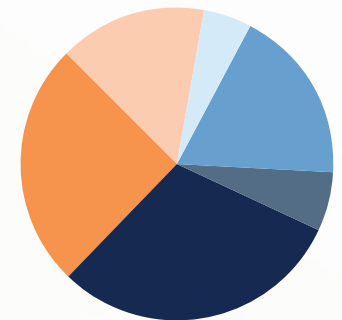
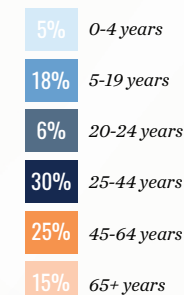


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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