



PREMIER COMMERCIAL CONDOS FOR SALE

1001 LAUREL ST | SAN CARLOS | CA



www.mdwteam.com

**Kidder
Mathews**

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FOR SALE

1001 Laurel St

SAN CARLOS, CA



Property Features

LOCATED in Downtown San Carlos

RESERVED and secure onsite parking for employees/owners

WALKERS PARADISE walk score of 94 on Walkscore.com

FOUR BLOCKS to the San Carlos Caltrain station

FOUR CONDOS to be sold together or separately as individual units

OUTDOOR amenity area

AVAILABILITIES

Suite #	Square Feet	Asking Price
A	±2,870	\$3.5M
B	±1,240	\$1.5M
C	±1,205	\$1.46M
D	±947	\$1.15M



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RENT ROLL

Unit	SF	Tenant	Base Rent	Annual Rent	Sales Price	Cap Rate	2024 Annual Rent	2024 Cap Rate	LED	Options
Suite A	2,870	Chicago Title	\$7,749	\$92,988	\$3,157,000	2.95%	\$98,650.97	3.12%	March 1, 2027	(1) 3 year
Suite B	1,240	One Life Counseling	\$4,030	\$48,360	\$1,364,000	3.55%	\$51,305.12	3.76%	March 1, 2029	None
Suite C	1,205	One Life Counseling	\$3,675	\$44,100	\$1,325,500	3.33%	\$46,785.69	3.53%	February 28, 2028	None
Suite D	947	Edward Jones	\$2,450	\$29,403.24	\$1,041,700	2.82%	\$31,193.90	2.99%	August 31, 2022	None



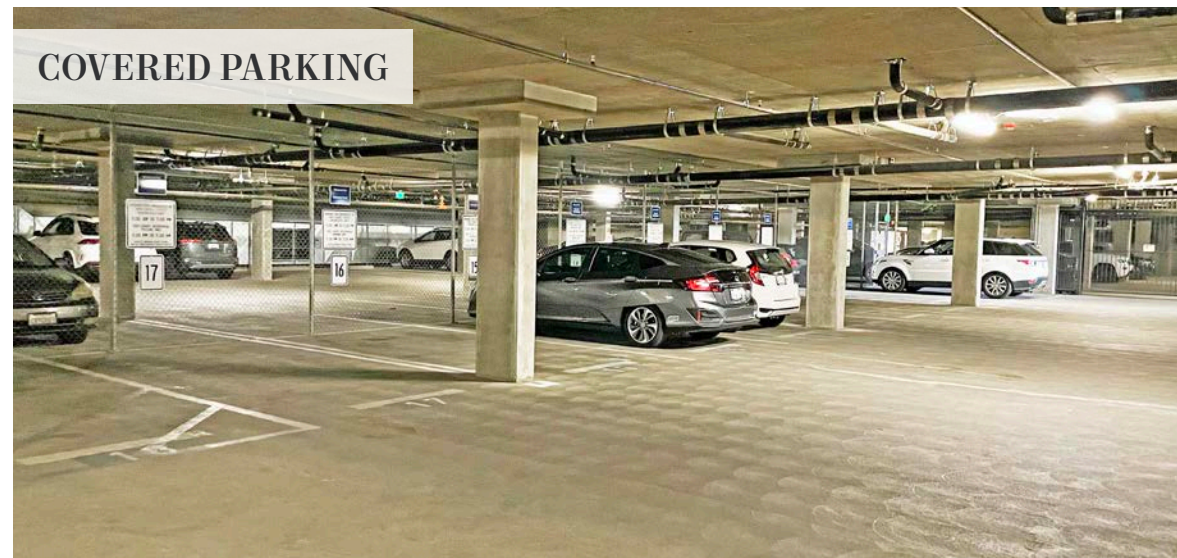
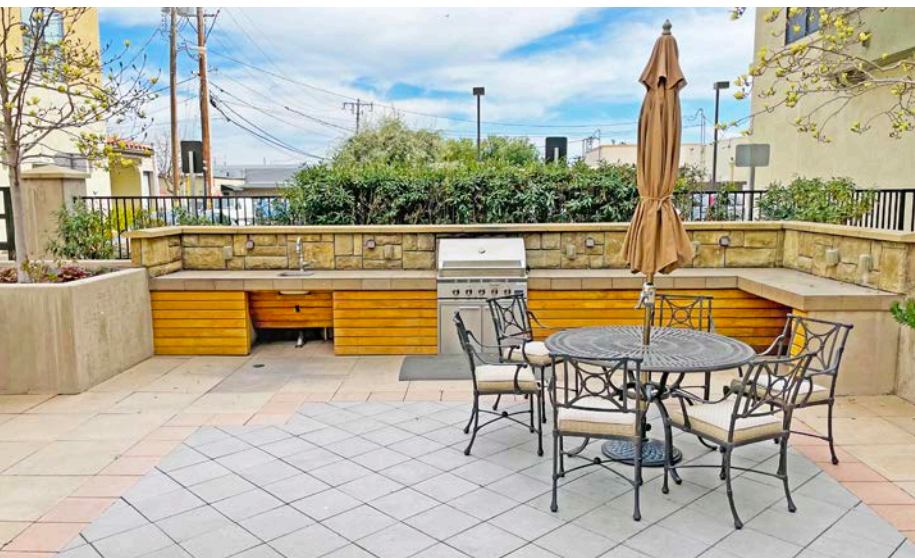
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SHARED OUTDOOR AMENITY



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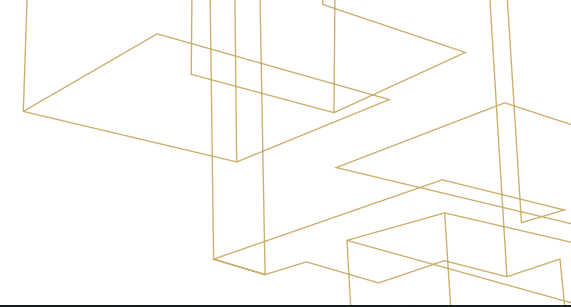
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High visibility
with El Camino
Real frontage

Walking distance
to an abundance
of downtown San
Carlos amenities



**WHEELCHAIR
ACCESSIBLE**



**WALKING DISTANCE
TO AMENITIES**



**OUTDOOR
SEATING AREA**



**CLOSE TO
CALTRAIN STATION**



**OPEN FLOOR
PLAN**



**EXTENSIVE
WINDOW LINE**



**HIGHLY VISIBLE
BUILDING**



**AMPLE ON-SITE
PARKING**

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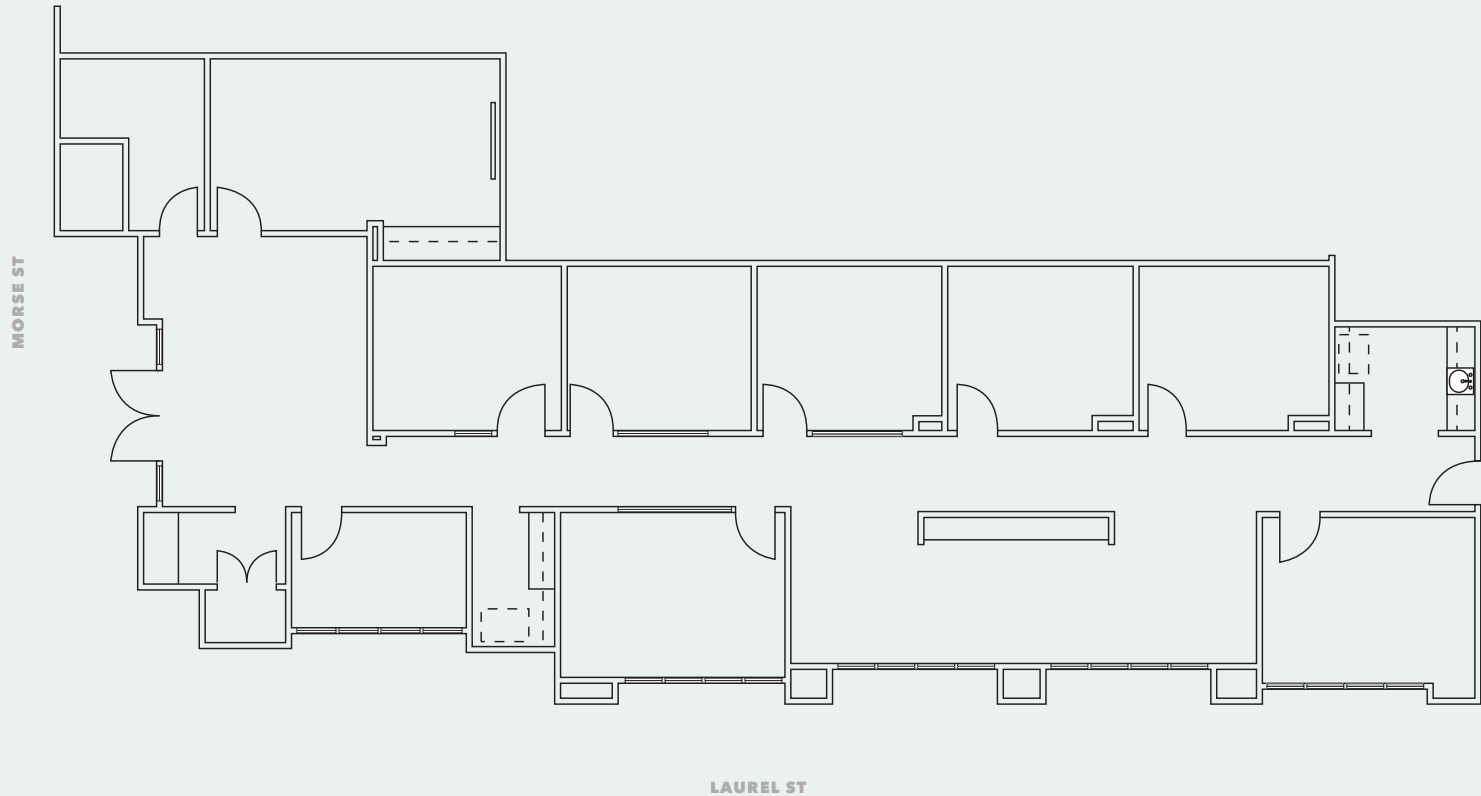
SUITE A

± 2,870

RENTABLE SF

\$3.5M

ASKING PRICE



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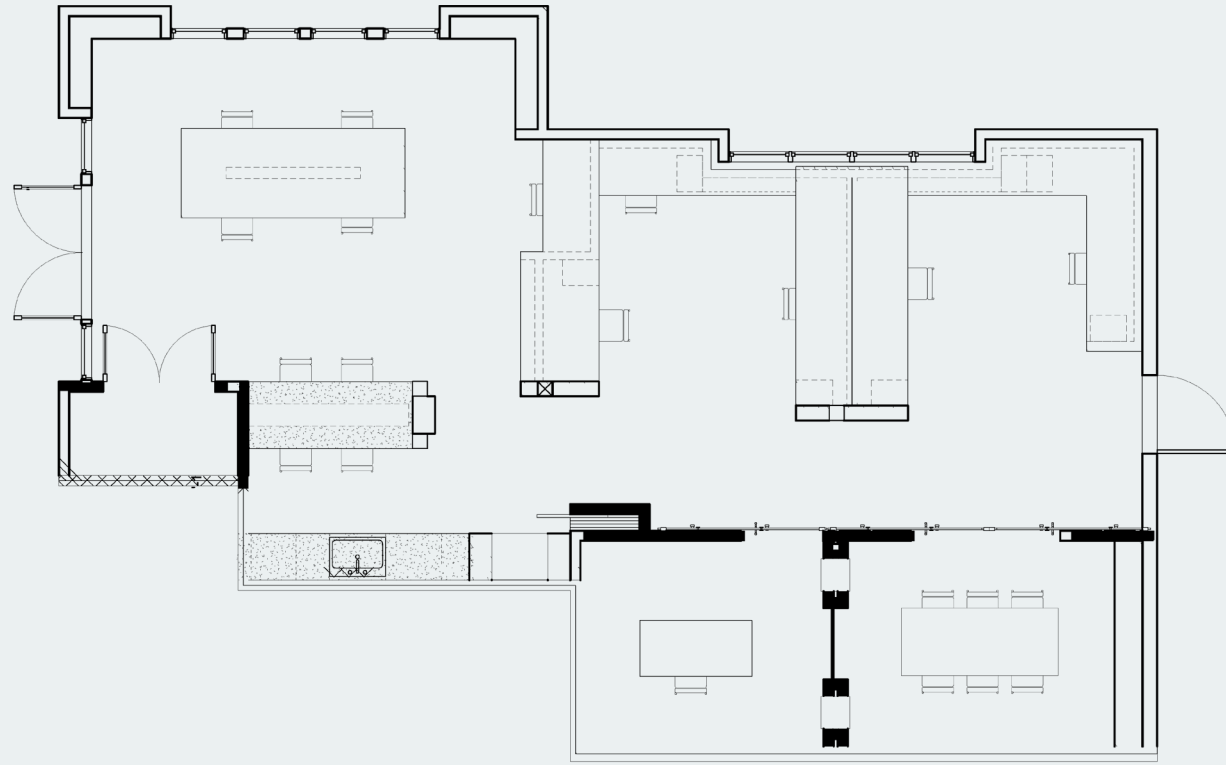
SUITE B

± 1,240

RENTABLE SF

\$1.5M

ASKING PRICE



EL CAMINO REAL

MORSE BLVD

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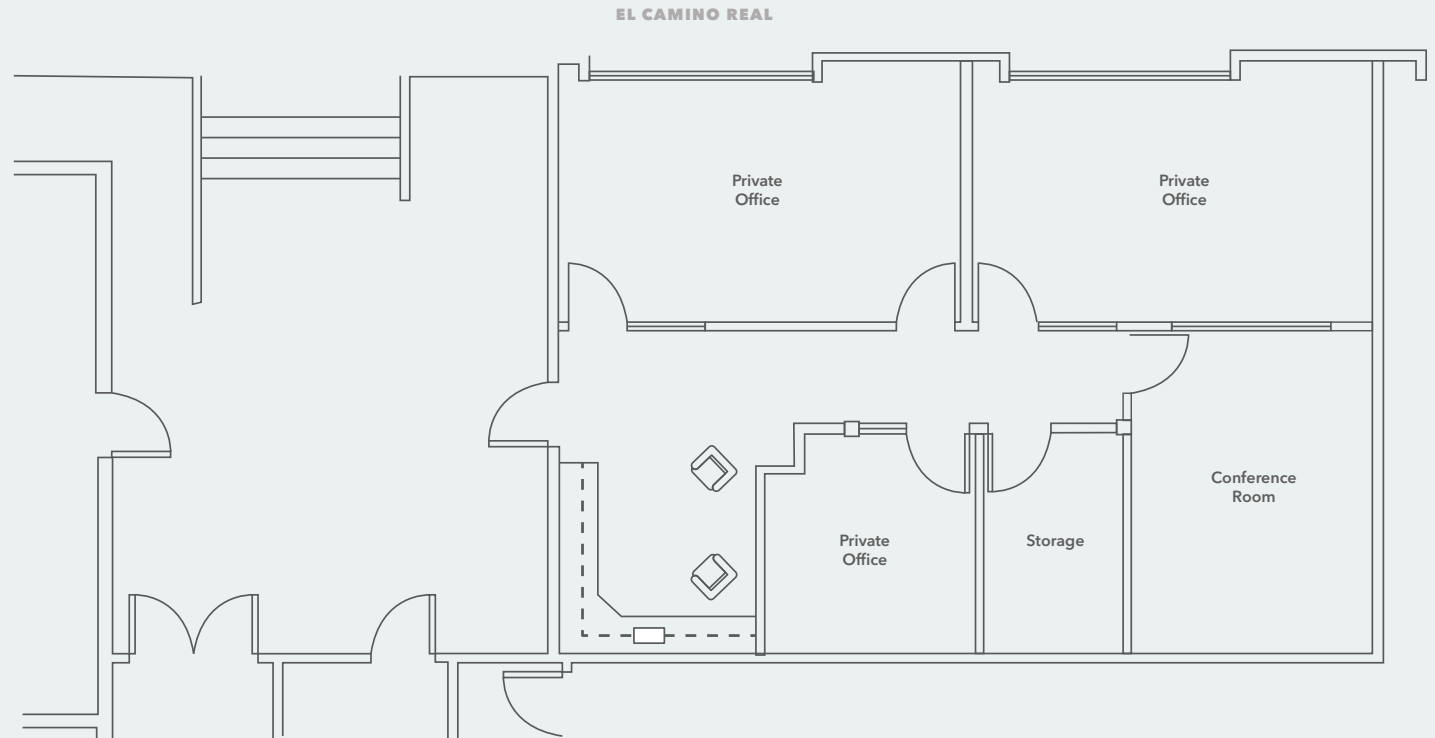
SUITE C

± 1,250

RENTABLE SF

\$1.46M

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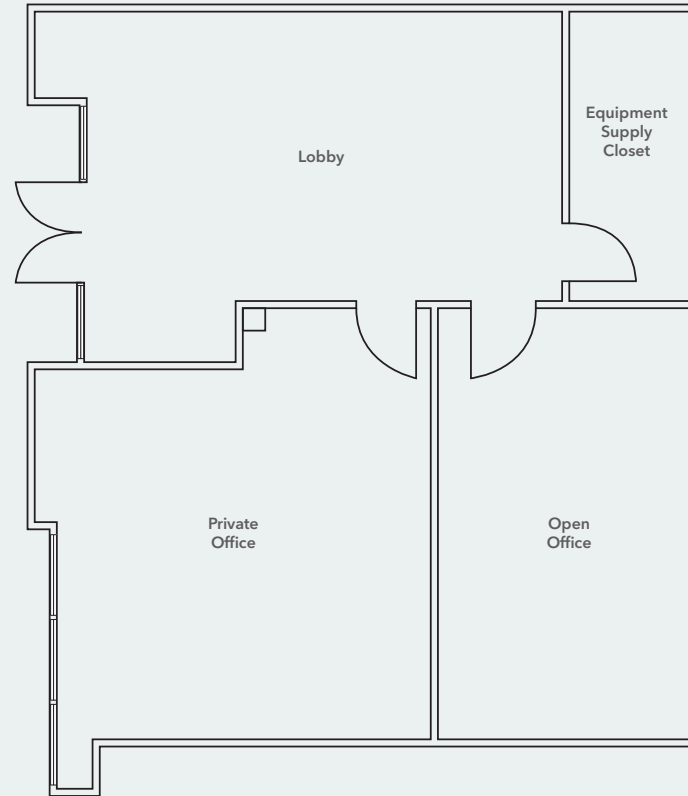
SUITE D

± 947

RENTABLE SF

\$1.15M

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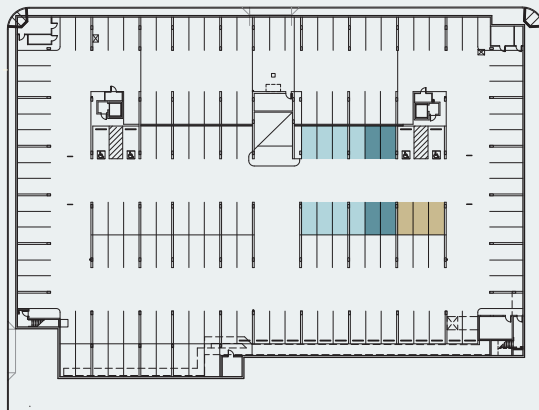
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- COMMERCIAL CUSTOMERS
- RESIDENTIAL VISITORS
- COMMERCIAL EMPLOYEES

SITE PLAN

PARKING LOT



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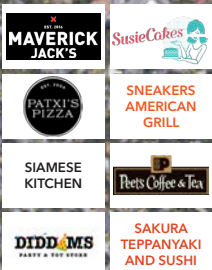
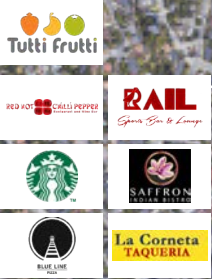
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DOWNTOWN SAN CARLOS



SUBJECT PROPERTY

