



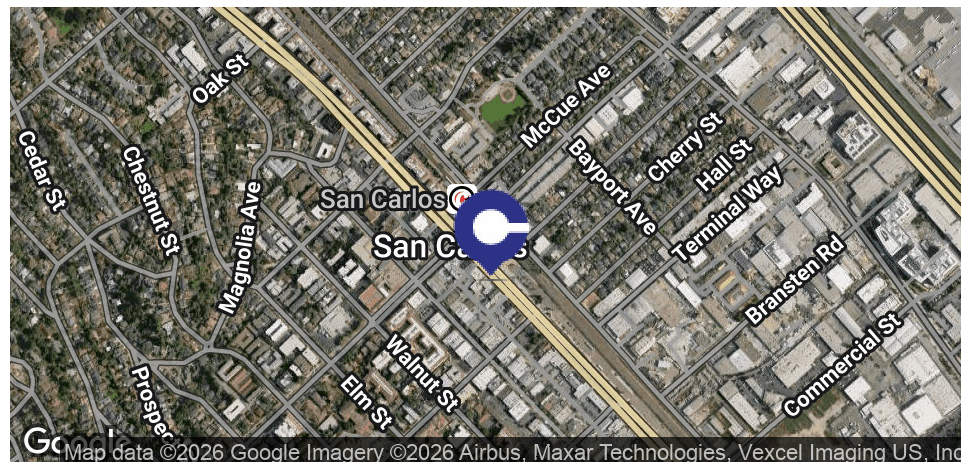
OFFICE/MEDICAL/RETAIL BUILDING FOR SALE

HIGH VISIBILITY COMMERCIAL BUILDING

630-632 EL CAMINO REAL SAN CARLOS, CA 94070

HIGH VISIBILITY COMMERCIAL BUILDING | 630-632 EL CAMINO REAL SAN CARLOS, CA 94070

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$975,000 \$915,000
Building Size:	+/-1,130 SF
Price / SF:	\$809.73
Lot Size:	+/-2,474 SF
Zoning:	MU-D
Year Built:	1945
APN:	050-133-320

PROPERTY OVERVIEW

Great, two unit commercial building located along high traffic El Camino Real, one block from the heart of downtown San Carlos. The property provides a few private parking spaces behind the building. There is additional parking available along El Camino Real in front of the property and a large public parking lot behind it.

PROPERTY HIGHLIGHTS

- Potential Owner/User Opportunity
- SBA Financing May Be Available for Qualified Buyers
- Two Units Which Can Be Combined Into One
- High Traffic Location (+/-24,300 Avg Vehicles Per Day)
- Both Private and Public Parking Behind the Building
- Walking Distance to the Caltrain Station
- One Block into the Heart of Downtown San Carlos
- Diverse Economic Base of High Paying Jobs: Tech, Life Sciences, Finance, Law
- Ideal Location Between Two Major Hubs: San Francisco and San Jose

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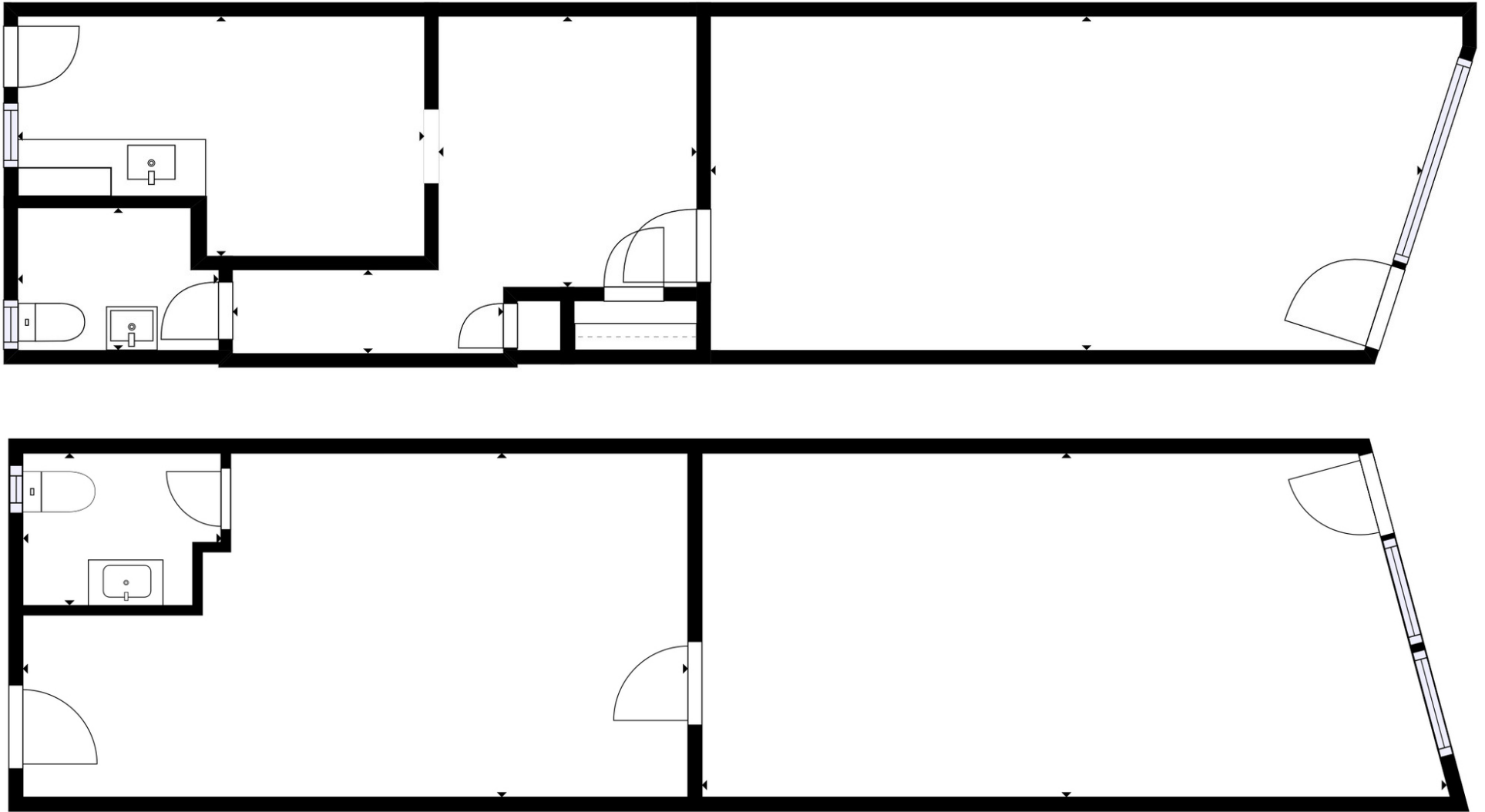
RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH
630	Vacant	565 SF	-	50%	-
632	Confidential	565 SF	\$1,485	50%	\$2.63
TOTALS		1,130 SF	\$1,485	100%	\$2.63



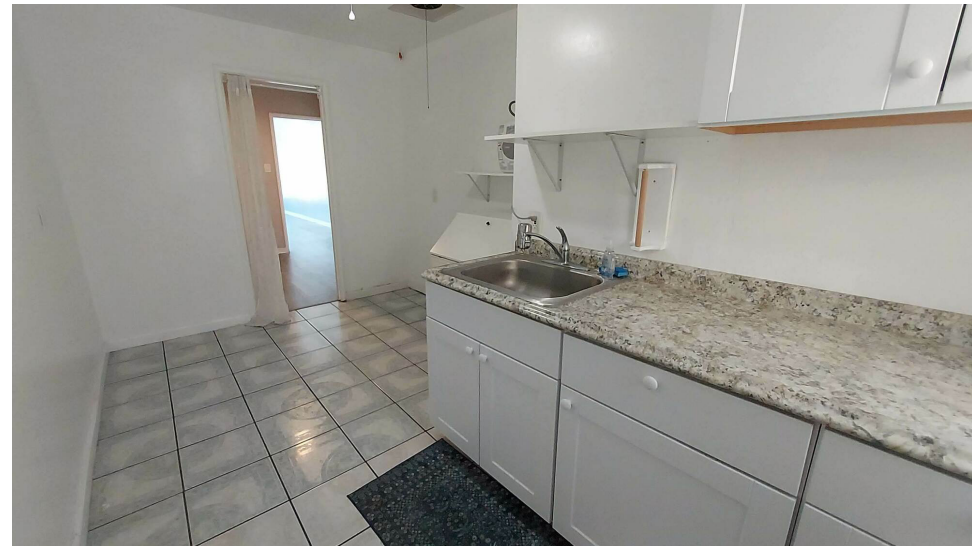
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SPACE PLAN OF 630 AND 632



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INTERIOR IMAGES OF 630 EL CAMINO REAL



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ADDITIONAL PHOTOS



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NOTABLE LOCATIONS



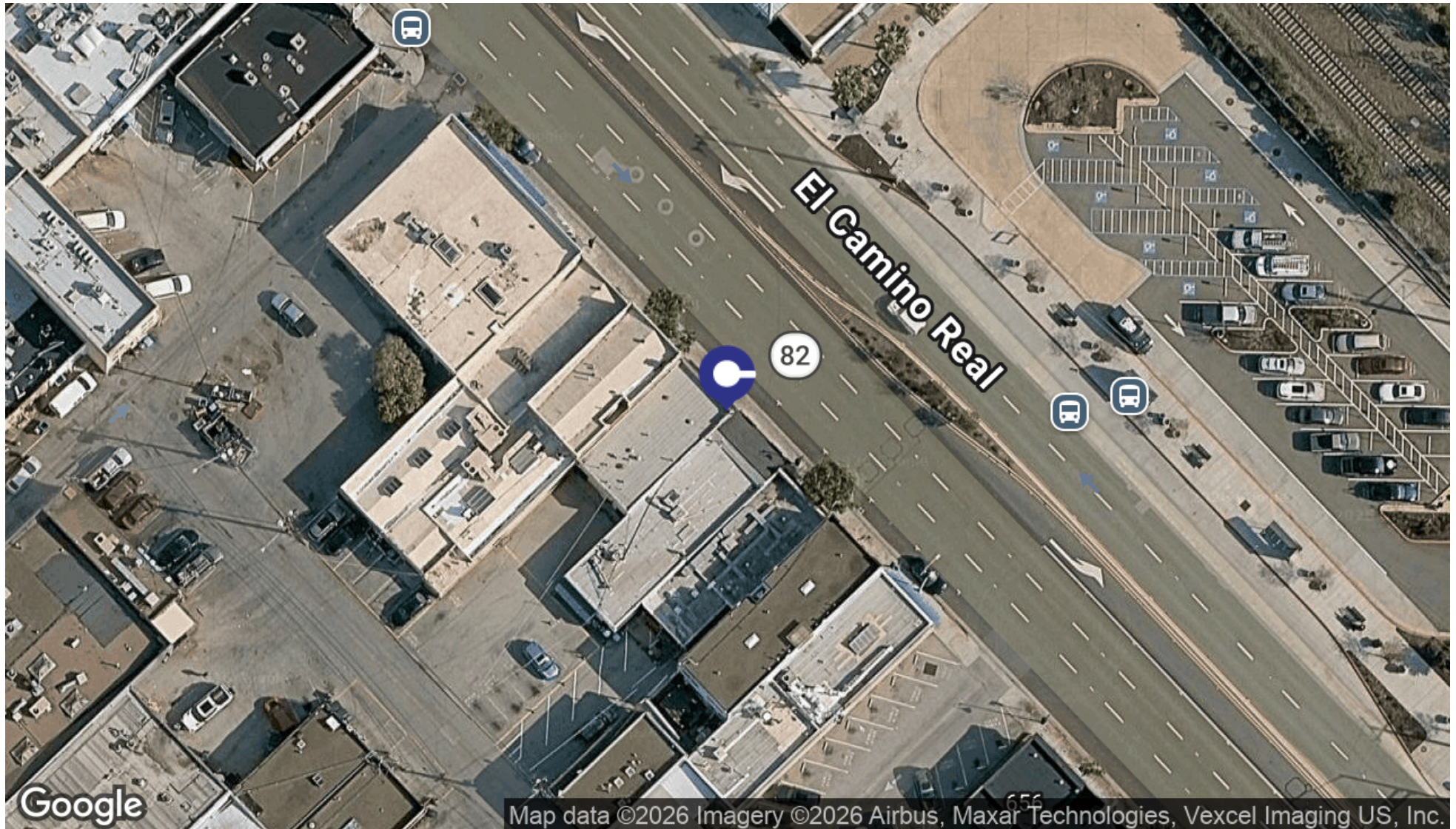
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PLAT MAP



SMALL, HIGH VISIBILITY COMMERCIAL BUILDING | 630-632 EL CAMINO REAL SAN CARLOS, CA 94070

LOCATION MAP



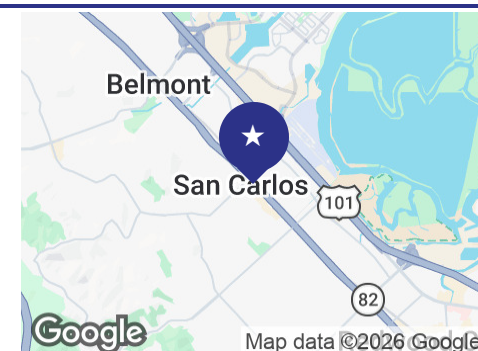
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SALE COMPS

**HIGH VISIBILITY COMMERCIAL BUILDING**

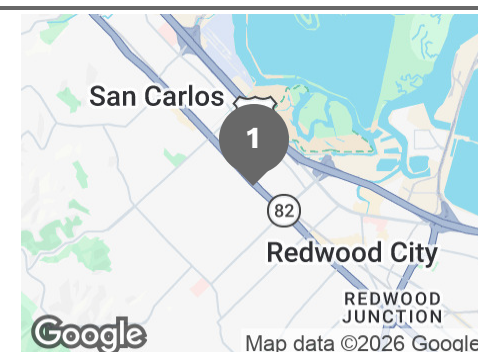
630-632 El Camino Real, San Carlos, CA 94070

Price:	\$975,000	Bldg Size:	1,130 SF
Lot Size:	2,474 SF	No. Units:	2
Year Built:	1945	Price/SF:	\$862.83

**SMALL EL CAMINO COMMERCIAL PROPERTY**

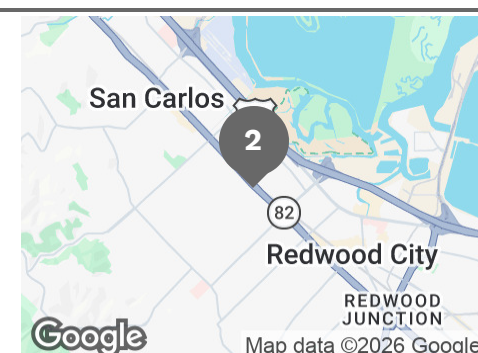
1784 El Camino Real, San Carlos, CA 94070

Price:	\$950,000	Bldg Size:	950 SF
Lot Size:	2,854 SF	No. Units:	1
Year Built:	1994	Price/SF:	\$1,000.00

**RETAIL AUTO REPAIR SHOP**

1792 El Camino Real, San Carlos, CA 94070

Price:	\$1,320,000	Bldg Size:	961 SF
Lot Size:	3,215 SF	No. Units:	1
Year Built:	1992	Price/SF:	\$1,373.57



HIGH VISIBILITY COMMERCIAL BUILDING | 630-632 EL CAMINO REAL SAN CARLOS, CA 94070

SALE COMPS

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**SMALL OFFICE BUILDING ON LAUREL**

1033 Laurel Street , San Carlos, CA 94070

Price:	\$1,650,000	Bldg Size:	1,500 SF
Lot Size:	2,984 SF	No. Units:	1
Year Built:	1945	Price/SF:	\$1,100.00

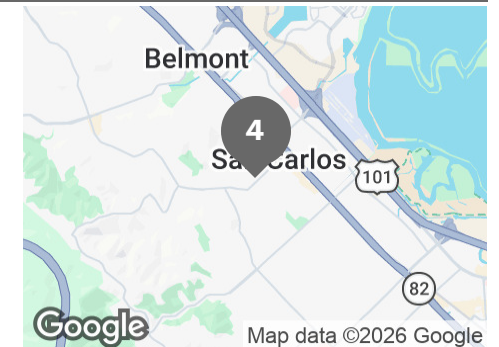


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**SMALL MEDICAL OFFICE**

1620 San Carlos Avenue, San Carlos, CA 94070

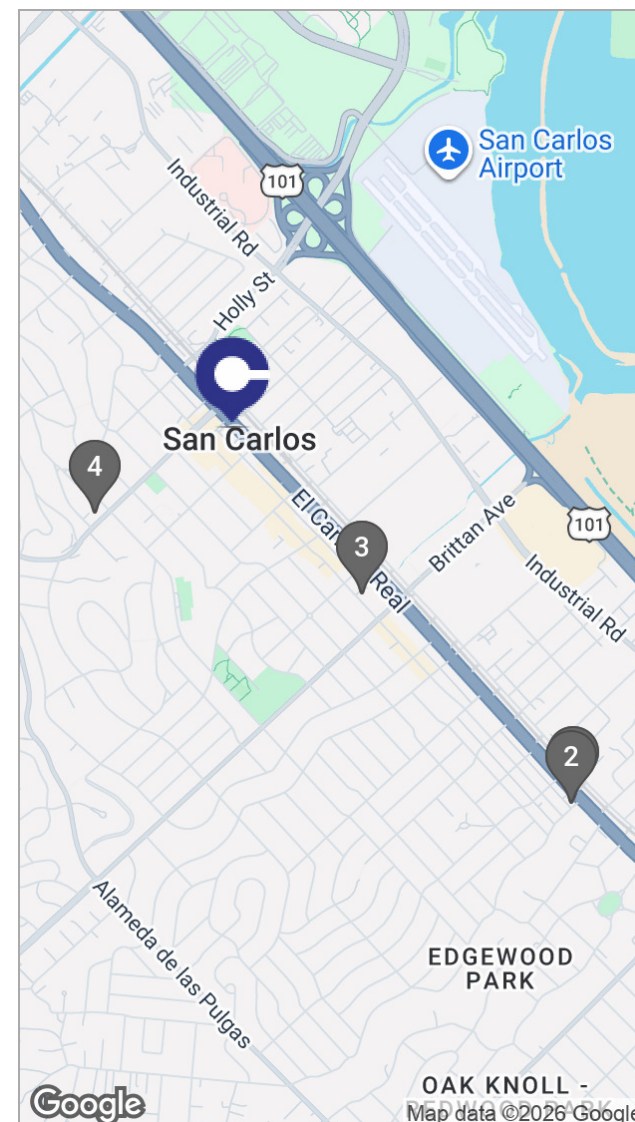
Price:	\$2,000,000	Bldg Size:	1,565 SF
Lot Size:	5,001 SF	No. Units:	1
Year Built:	2013	Price/SF:	\$1,277.96



HIGH VISIBILITY COMMERCIAL BUILDING | 630-632 EL CAMINO REAL SAN CARLOS, CA 94070

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	High Visibility Commercial Building 630-632 El Camino Real San Carlos, CA 94070	\$915,000	1,130 SF	2,474 SF	\$809.73
1	Small El Camino Commercial Property 1784 El Camino Real San Carlos, CA 94070	\$950,000	950 SF	2,854 SF	\$1,000.00
2	Retail Auto Repair Shop 1792 El Camino Real San Carlos, CA 94070	\$1,320,000	961 SF	3,215 SF	\$1,373.57
3	Small Office Building on Laurel 1033 Laurel Street San Carlos, CA 94070	\$1,650,000	1,500 SF	2,984 SF	\$1,100.00
4	Small Medical Office 1620 San Carlos Avenue San Carlos, CA 94070	\$2,000,000	1,565 SF	5,001 SF	\$1,277.96
AVERAGES		\$1,480,000	1,244 SF	3,514 SF	\$1,187.88



SMALL, HIGH VISIBILITY COMMERCIAL BUILDING | 630-632 EL CAMINO REAL SAN CARLOS, CA 94070

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,852	129,406	274,149
Average Age	40.2	40.7	40.3
Average Age (Male)	38.4	39.9	39.3
Average Age (Female)	41.5	41.8	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,095	49,374	101,411
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$298,206	\$263,304	\$252,250
Average House Value	\$1,973,674	\$1,956,074	\$1,884,160

2023 American Community Survey (ACS)

