

Laurel Street Medical

987 Laurel Street, San Carlos, CA

1,185 SF Building, 3,000 SF Land
Vet Medical, Retail, Residential Dev
Vacant Now

Lease Income Through 12/31/26
For Lease = Call For Rate
For Sale = \$1,650,000

ANIMAL DENTAL CLINIC

COMPASS

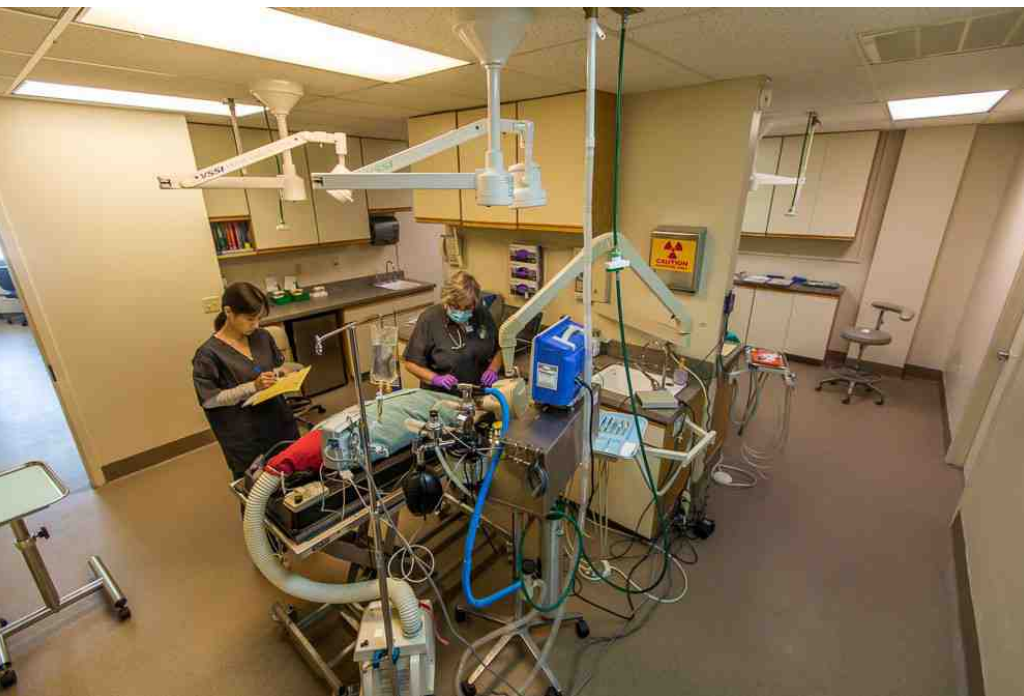
Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732
alexander.kent@compass.com





Laurel Street Medical

987 Laurel Street, San Carlos, CA



COMPASS

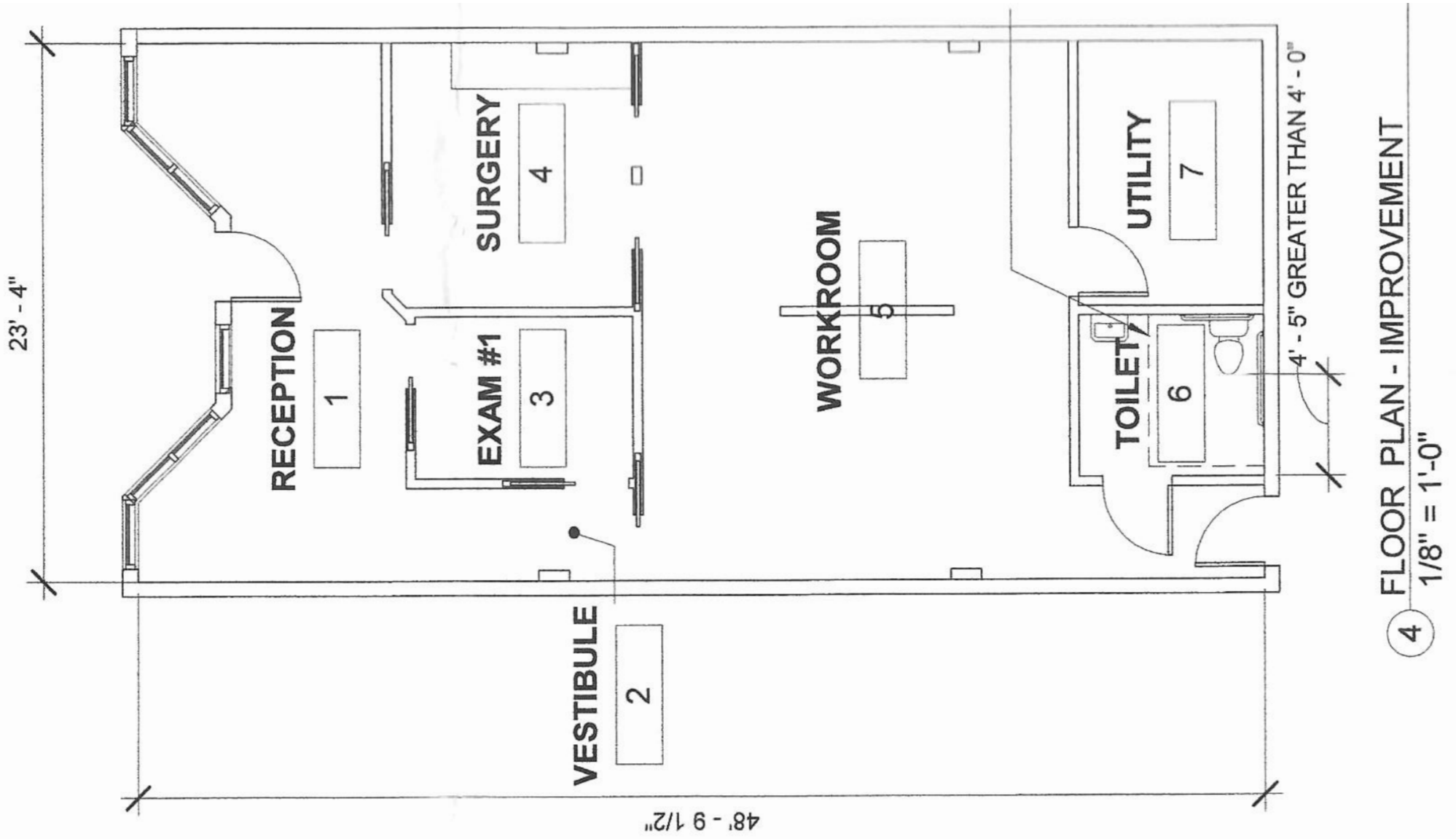
Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732
alexander.kent@compass.com



5/16/2026

Laurel Street Medical

987 Laurel Street, San Carlos, CA



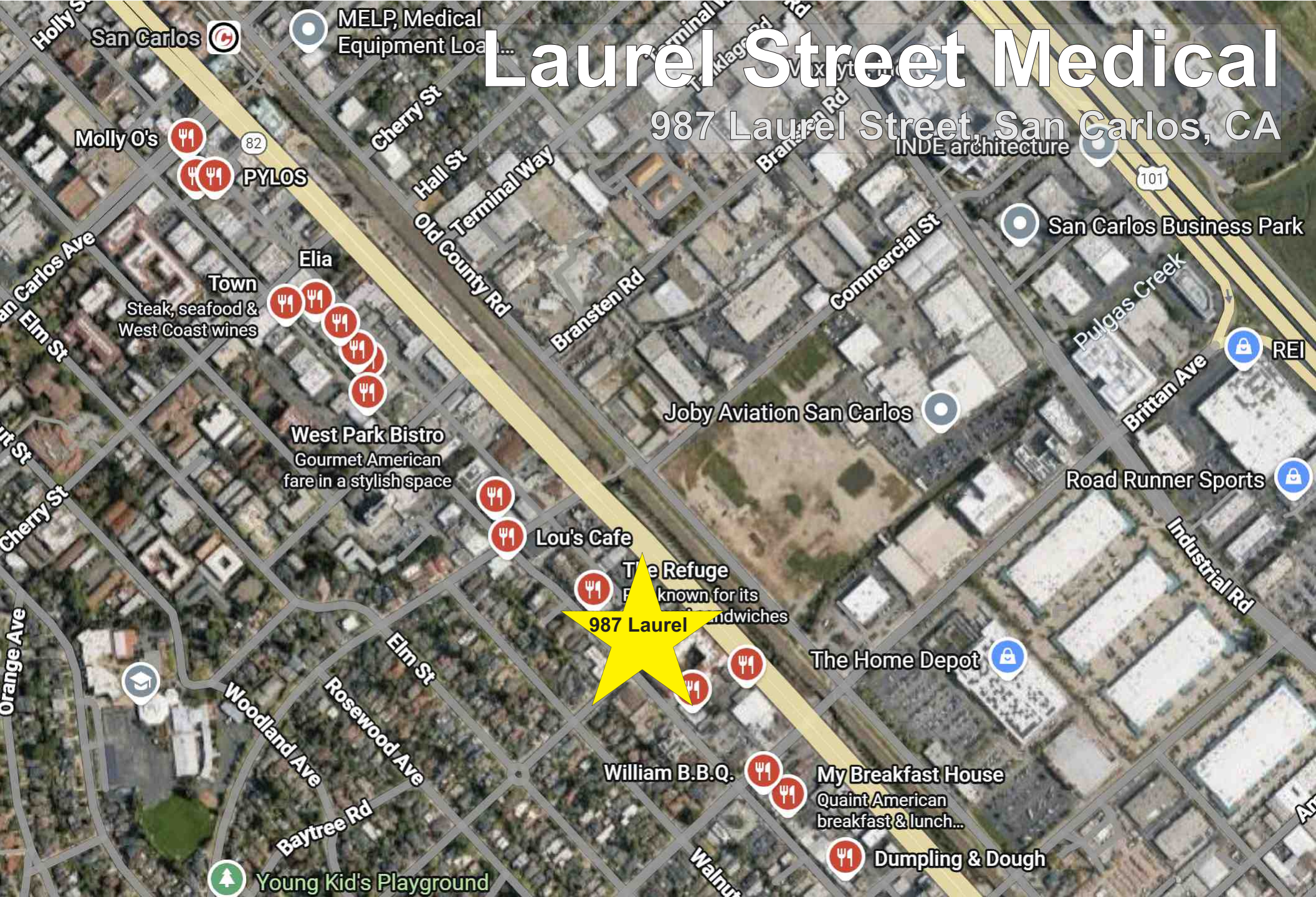
COMPASS

Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732
alexander.kent@compass.com



Laurel Street Medical

987 Laurel Street, San Carlos, CA



COMPASS

Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732
alexander.kent@compass.com



Laurel Street Medical

987 Laurel Street, San Carlos, CA

Demographic Analysis:

Average HH Income Citywide =
\$335,300

Within 1 Mile:

Daytime Employment = **15,486**

Significant Biotech Growth Projected.

Major Employers = Joby Aero, L-3
Communications, Natera, PG&E,
Checkpoint, Delta Star,
ChemoCentryx, Vaxcyte, Iovance
Biotherapeutics, Allakos, Atreca,
Biomea Fusion

Car Traffic Count = 26,920 Average
Cars Per Day, El Camino Real.

Walking Distance to Caltrain and El
Camino Bus Lines.

Investment Analysis:

Existing Lease:

1,185 sf, Sage Vet Tenant
Vacant now. Lease Income through 12/31/26.

Current Gross Revenue, Post Sale Property Tax:
 $(\$6.59/\text{sf NNN} + \$1.78/\text{sf CAMs}) \times 1,185 \text{ sf} = \$119,021.40 / \text{yr}$

Expenses:

Current Property Tax = \$20,870 / yr
New Property Tax = $1.1161\% \times \$1,650,000 =$
 $\$19,156.50 + \$1,540 = \$20,696.50 / \text{yr}$
Property Insurance = \$4,000 / yr
Maintenance = \$500 / yr
Current Total Expenses = \$25,369.86 / yr
Post Sale Total Expenses = \$25,196.50 / yr

Current NOI = \$93,651.54 / yr
Post Sale NOI = \$93,824.90 / yr

Asking Price = \$1,650,000

Current NOI Cap = 5.20%
Post Sale NOI Cap = 5.68%

ANIMAL DENTAL CLINIC

COMPASS

Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732
alexanderkent@compass.com

CoSTAR
GROUP
POWER BROKER