



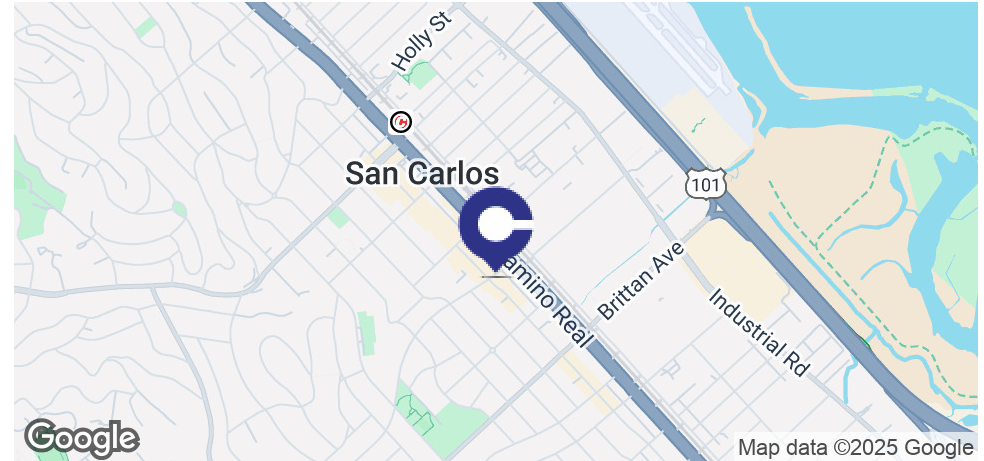
OFFICE BUILDING FOR LEASE

DOWNTOWN PROFESSIONAL/MEDICAL OFFICE

1151 ARROYO AVENUE SAN CARLOS, CA 94070



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,125 SF
Lease Rate:	\$2.90 SF/month (NNN)
Lot Size:	0.42 Acres
Year Built:	1958
Building Size:	7,181
Zoning:	MU-D

## PROPERTY OVERVIEW

Prime downtown San Carlos professional/medical office space available for lease. The space has a versatile layout with a reception/lobby area, private office, kitchenette, restroom and open space for workstations. There are five (5) reserved parking spaces available on-site for employees and/or customers.

## LOCATION OVERVIEW

Located in Downtown San Carlos at the corner of Laurel Street and Arroyo Avenue, one block off of El Camino Real. Walking distance to grocery store, coffee shops, restaurants, retail, professional and medical services. San Carlos is located between two major economic hubs San Francisco and San Jose as well as within a ten minute drive from approximate 24 million sf of office space occupied by high paying companies in the fields of technology, finance, law, life/bio sciences and health care. The city of San Carlos describes itself as, "ideally situated between San Francisco and San Jose, San Carlos is easily accessed by highways, railways and airways. The ultimate in geography and livability, it strikes a rare balance between small-town charm and big-city access. Here, a quaint village feeling goes hand in hand with the latest global advances. It's the best of both worlds, in an extremely convenient and pleasant location."

## RANDY KINGHORN

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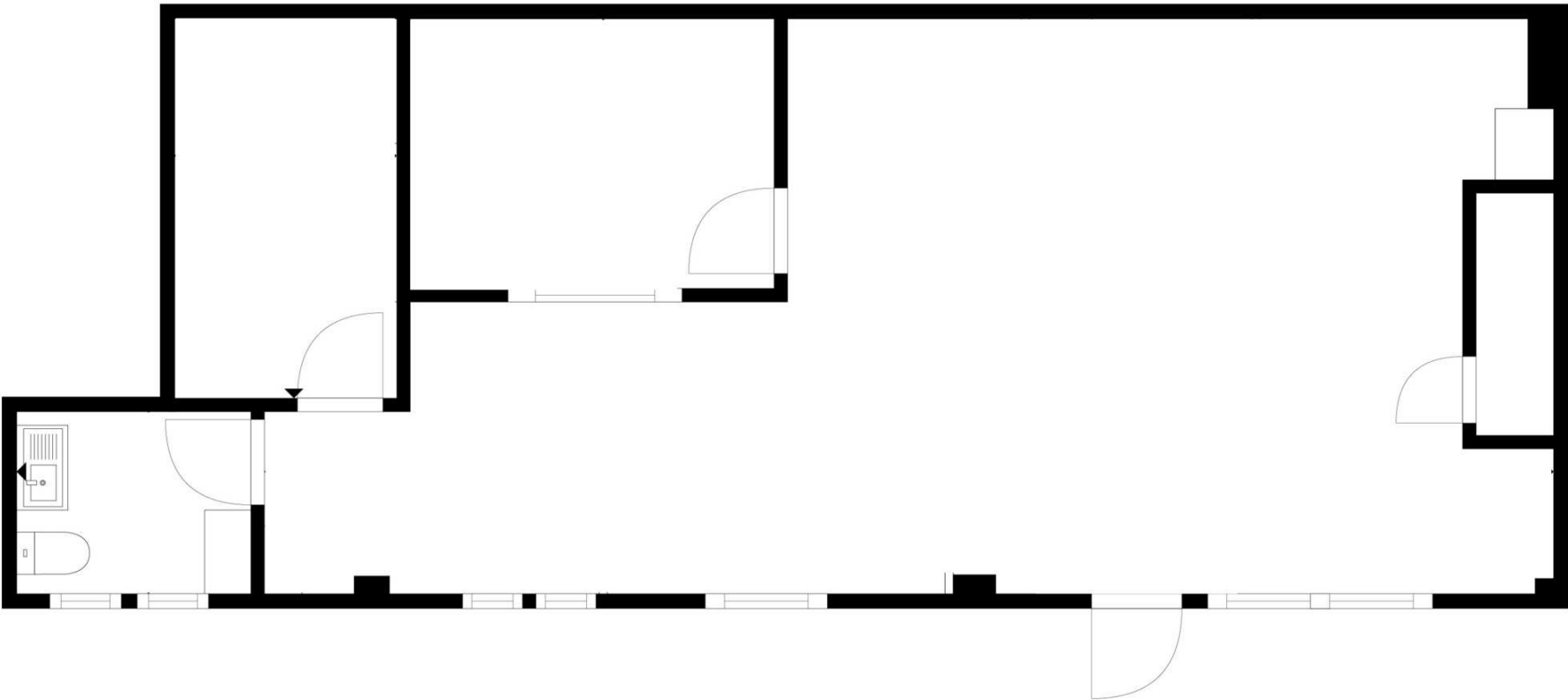


ADDITIONAL PHOTOS



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LEASE SPACES

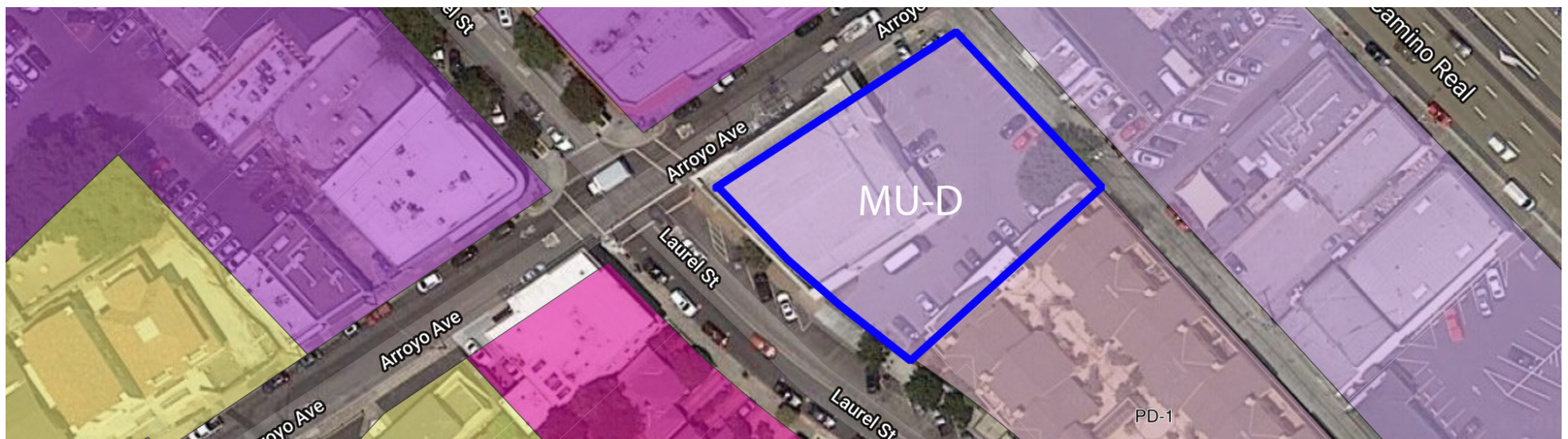
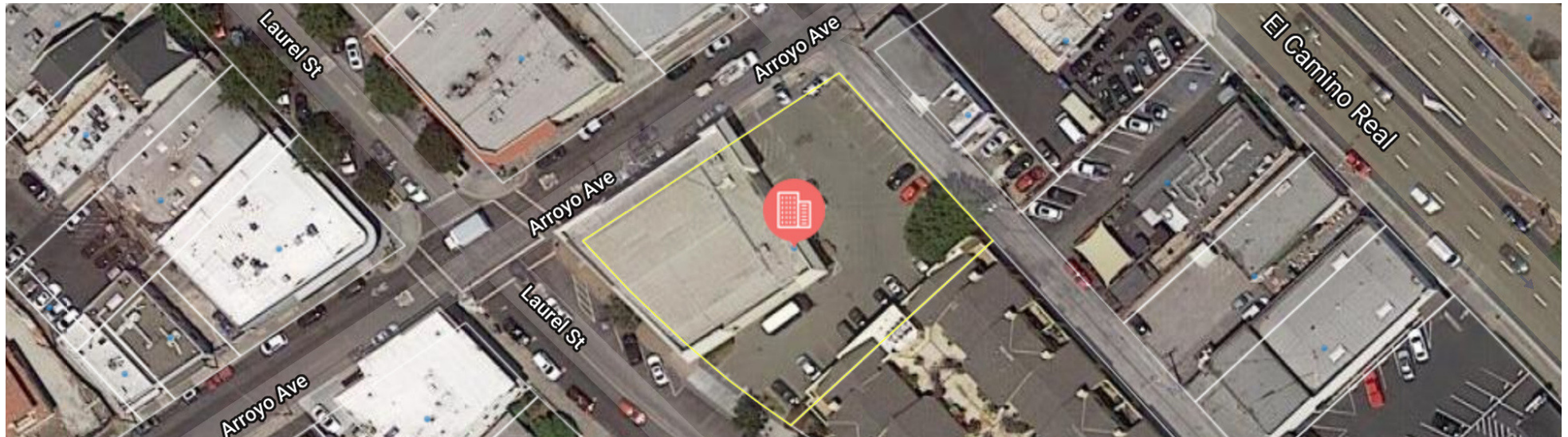


AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1151 Arroyo Avenue	1,125 SF	NNN	\$2.90 SF/month



AERIAL AND ZONING





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## DEMOGRAPHICS MAP &amp; REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	132,198	271,663	370,893
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	49,320	99,869	136,584
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$243,538	\$240,036	\$239,120
Average House Value	\$1,715,264	\$1,689,210	\$1,701,065

Demographics data derived from AlphaMap

