

1748 / 1768 El Camino Real

SAN CARLOS, CA 94070

PRIME DEVELOPMENT OPPORTUNITY
120 DU/AC ZONING



OFFERING MEMORANDUM



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CONFIDENTIALITY & DISCLAIMER

This confidential Offering Memorandum ("Memorandum") is being given to you for the sole purpose of evaluating the possible purchase of **1748 / 1768 El Camino Real** ("Property"). This Memorandum shall not be used for any other purpose and will not be distributed to any other party without the prior written consent of its Owner, Sequoia Realty Services ("Broker").

This Memorandum was prepared by Broker with information supplied by both Owner and Broker. It does not contain all the information needed to evaluate the acquisition of the Property. The financial assumptions and projects contained within the Memorandum are for general reference purposes only. The financial projections are assumptions based on the current economic state and local competition amongst other factors. The information contained in this Memorandum is deemed to be accurate but is not guaranteed by either Broker or Owner.

The prospective purchaser must conduct its own due diligence and cannot rely on the information in this Memorandum in evaluating the potential purchase of the Property. Potential purchaser should seek advice from their own attorneys, accountants, engineers, environmental council, and other experts.

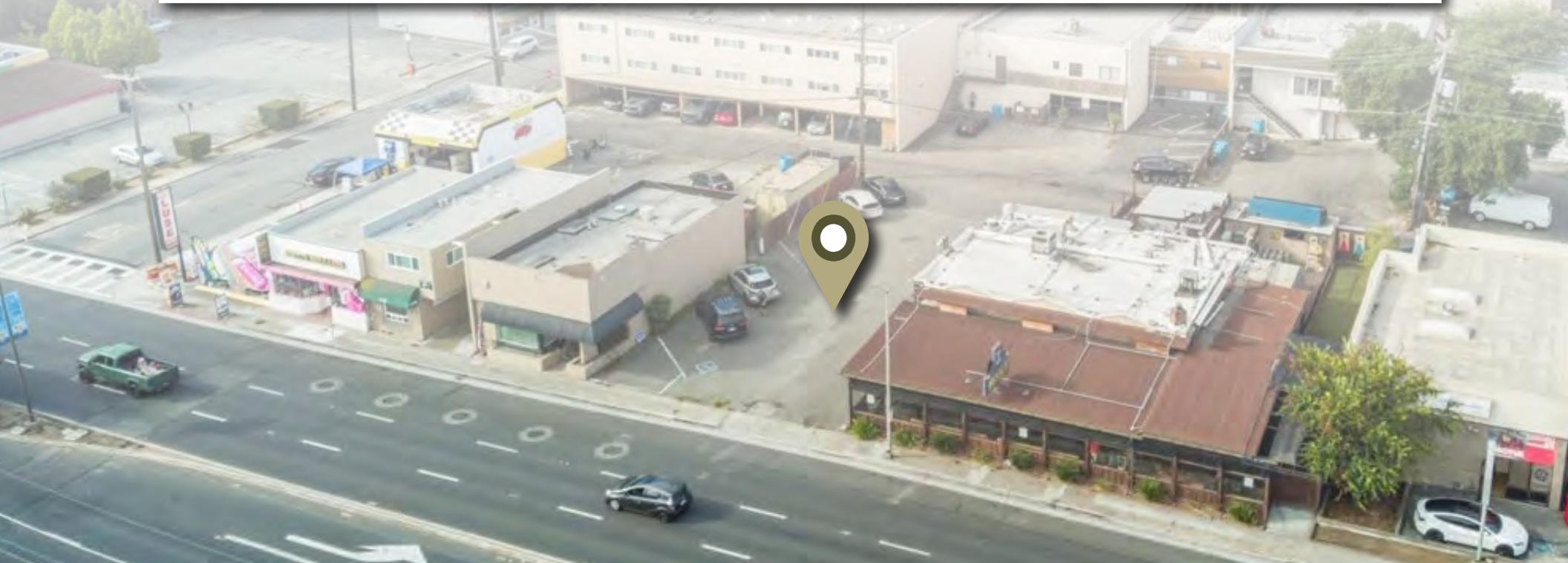
Owner shall have no legal commitment or obligation to any party until a written sale agreement is fully executed by both Seller/Owner and Purchaser. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to broker per separate agreement. Broker is not authorized to make any representation or agreement on Owner's behalf.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner or Broker.

Property tours are by appointment only. Please contact **Anthony Kamm, Ryan Pegnim** and **Frank Orrell** to schedule a time. Do not disturb tenants / occupants.

PROPERTY OVERVIEW

Address	1748 / 1768 El Camino Real, San Carlos, CA 94070		
Building Type	A fully-built out restaurant (formerly known as The Office) and recently remodeled office building		
Building Size	\pm 3,700 SF (Combined)	Lot Size	\pm 15,325 SF
Stories	One (1)	Parking	18 Spaces
Year Built	1932 (1748) / 1947 (1768)	Parcel No	051-375-030 / 051-375-020
Zoning	MU-SB-120: Mixed-use South Boulevard		



PROPERTY OVERVIEW



**1748
El Camino Real** An existing restaurant with full kitchen, bar and large enclosed patio



**1768
El Camino Real** A newly remodeled office building with on-site parking



High-Density Opportunity The combined lots total a little over ±15,000 SF w/ 3.0 FAR, 75 FT Height Limit, 6 Stories

**MU-SB-120
Zoning** 120 Dwelling Units per Acre Zoning / other allowable uses include Hotel, Office and Medical

A photograph of a modern bathroom. It features a white toilet and a white sink with a dark wood cabinet. The floor is made of dark wood planks. The walls are white.

Downtown Amenities Its proximity to downtown San Carlos offers an abundance of restaurant and retail options

MARKET OVERVIEW

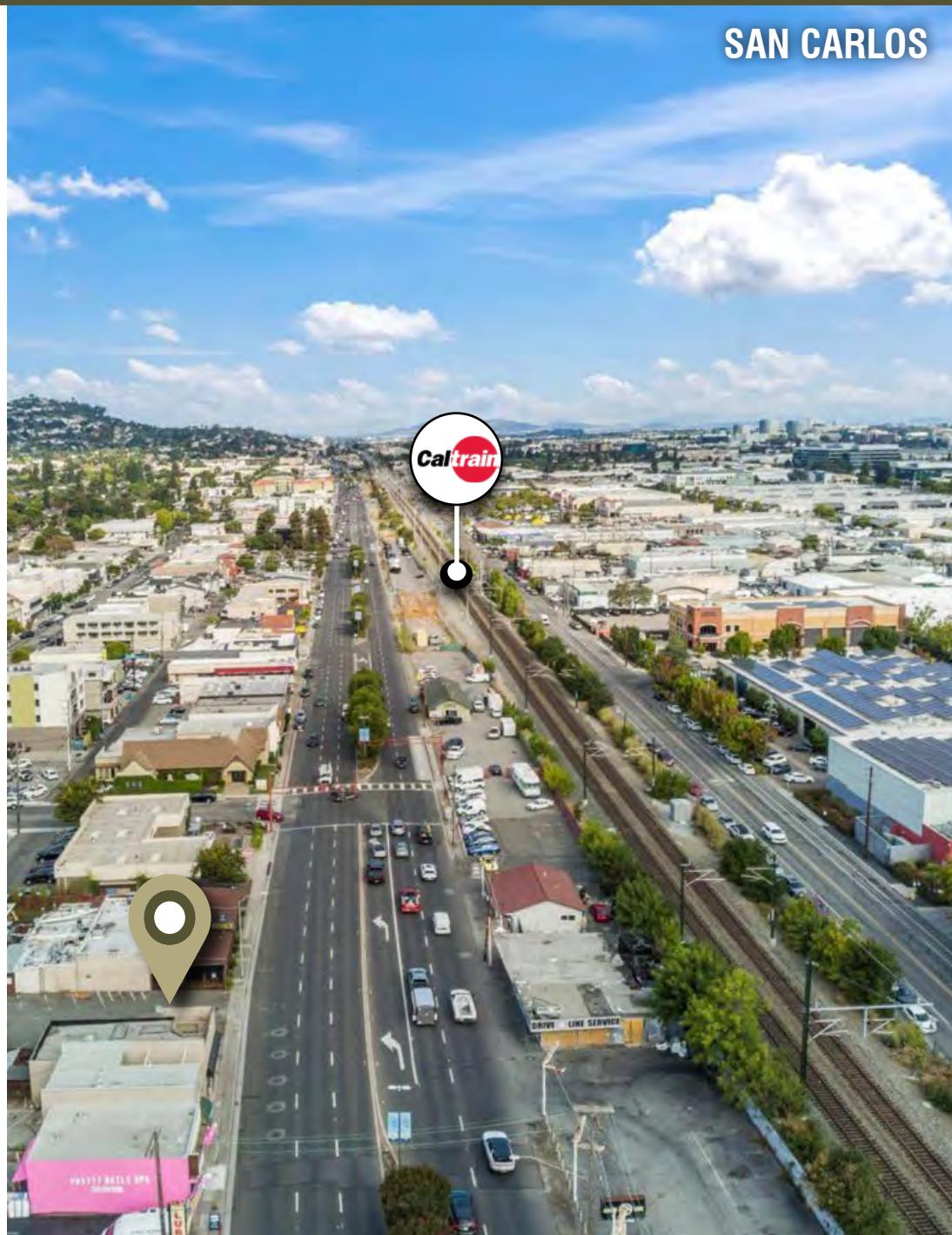
Early in its history, the City of San Carlos adopted the motto “City of Good Living”

With its temperate climate, inviting neighborhoods, vibrant business and industrial zones, and a conveniently located airport with adjacent commercial amenities, **San Carlos continues to draw both new residents and thriving enterprises.**

Known as the “City of Good Living,” San Carlos offers a harmonious blend of scenic residential charm and dynamic commercial activity, particularly east of the railroad tracks near Highway 101. Its single-family homes are highly sought-after, thanks to top-tier schools, abundant amenities, and close proximity to Silicon Valley.

The city’s exceptional quality of life is reflected in its outstanding educational institutions, robust services for both youth and seniors, and a wide array of recreational and cultural programs. San Carlos also enjoys one of the lowest crime rates in the region. Community support has been strong in recent years, with voters backing initiatives to build a state-of-the-art library and enhance local parks. A notable volunteer effort led by the San Carlos Rotary Club brought to life a well-utilized Youth Center that serves as a hub for local teens.

Downtown San Carlos is a lively destination, featuring a curated mix of acclaimed restaurants and distinctive, locally owned shops. Laurel Street, in particular, has become one of the county’s most desirable retail corridors, where boutique owners and restaurateurs compete for space in this bustling, walkable district.



ZONING OVERVIEW

MU-SB-120: Mixed-use South Boulevard

This district is intended to facilitate the transformation of the southern portion of El Camino Real into a multimodal, mixed-use corridor. The physical form varies to reflect the urban character of the El Camino Real corridor. This district allows a mix of residential development of up to one hundred twenty (120) units per net acre and retail and commercial uses, as well as hotels and other commercial uses oriented toward a regional market. Maximum height is 75' (6 stories) and max FAR is 3.0 (plus 10% if mixed use).



ZONING INFORMATION FOR MU-SB-120



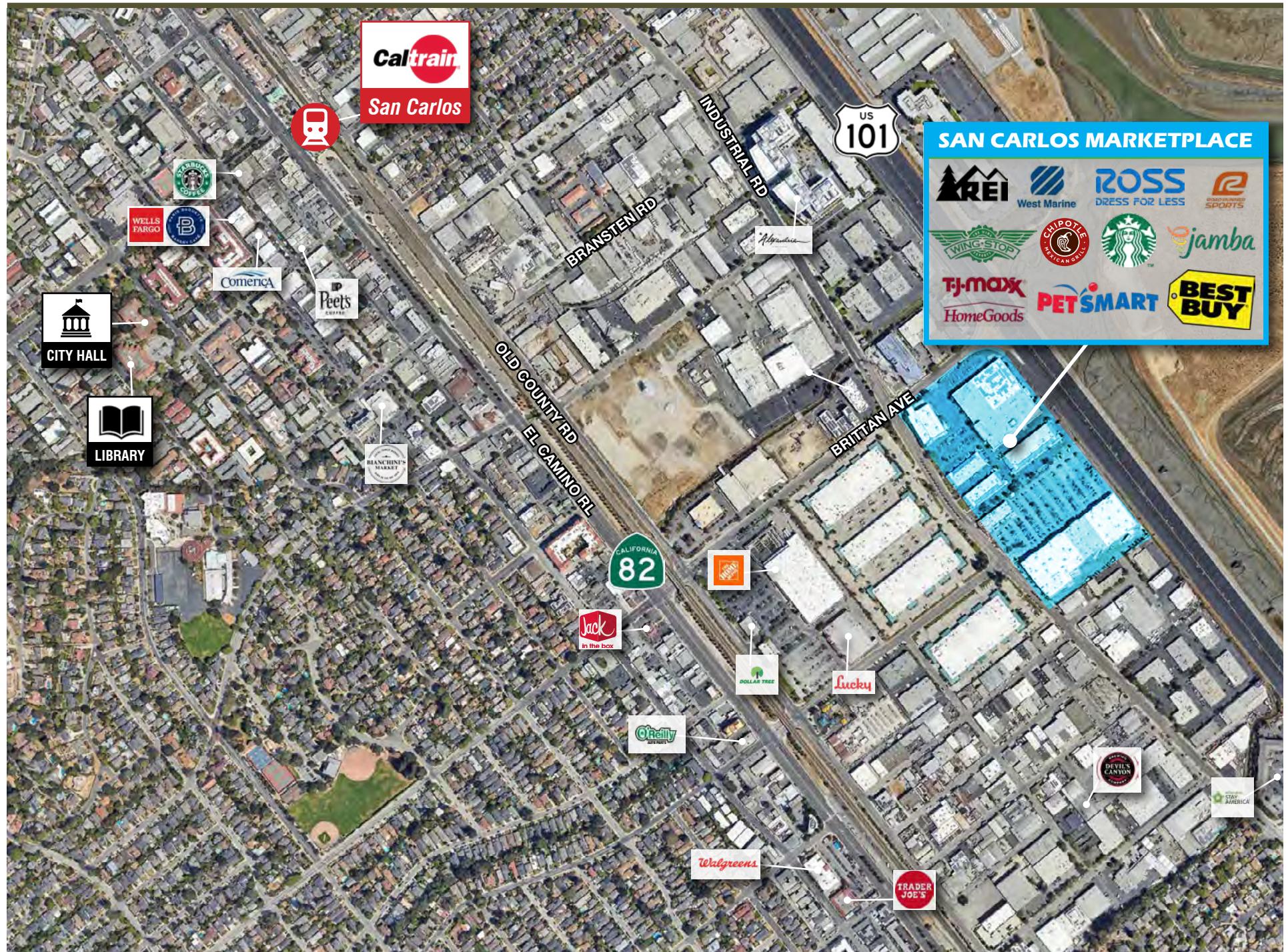
DEVELOPMENT STANDARDS



LOCATION OVERVIEW



AMENITIES MAP



SAN CARLOS DEVELOPMENT PLAN



SALES COMPARABLES



①

**1800
EL CAMINO RL
San Carlos, CA**



②

**3009-3017
MIDDLEFIELD RD
Redwood City, CA**



③

**1131-1133
EATON AV
San Carlos, CA**

Date Sold:	October 2023
Sale Price:	\$9,446,763
Price/SF:	\$363.28
Lot Size:	±0.60 AC
Lot SF:	±26,004 SF
Zoning Density:	120/AC

Date Sold:	January 2021
Sale Price:	\$3,316,000
Price/SF:	\$198.76
Lot Size:	±0.38 AC
Lot SF:	±16,683 SF
Zoning Density:	37/AC

Date Sold:	October 2023
Sale Price:	\$2,923,867
Price/SF:	\$300.01
Lot Size:	±0.22 AC
Lot SF:	±9,746 SF
Zoning Density:	100/AC



④

**552-568
EL CAMINO RL
San Carlos, CA**



⑤

**1304-1324
MIDDLEFIELD RD
Redwood City, CA**



⑥

**31
CENTER ST
Redwood City, CA**

Date Sold:	March 2022
Sale Price:	\$6,700,000
Price/SF:	\$357.70
Lot Size:	±0.43 AC
Lot SF:	±18,731 SF
Zoning Density:	56/AC

Date Sold:	October 2022
Sale Price:	\$5,900,000
Price/SF:	\$208.38
Lot Size:	±0.65 AC
Lot SF:	±28,314 SF
Zoning Density:	20/AC

Date Sold:	February 2021
Sale Price:	\$3,200,000
Price/SF:	\$333.92
Lot Size:	±0.22 AC
Lot SF:	±9,583 SF
Zoning Density:	32/AC

SALES COMPARABLES



7

1402-1408
EL CAMINO RL
Redwood City, CA



8

955
WOODSIDE RD
Redwood City, CA



9

3255
EL CAMINO RL
Palo Alto, CA

Date Sold:	May 2023
Sale Price:	\$3,500,000
Price/SF:	\$365.23
Lot Size:	±0.22 AC
Lot SF:	±9,583 SF
Zoning Density:	60/AC

Date Sold:	August 2021
Sale Price:	\$3,200,000
Price/SF:	\$172.85
Lot Size:	±0.43 AC
Lot SF:	±18,513 SF
Zoning Density:	19/AC

Date Sold:	June 2022
Sale Price:	\$7,550,000
Price/SF:	\$509.00
Price/Door:	\$260,414
Lot Size:	±0.34 AC

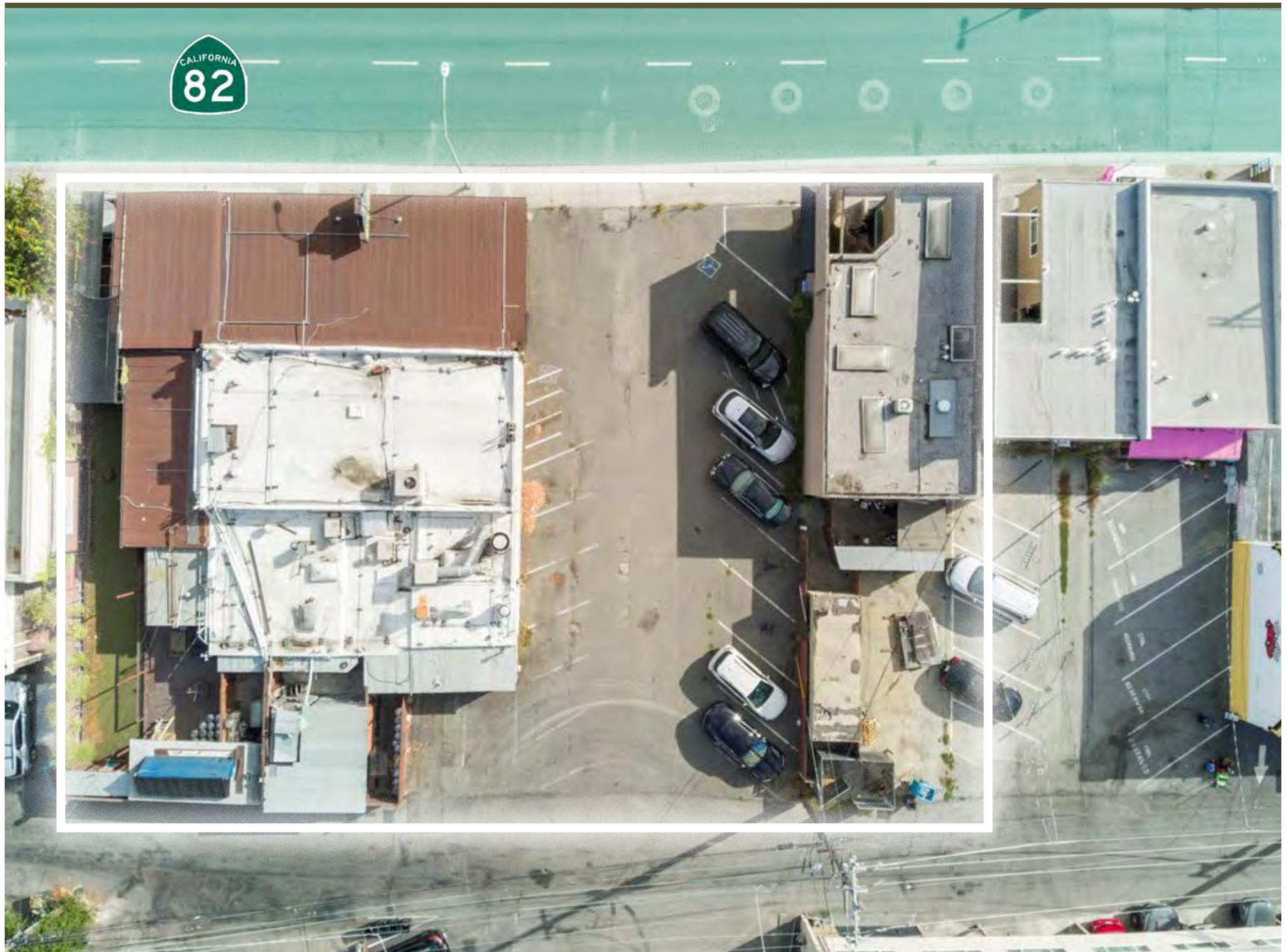


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4164
EL CAMINO RL
Palo Alto, CA

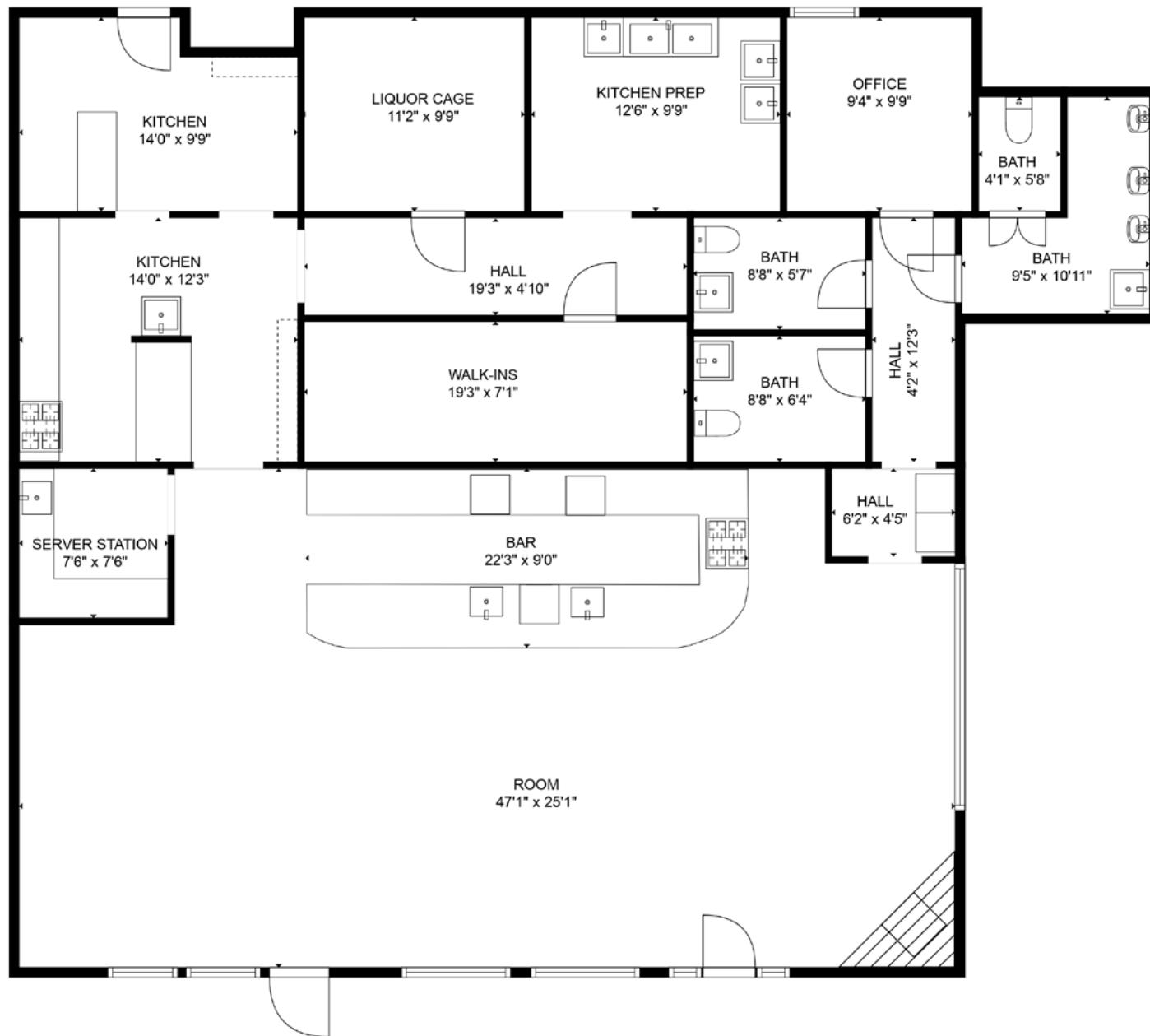
Date Sold:	May 2021
Sale Price:	\$10,860,000
Price/SF:	\$330.00
Price/Door:	\$293.459
Lot Size:	±0.75 AC

SITE PLAN



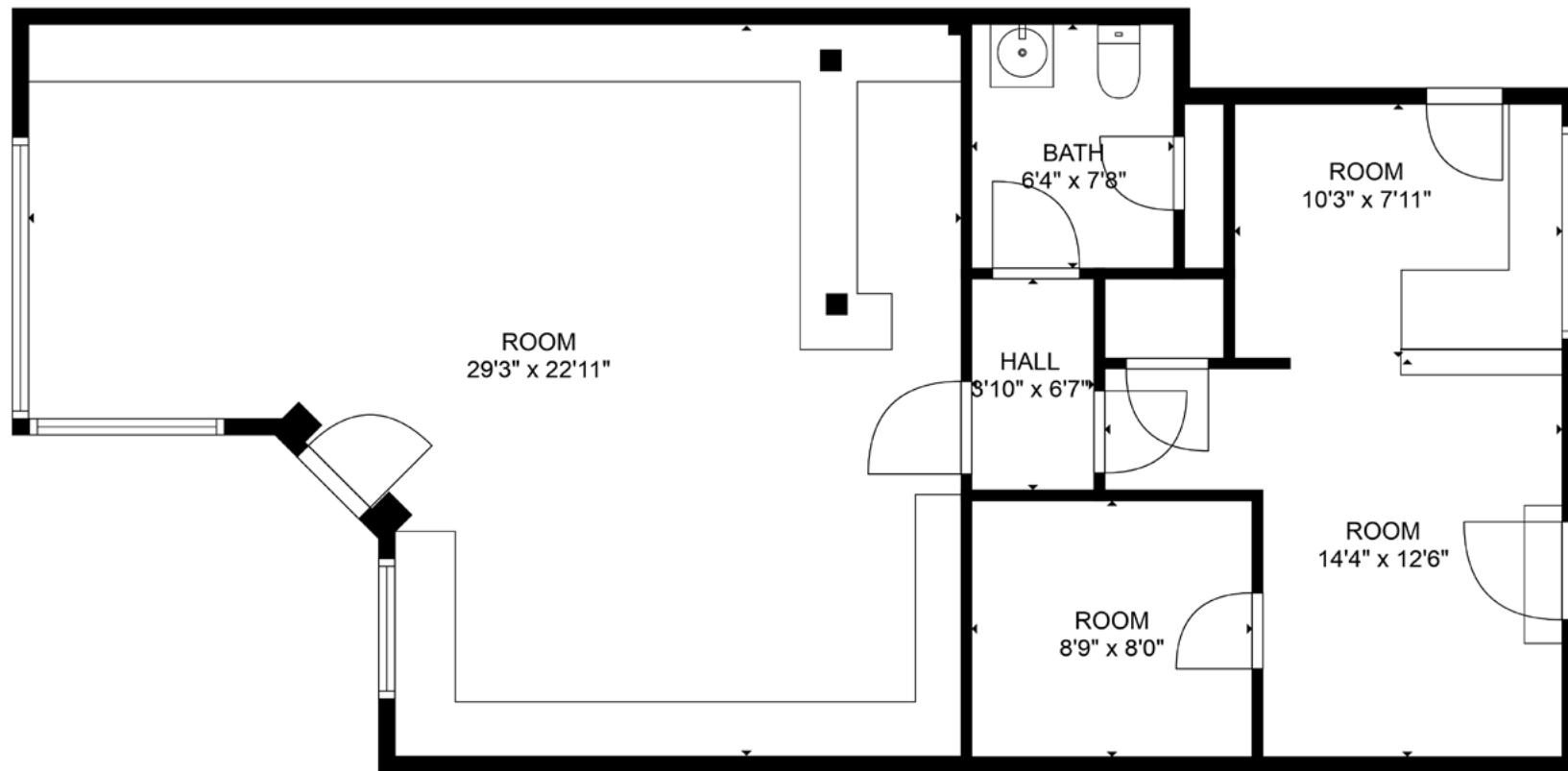
FLOOR PLAN

1748 EL CAMINO ($\pm 2,344$ SF)



FLOOR PLAN

1768 EL CAMINO ($\pm 1,029$ SF)





**Exclusively
Listed By:**



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