

FOR LEASE

FORMER VCA VETERINARY HOSPITAL

718 El Camino Real San Carlos, CA 94070



Lease Rate

**\$3.30 NNN
SF/MONTH**

OFFERING SUMMARY

Available SF	±5,200 SF
Garage/Storage (Included Bonus)	±550 SF
1-Bedroom Apt (Included Bonus)	±605 SF
Building Size	±6,350 SF
Lot Size:	14,480 SF
Year Built:	1972
Zoning:	MU-SB-120 Mixed Use South Blvd
Market:	San Mateo County
Submarket:	Belmont/San Carlos

PROPERTY OVERVIEW

This former VCA Veterinary Hospital offers a ±5,200 sq. ft. ground-floor buildout tailored for veterinary services. The space features a welcoming lobby, reception areas, five exam rooms, private offices, several bathrooms, an X-ray room, a lunchroom, and multiple kennel areas, plus a ±550 sq. ft. garage/storage area and a rear patio. Additionally, the property includes a bonus second-floor, ±605 sq. ft. one-bedroom apartment ... ideal for live-in staff or as a source of rental income.

Situated on a ±14,500 sq. ft. site, the property provides surface parking for 11 vehicles, with 8 spaces on the north side and 3 spaces in the rear, along with convenient alley access for loading and unloading.

SPACES

For Lease

LEASE RATE

\$3.30 SF/month

SPACE SIZE

5,200 SF

Gregory Cohn

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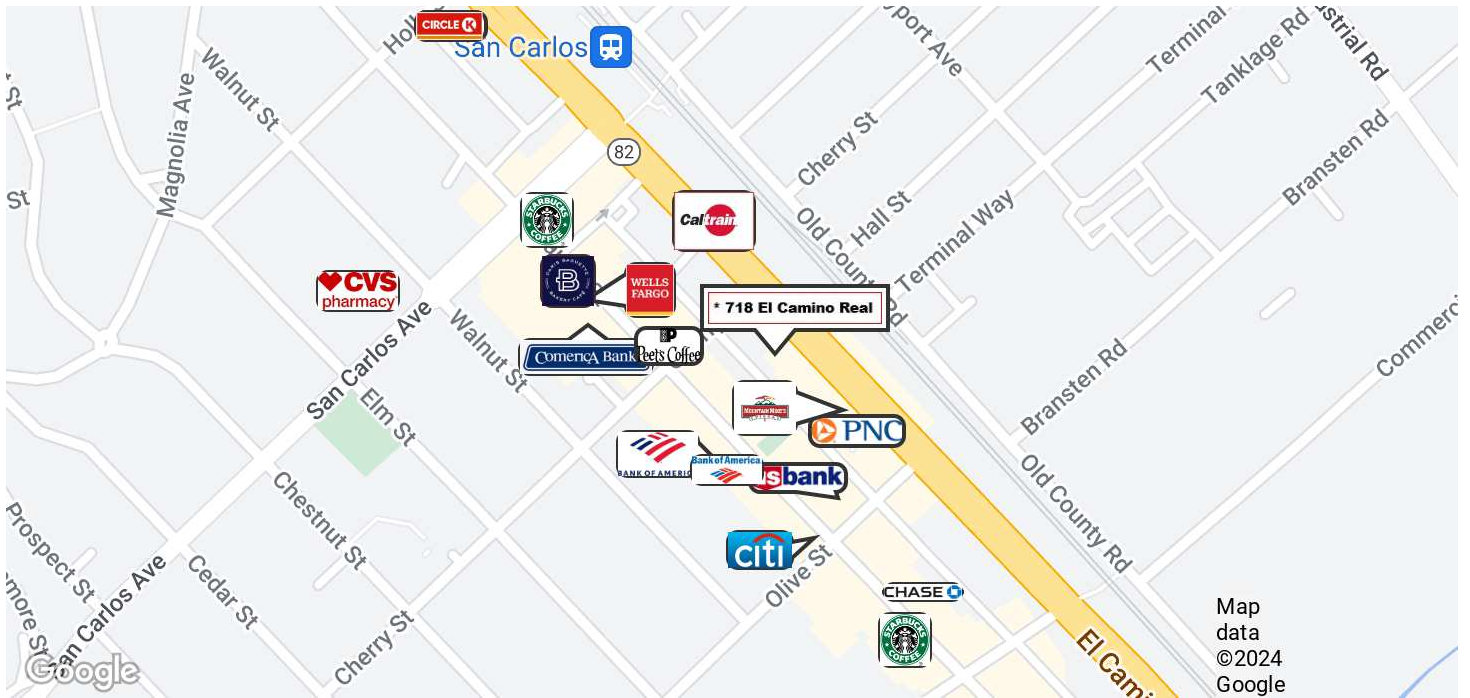


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COMMERCIAL**
REALTY

FOR LEASE

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LOCATION OVERVIEW

Located at 718 El Camino Real, just south of Cherry Street and three blocks from the San Carlos Caltrain Station, this property offers excellent visibility and benefits from strong local demographics. Situated near downtown San Carlos, it provides easy access to public transportation, shopping, schools, and parks.

Strategically positioned on the San Francisco Peninsula between San Francisco and Silicon Valley, the property boasts excellent connectivity to highways 101 and 280, as well as close proximity to San Francisco International Airport.

PROPERTY HIGHLIGHTS

- Veterinary Hospital Building ± 5,200 SF
- Plus, Garage/Storage in Rear ± 550 SF
- Bonus 2nd Floor 1-Bedroom Apartment ± 605 SF
- Parcel ± 14,480 Square Feet
- On-Site parking for 11 Vehicles
- Zoned MB-SB-120 Mixed Use So. Blvd
- High Visibility Location

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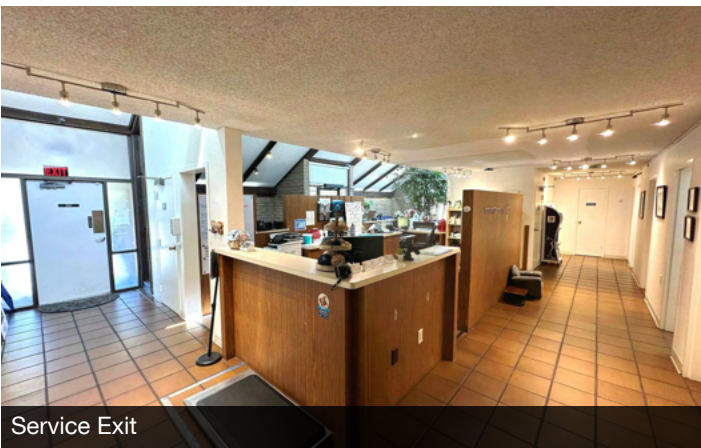
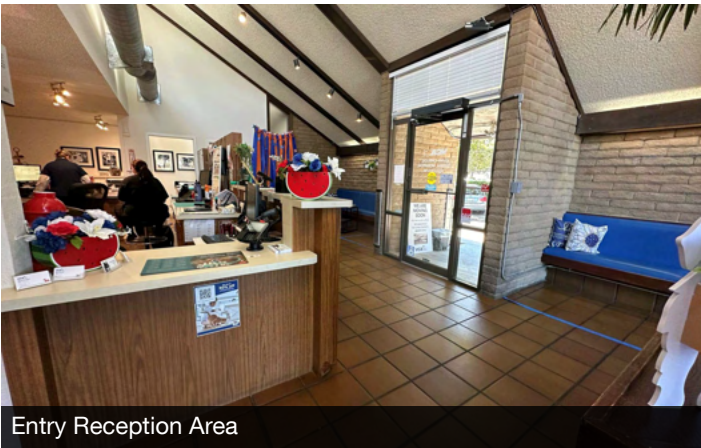
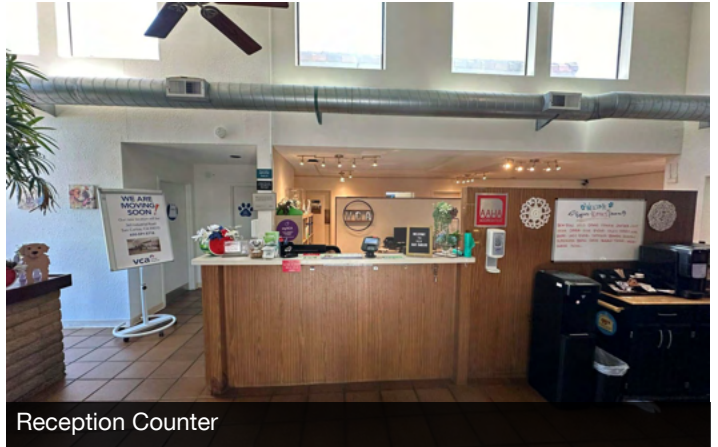
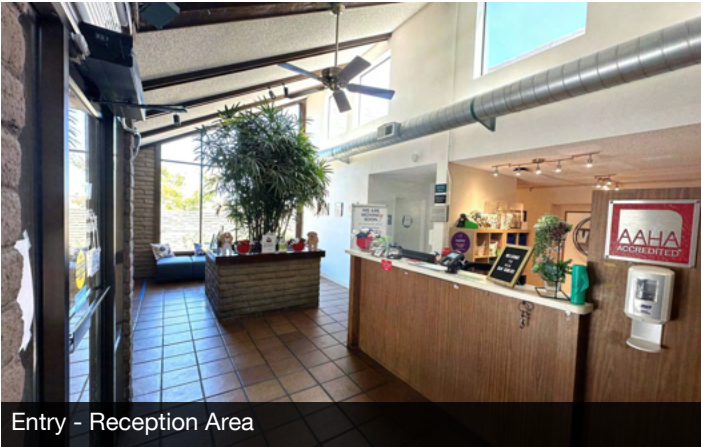


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ENTRY PHOTOS

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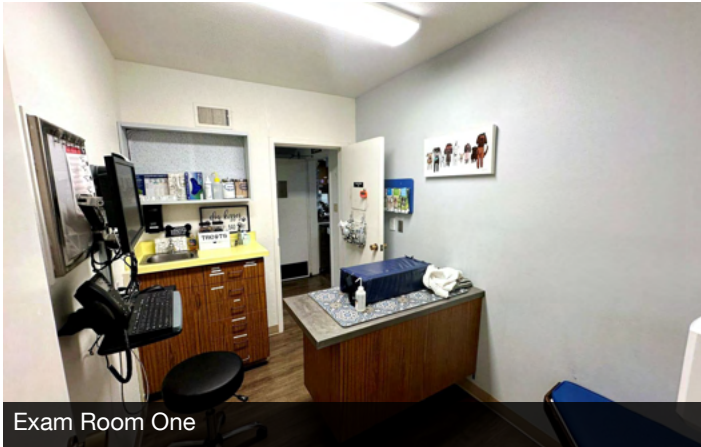


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EXAM ROOM PHOTOS

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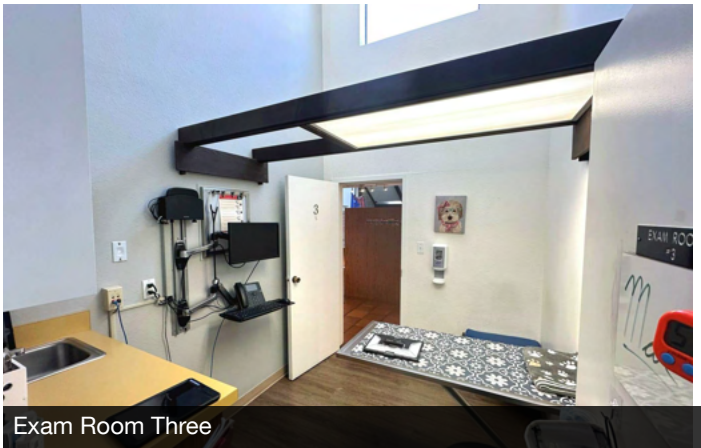
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Exam Room One



Exam Room Two



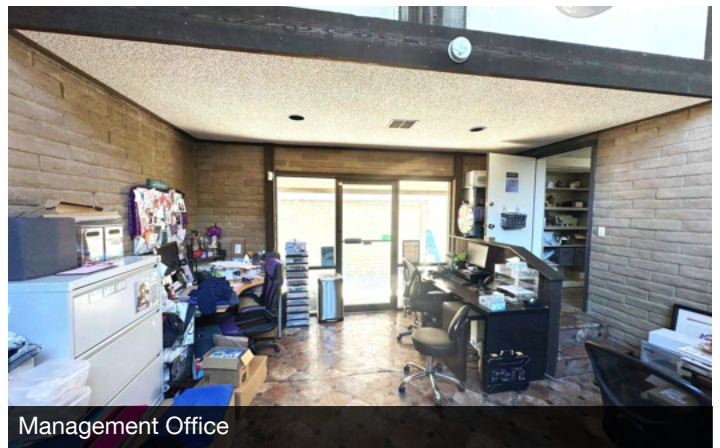
Exam Room Three



Exam Room Four



Exam Room Five



Management Office

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PHOTOS (OTHER)

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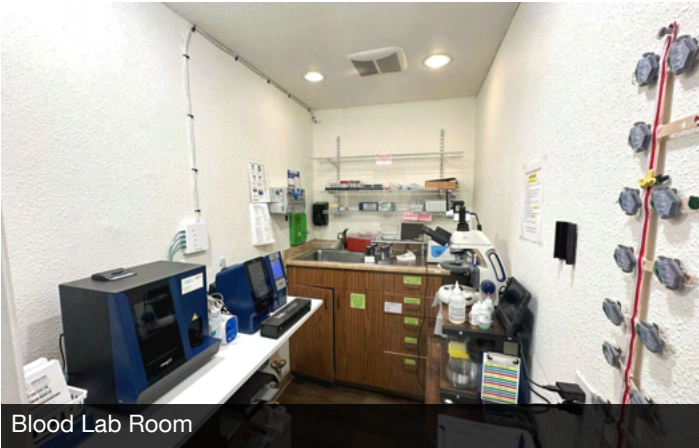
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General Office - Medicine Area



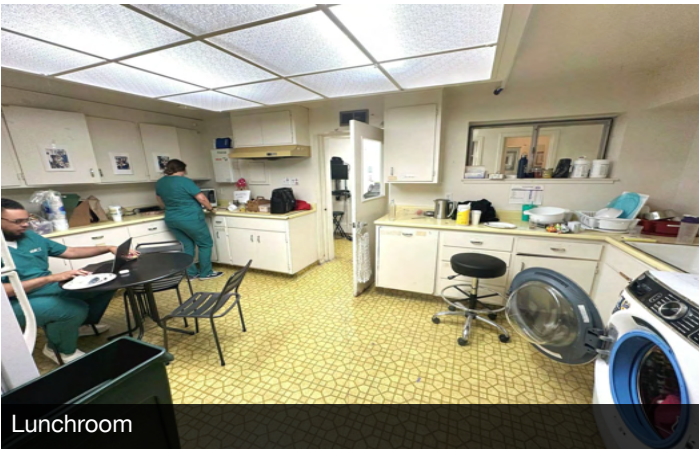
Surgery Room



Blood Lab Room



X-Ray Room



Lunchroom



Lunchroom

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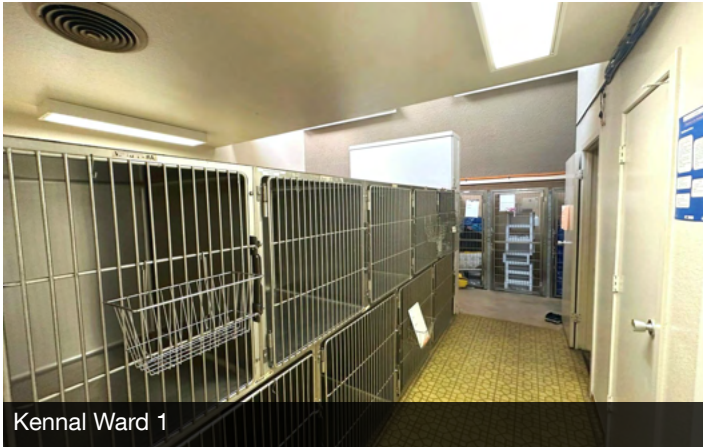


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KENNEL-GARAGE

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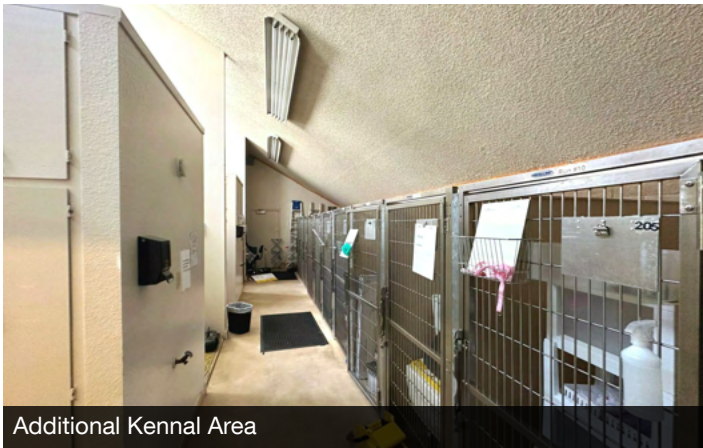
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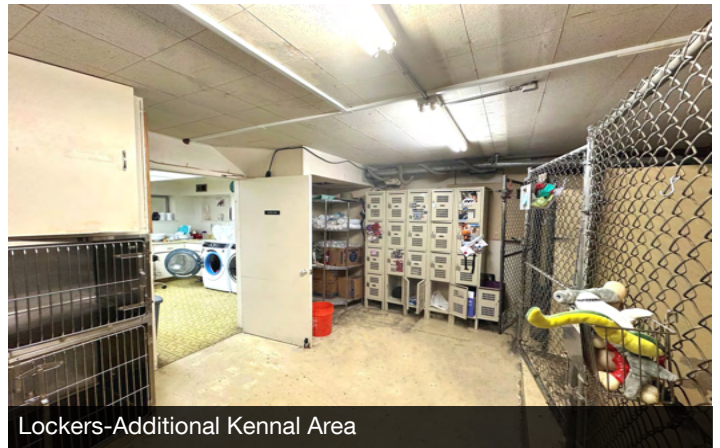
Kennel Ward 1



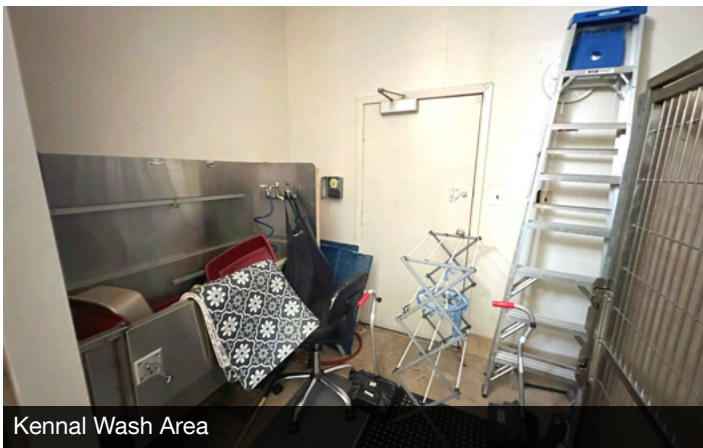
Kennel Ward 2



Additional Kennel Area



Lockers-Additional Kennel Area



Kennel Wash Area



Garage-Storage

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1-BEDROOM APT

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One-Bedroom Kitchen/Living Area



One-Bedroom Kitchen



Apartment Bedroom



Apartment Bedroom



Bathroom



Apartment Deck

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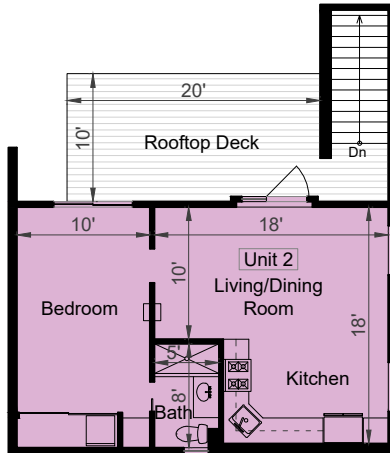
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Estimated Total Square Footage: 6,350 SQ FT
Calculated from outside face of exterior walls and center line of demising walls.

- 1st Floor (Finished Area): 5,195 SQ FT
 - Garage Space: 550 SQ FT
- 2nd Floor - 1 BR Apt: 605 SQ FT





SECOND FLOOR - 1 Bedroom Apartment
605 SQ FT

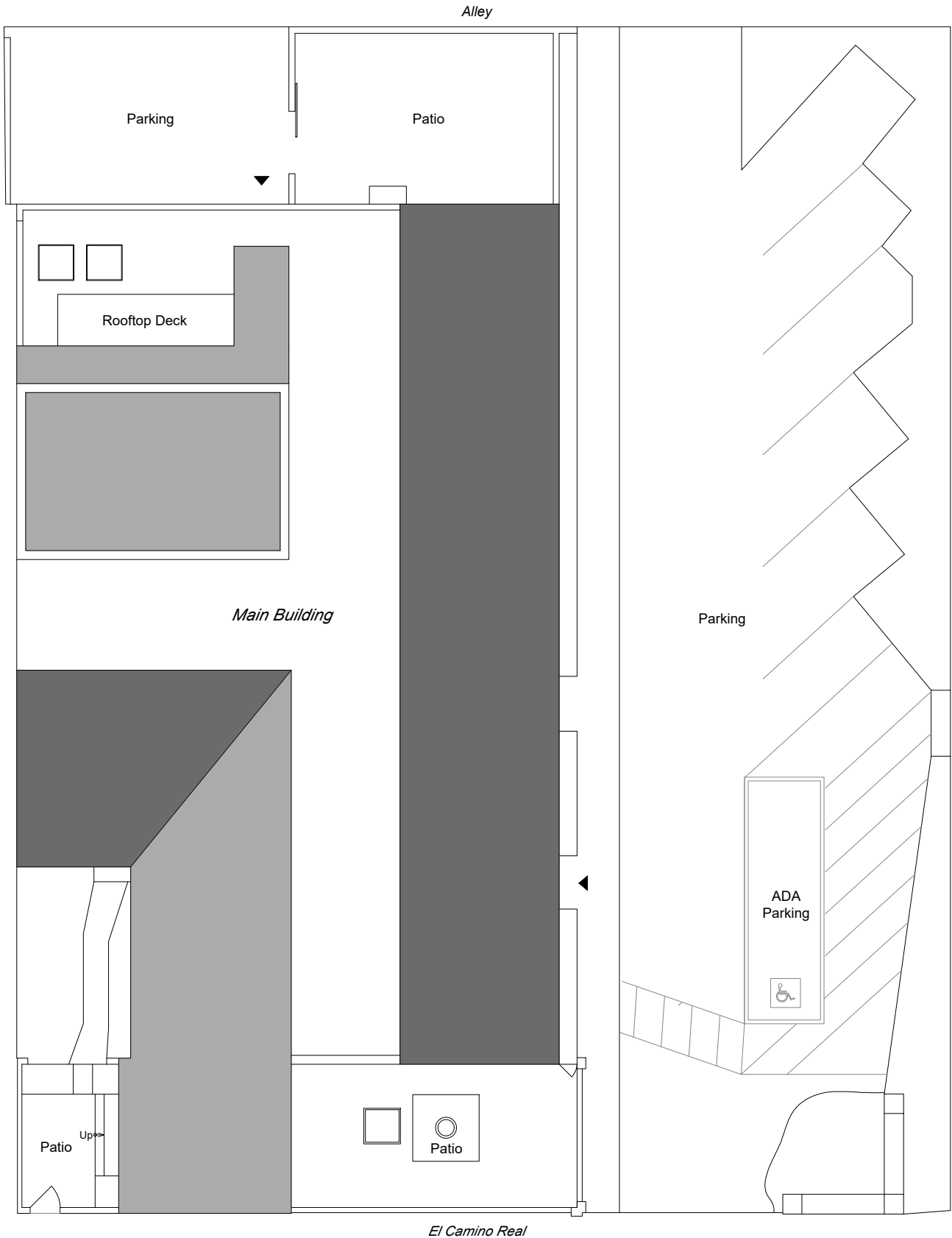


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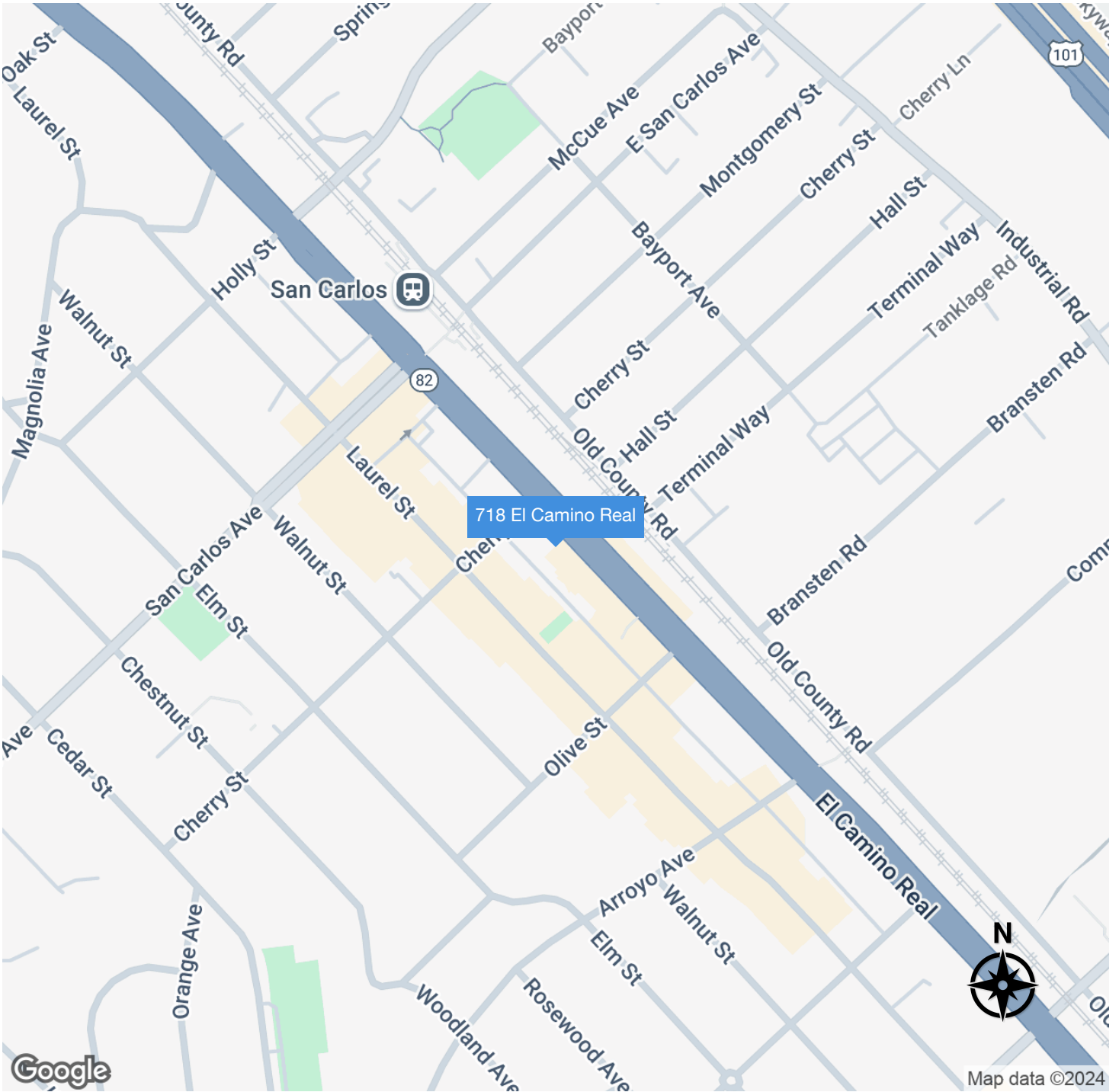


SITE PLAN

LOCAL MAP

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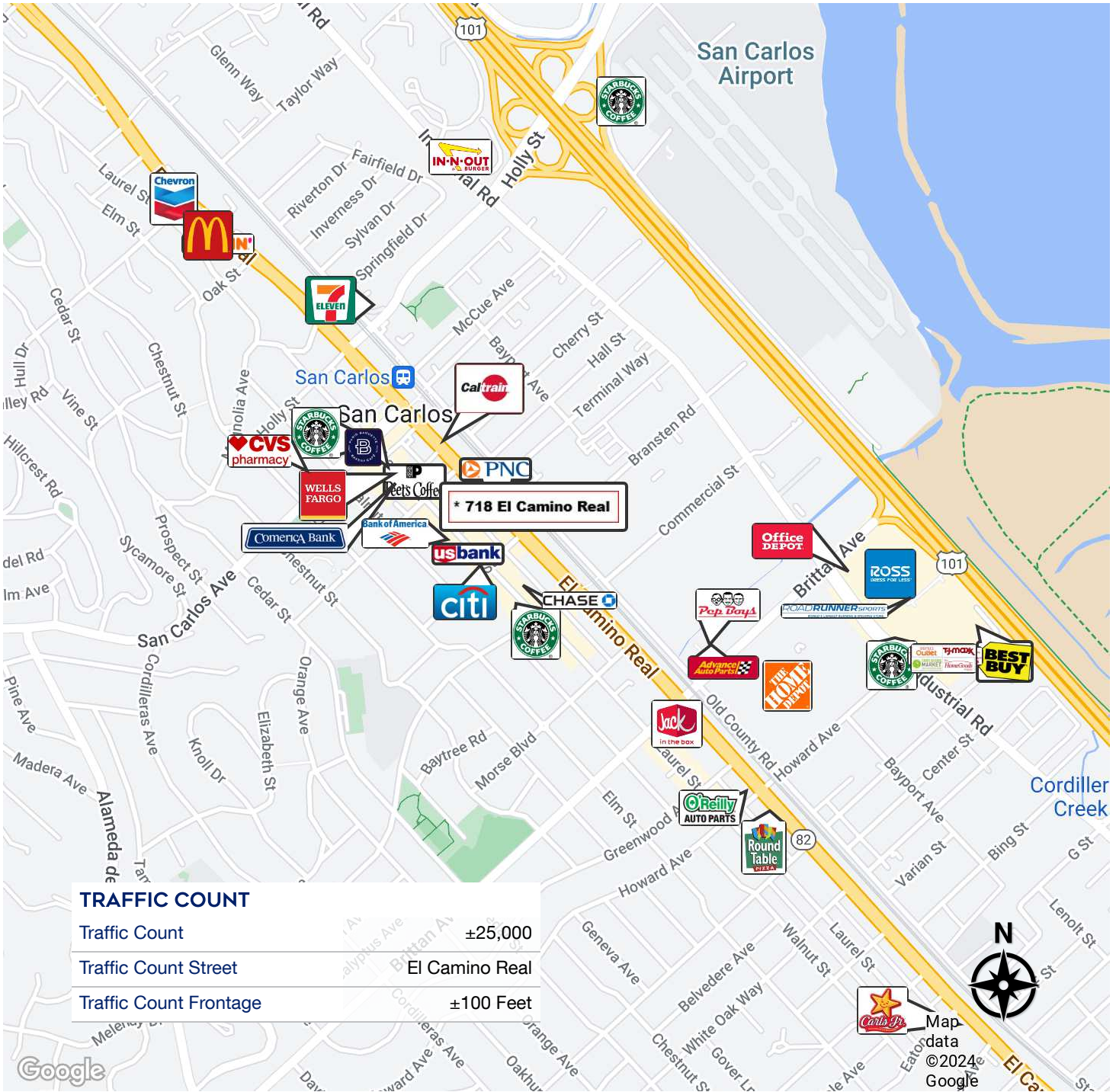


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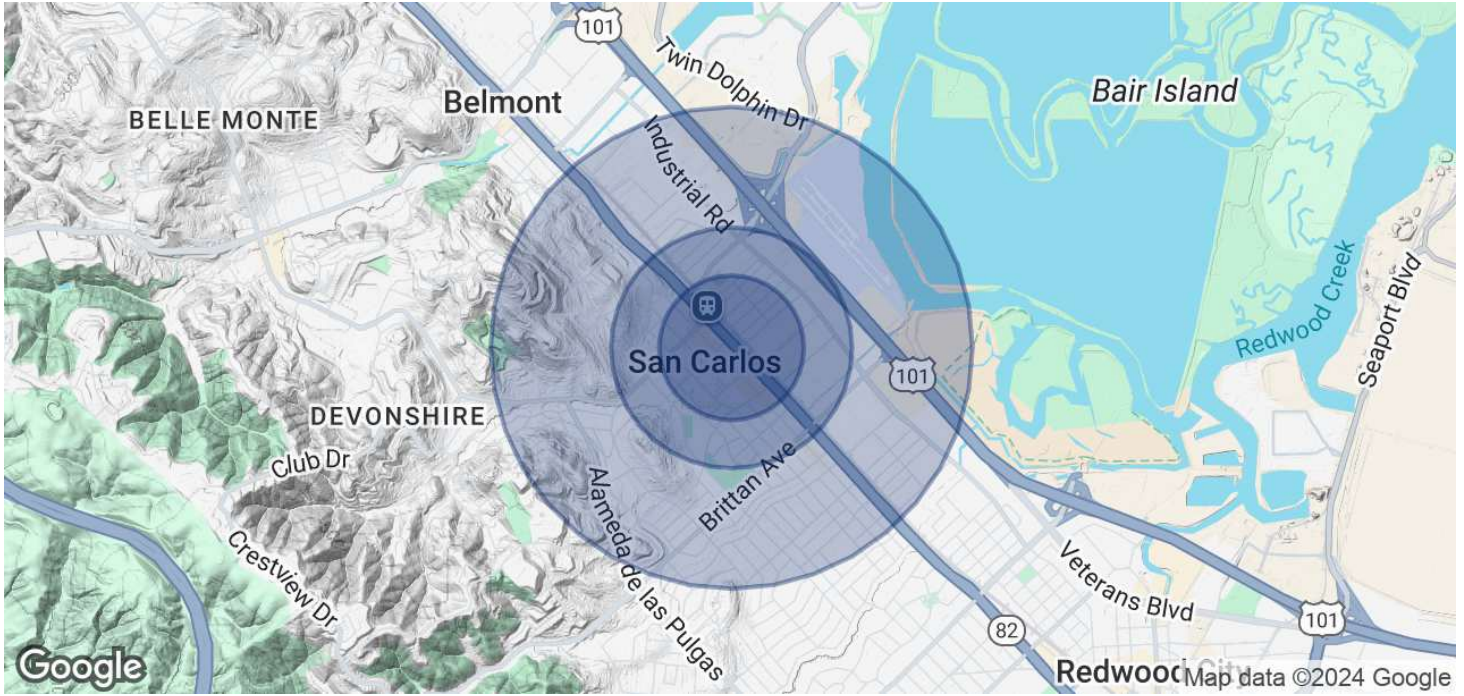


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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,349	5,976	15,828
Average Age	43	42	41
Average Age (Male)	40	40	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,137	2,721	6,270
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$211,250	\$234,414	\$272,034
Average House Value	\$1,725,873	\$1,746,467	\$1,849,813

Demographics data derived from AlphaMap

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