

December 21, 2025

# 1761 Laurel Street, San Carlos, CA

Medical Office, Gym, Preschool, Church, Housing Development

2,900-Square Foot Building, 5,000 Square Foot Lot  
Approx. 6 Garage Parking + 5 Back Parking + Easy Street Parking  
For Sale \$1,750,000

## Restaurants and Grocery:

Johnson's Saltbox = 1/2 Block  
The Toss = 1 Block  
Mints & Honey = 3 Blocks  
Stacks = 3 1/2 Blocks  
Trader Joes = 3 Blocks  
Walgreens = 3 Blocks

## Transportation:

ECR/397 Bus Lines = 1 Block  
Redwood City Caltrain = 1.2 Miles  
San Carlos Caltrain = 1.7 Miles  
Highway 101 = 1 Mile

## Exclusive Listing:

Alexander Kent  
Senior Vice President, Broker Associate  
Compass Commercial  
DRE # 01718732

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(650) 793-0541

COMPASS

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# 1761 Laurel Street, San Carlos, CA

## Development Potential

For Sale  
15,325 sf Land  
\$5.3M

(Segundo Realty  
Services Bre #01783456)

City Purchased  
High Density  
Housing Planned

For Sale  
5,000 sf Land  
\$1.75M

### Permitted:

Office – Business and Professional, Medical and Dental Office, General Personal Service, Multi-Unit Residential, Family Child Care, Day Care, Adult Day Care, Trade School, Community Assembly/Church, Instructional, Private School (CUP), Grooming/Pet Store, Veterinary (CUP), Business Services, Restaurant Bar (CUP), Hotel, Convenience/Grocery, Retail

### MU-SB-100: Mixed-Use South Boulevard

MU-N-40 west of Laurel Street to MU-SB-120 on El Camino Real. This district allows a mix of residential development of up to one hundred (100) units per net acre and retail and commercial uses. With city approval, could go 60 feet or 5 stories with existing zoning codes, new state laws could potentially go higher depending on transit assessment.

Please call the City of San Carlos Planning Department to confirm the permissibility of your use, and please contact me regardless of what they say to discuss it. <https://www.codepublishing.com/CA/SanCarlos/html/SanCarlos18/SanCarlos1805.html#18.0>

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# 1761 Laurel Street, San Carlos, CA

Existing Lease

2,900 sf  
\$9,513/mo Gross

## Existing Lease:

2,900 sf, Stable Tenant for 9 Years  
Existing Lease expires 3/31/28

Gross Revenue = \$114,156 / yr

## Expenses:

Current Property Tax = \$9,848.34 / yr

New Property Tax =  $1.1161\% \times \$1,750,000 =$   
 $\$19,531.75 + \$1,529 = \$21,060.75 / \text{yr}$

Property Insurance = \$4,000 / yr

Maintenance = \$3,600 / yr

Current Total Expenses = \$17,448.34 / yr

Proforma Total Expenses = \$28,660.75 / yr

Current NOI = \$96,707.66 / yr

Proforma NOI = \$85,495.25 / yr

Asking Price = \$1,750,000

Current Cap = 5.37%

Proforma Cap = 4.89%

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## 1761 Laurel Street, San Carlos, CA

2,900 Square Foot Office Building on 5,000 Square Foot Lot  
High Density Housing Development Potential

For Sale \$1,750,000

6 Garage Parking + 5 Back Parking + Easy Street Parking

9 Private Offices + 8 Cubes

Kitchenette + 2 Half Bathrooms



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You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified, prospective purchasers for the acquisition of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Seller.

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Seller reserves the right, for any reason, to withdrawal the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledge the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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