

# 883 EAST SAN CARLOS AVENUE

*±16,995 SF Class A  
Fully Furnished Office  
Space For Lease*

SAN CARLOS, CA

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*With this well thought out design and its convenient downtown San Carlos location, 883 East San Carlos Avenue is an excellent option for employers looking to be at the heart of it all.*

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Large fully functional kitchen with stoves, ovens, bar and all hands space

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Two (2) additional fully functional kitchens for prep and recording

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Grade level loading access

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Easy access to Hwy 101

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0.4 miles to Downtown San Carlos amenities

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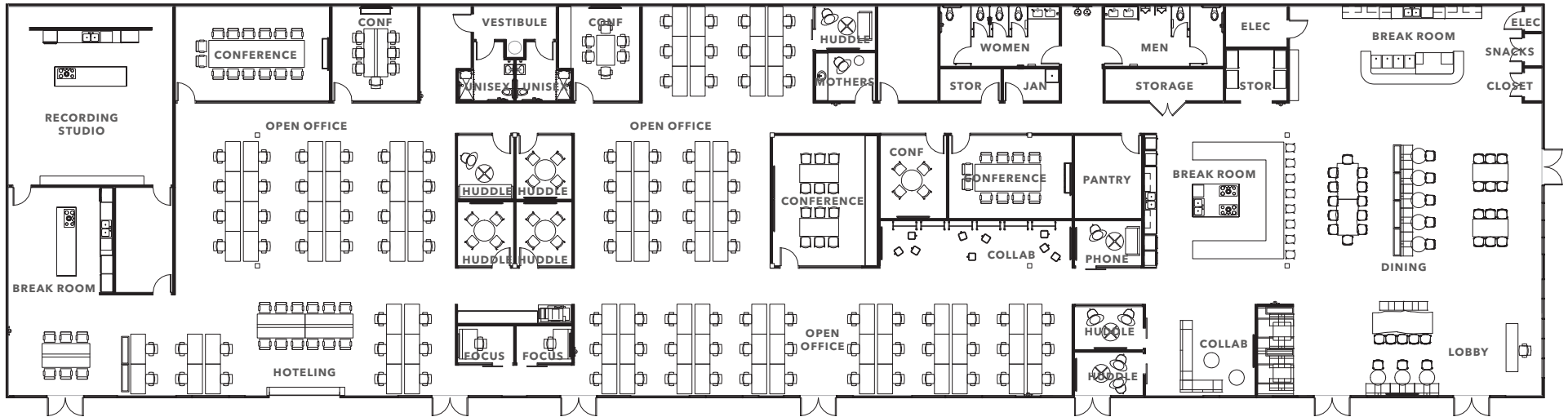
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**\$0.48**  
PSF/MO EST. OPEX

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**\$3.35 NNN**  
LEASE RATE (SF/MO)

# FLOOR PLAN



FLOOR PLAN NOT TO SCALE

## HIGHLIGHTS

Eight (8) huddle rooms/offices

Two (2) large conference rooms

Four (4) medium conference rooms

Multiple collaboration areas

Large fully functional kitchen with stoves, ovens, bar and all hands space

Two (2) additional fully functional kitchens for prep and recording

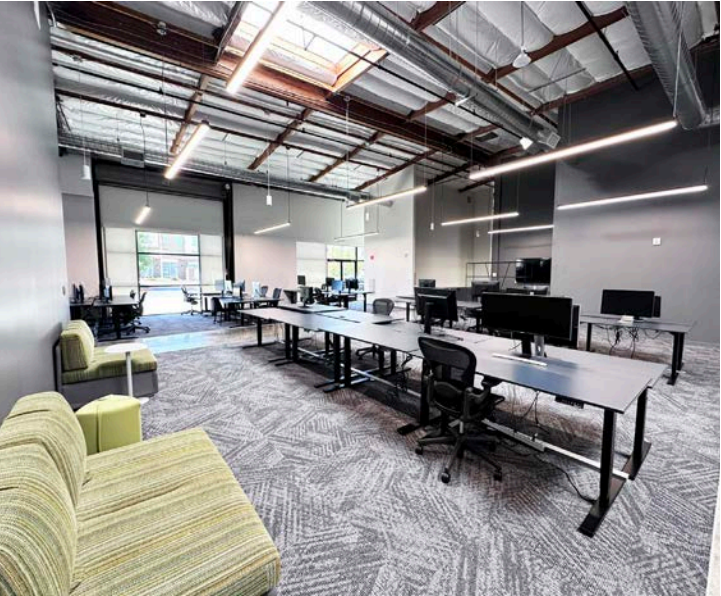
IDF room

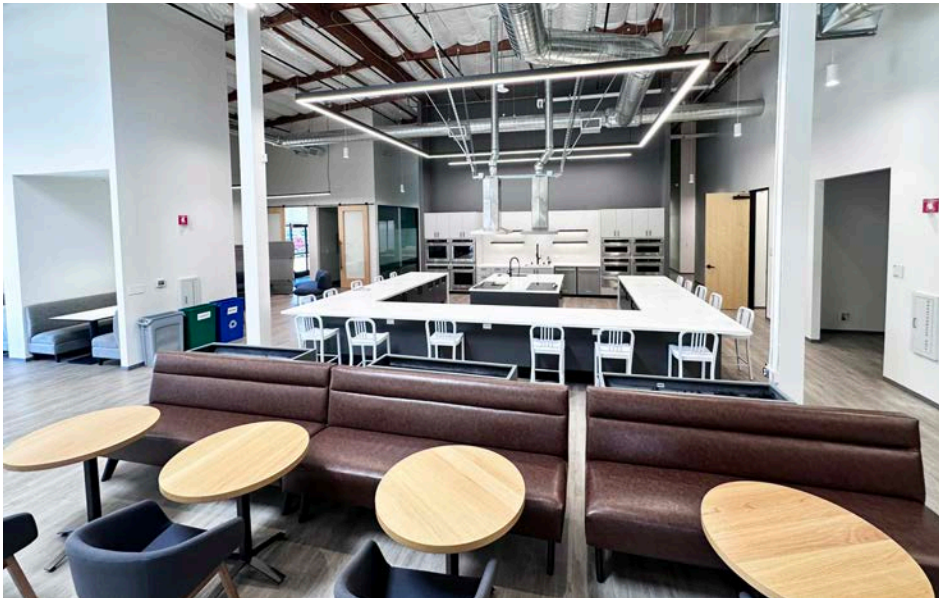
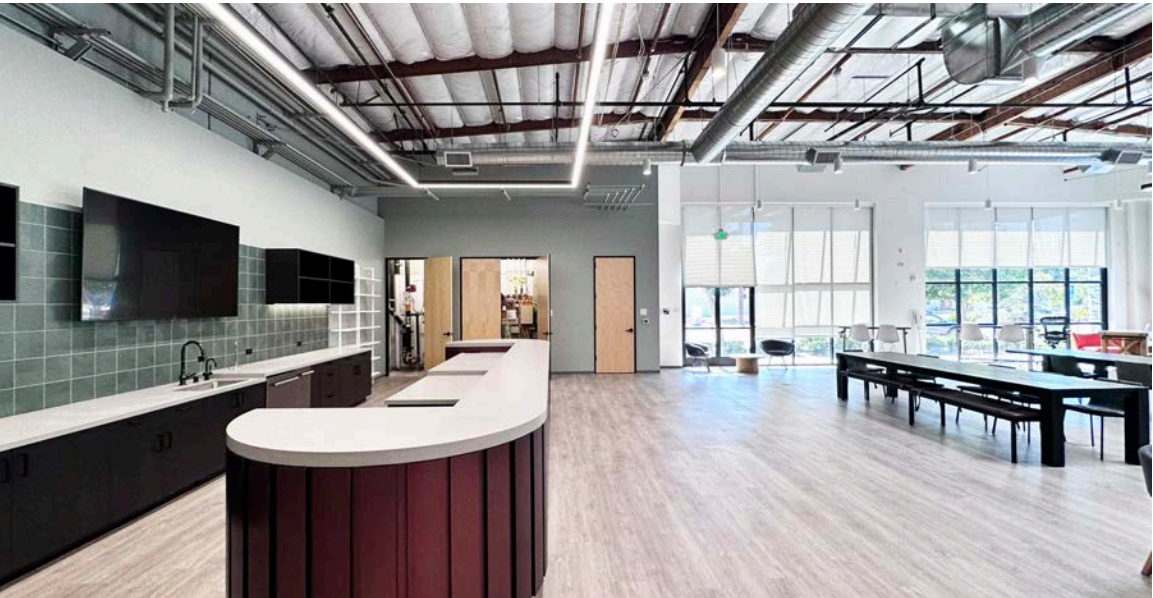
Large dining area

Multiple storage rooms

Mother's Room

±100 workstations





883 EAST SAN CARLOS AVENUE

1 MIN

DRIVE TO US 101

3 MIN

BIKE TO CALTRAIN

7 MIN

WALK TO CALTRAIN

35 MIN

CALTRAIN TO SAN FRANCISCO

40 MIN

DRIVE TO SAN FRANCISCO



SAN CARLOS AIRPORT



223,000+ VEHICLES  
Average Daily Traffic



27,100+ VEHICLES  
Average Daily Traffic

Residence INN

883 EAST SAN  
CARLOS AVENUE



**SUBJECT PROPERTY**

**NEW LIFE SCIENCE DEVELOPMENTS**


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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	10,319	136,546	275,883
2028 PROJECTED	9,870	129,586	262,430

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	4,534	52,491	103,276
2023 MEDIAN HH INCOME	\$200,960	\$205,531	\$202,457
2023 AVERAGE HH INCOME	\$272,008	\$268,419	\$268,960

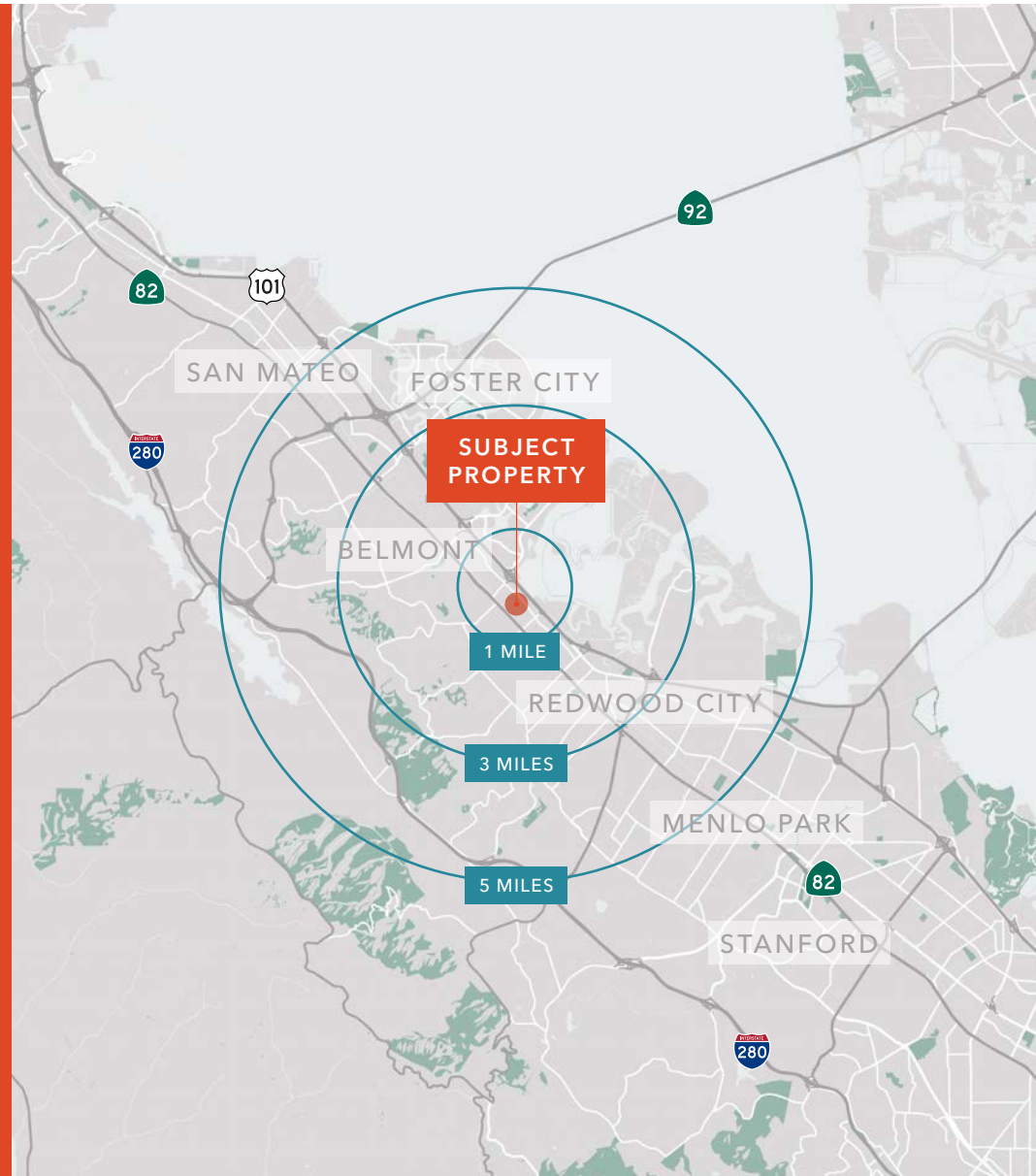
## CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
2023 TOTAL HH EXPENDITURE	\$704.9M	\$8.12B	\$16.04B
2023 TOTAL RETAIL EXPENDITURE	\$324.71M	\$3.74B	\$7.4B

## EMPLOYEES & BUSINESSES

	1 Mile	3 Miles	5 Miles
2023 TOTAL EMPLOYEES	24,323	82,857	177,597
2023 TOTAL BUSINESSES	1,975	7,531	14,409

Data Source: ©2023, Sites USA







## 883 EAST SAN CARLOS AVENUE

*For more information on  
this property, please contact*

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