

13,326 SF | RETAIL
FOR SUBLEASE

CBRE



**INDUSTRIAL RD
SAN CARLOS, CA**

CONTACT US

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PROPERTY HIGHLIGHTS

AVAILABLE FOR SUBLEASE

- 13,326 SF Retail Space
- Pylon Signage Available with Visibility from Hwy 101
- Located directly off of Hwy 101/Bayshore Freeway, with high traffic counts of 232,682 vehicles daily
- Zoning: GCI: General Commercial/Industrial



CO-TENANTS:

- BRITTAN CORNERS CO-TENANTS



FURNITURE
OUTLET



NEARBY TENANTS (SAN CARLOS MARKETPLACE AND BRITTAN STATION)



TRAFFIC COUNTS:

- Hwy 101/Bayshore Freeway - 232,682 VPD
- Industrial Rd - 14,736 VPD
- Brittan Ave 7,931 VPD
- El Camino Real - 26,607 VPD



CLOSE AERIAL



Cordilleras Creek

Cordilleras Creek



SAN CARLOS TRADE AREA RETAIL AERIAL



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES	10 MINUTES
Place of Work				
2024 Businesses	1,781	7,708	13,458	9,944
2024 Employees	16,632	79,604	158,595	116,810

POPULATION

2024 Population - Current Year Estimate	13,151	144,194	282,518	181,513
2029 Population - Five Year Projection	13,401	150,955	295,616	192,707
2020 Population - Census	12,617	139,445	270,976	173,090
2010 Population - Census	10,750	128,597	247,942	159,474
2020-2024 Annual Population Growth Rate	0.98%	0.79%	0.99%	1.12%
2024-2029 Annual Population Growth Rate	0.38%	0.92%	0.91%	1.20%

EDUCATION

Some College - No Degree	1,294	12,017	23,046	16,063
Associate`s Degree	674	6,072	11,476	7,358
Bachelor`s Degree	3,196	31,937	65,671	36,816
Graduate or Professional Degree	3,160	32,004	65,216	35,527

HOUSEHOLDS

2024 Households - Current Year Estimate	5,371	51,910	102,189	62,705
2029 Households - Five Year Projection	5,392	53,118	104,716	65,196
2020 Households - Census	5,247	51,303	100,069	61,003
2010 Households - Census	4,560	48,168	94,011	56,149
2020-2024 Compound Annual Household Growth Rate	0.55%	0.28%	0.49%	0.65%
2024-2029 Annual Household Growth Rate	0.08%	0.46%	0.49%	0.78%
2024 Average Household Size	2.44	2.72	2.71	2.85

HOUSEHOLD INCOME

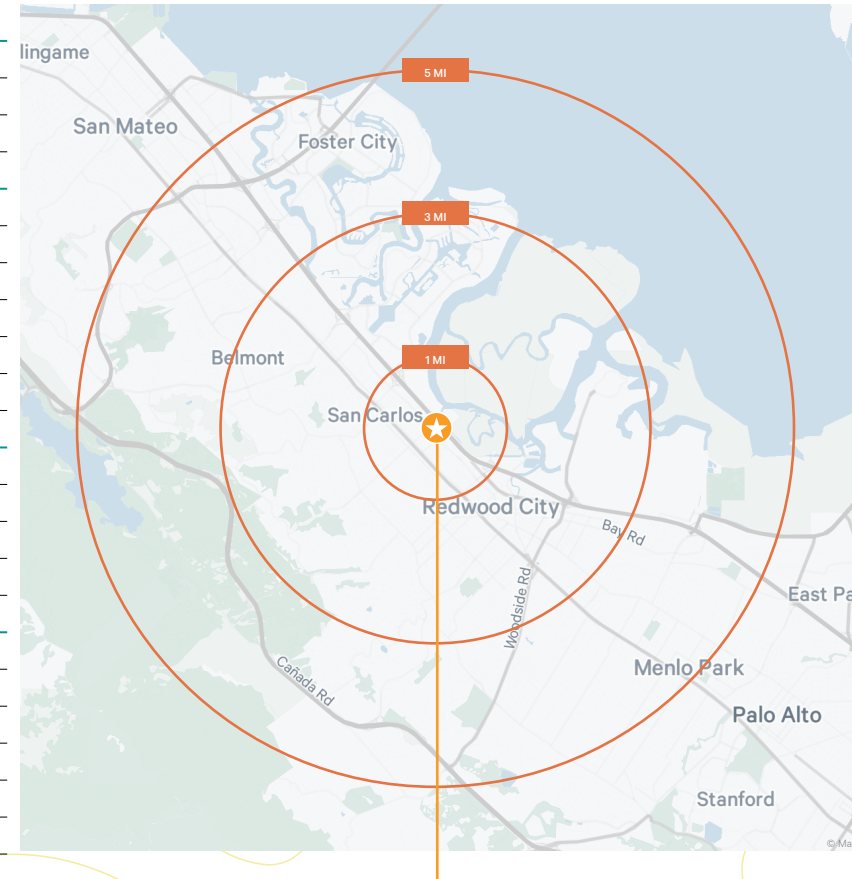
2024 Average Household Income	\$237,060	\$225,874	\$230,958	\$208,805
2029 Average Household Income	\$265,445	\$251,788	\$257,657	\$233,795
2024 Median Household Income	\$177,473	\$165,017	\$171,558	\$150,716
2029 Median Household Income	\$200,001	\$187,428	\$194,955	\$170,533
2024 Per Capita Income	\$97,497	\$81,342	\$83,675	\$72,123
2029 Per Capita Income	\$107,555	\$88,635	\$91,400	\$79,073

HOUSING VALUE

2024 Owner Occupied Housing Units	2,638	27,568	56,100	30,669
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DAYTIME POPULATION

2024 Daytime Population	23,398	164,113	317,934	230,841
Daytime Workers	18,151	98,609	187,141	148,736
Daytime Residents	5,247	65,504	130,793	82,105



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 **West Marine**



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