

NEW DOWNTOWN COMMERCIAL | 552-560 EL CAMINO REAL SAN CARLOS, CA 94070

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	+/-1,320 - 1,436 SF
Lease Rate:	\$3.75 SF/month (NNN)
Lot Size:	0.43 Acres
Building Size:	+/-31,381
Zoning:	MU-D
Traffic Count:	+/-31,500

PROPERTY OVERVIEW

Two new construction commercial condos available for lease in May 2024. Versatile zoning allows for medical, office or retail uses. High visibility location one block off of Laurel Street in downtown San Carlos.

PROPERTY HIGHLIGHTS

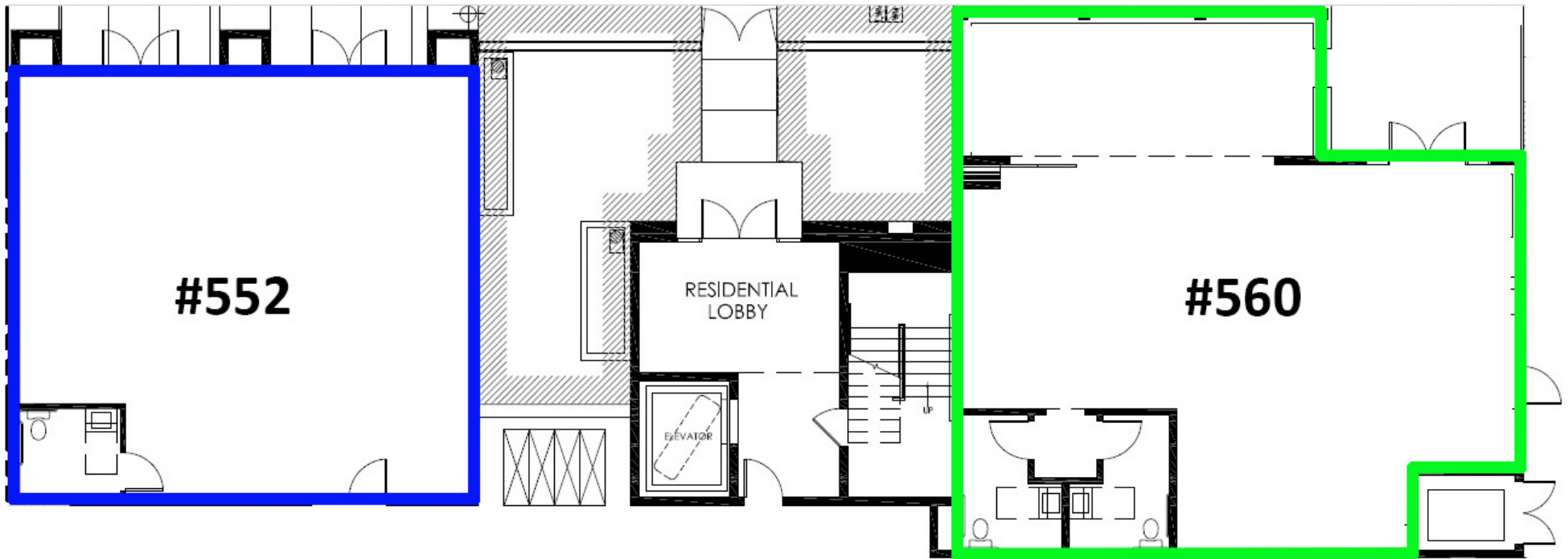
- Prime Downtown Location
- Spaces Delivered in Warm Shell Condition
- Ready for Custom Improvements
- Versatile Zoning Allows Multiple Uses
- Walking Distance to Caltrain, Restaurants and Shops
- Booming Area with Significant Developments Near Completion
- Diverse Employment Base of High Paying Jobs

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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
552 El Camino Real	1,320 SF	NNN	\$3.75 SF/month
560 El Camino Real	1,436 SF	NNN	\$3.75 SF/month

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SAN CARLOS AND SURROUNDING AREA



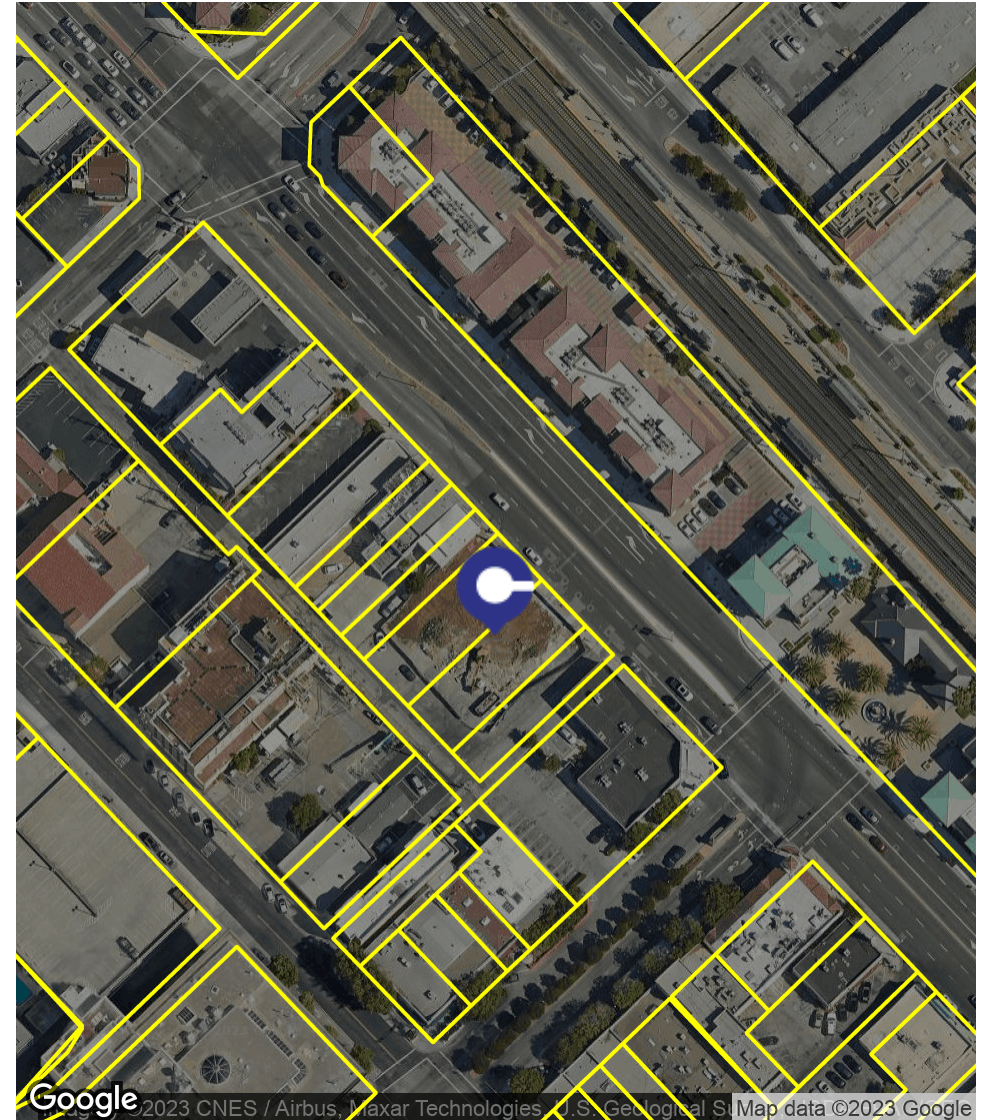
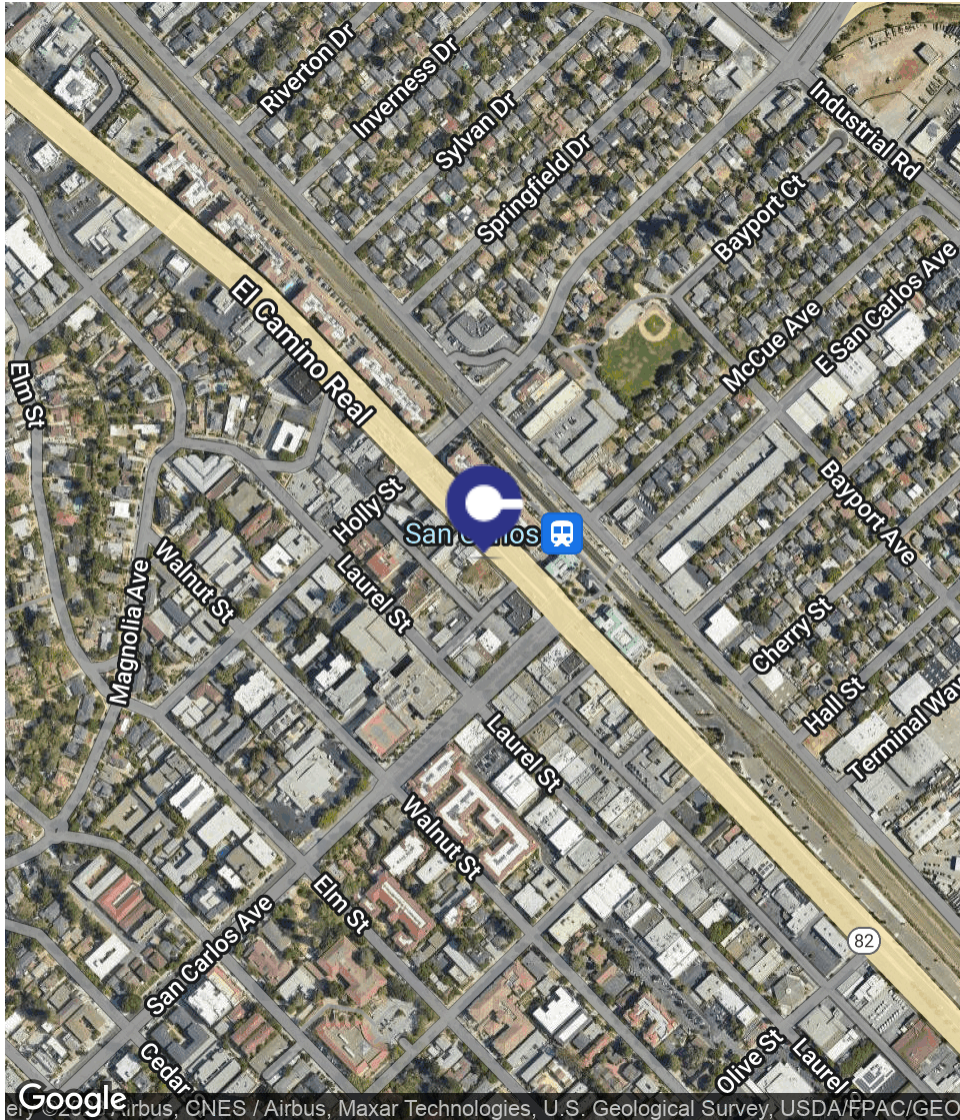
LARGE EMPLOYMENT BASE OF HIGH PAYING JOBS

Located near major employment centers within a ten minute drive from approximate 24,000,000 sf of office space occupied by high paying companies in the fields of technology, finance, law, life/bio sciences and health care. Here is a partial list of some of the major employers in the area: Oracle, Visa, Electronic Arts, Sutter/Palo Alto Medical Foundation, Novartis, PG&E Zuora, Evernote, Check Point, MarkLogic, Nikon, Zuora, Acxiom, Natera, Shutterfly, Nintendo, Bristol Myers Squibb, Box, Fisher Investments, Snowflake Computing, Indeed, Rakutan, Guidewire, WorkDay, Chan Zuckerberg Initiative, SurveyMonkey, Apptus, Gilead Sciences, Robolox, Franklin Templeton, Tano Capital, Coupa, Qualys, IBM, Marketo, Gunderson Dettmar, Fish & Richardson, Seiler LLP, Goodwin & Procter.

The city of San Carlos describes itself as, "ideally situated between San Francisco and San Jose, San Carlos is easily accessed by highways, railways and airways. The ultimate in geography and livability, it strikes a rare balance between small-town charm and big-city access. Here, a quaint village feeling goes hand in hand with the latest global advances. It's the best of both worlds, in an extremely convenient and pleasant location."

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AERIAL MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,721	54,841	123,979
Average Age	39.8	40.5	40.0
Average Age (Male)	39.0	39.9	39.7
Average Age (Female)	40.6	41.2	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,680	22,075	48,714
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$116,137	\$128,637	\$128,011
Average House Value	\$939,362	\$912,855	\$905,447

* Demographic data derived from 2020 ACS - US Census

