

FOR LEASE

San Carlos WAREHOUSE SPACE

151 Old County Road & 642 Quarry Road - San Carlos, CA



CONTACT

DAVID CUTLER

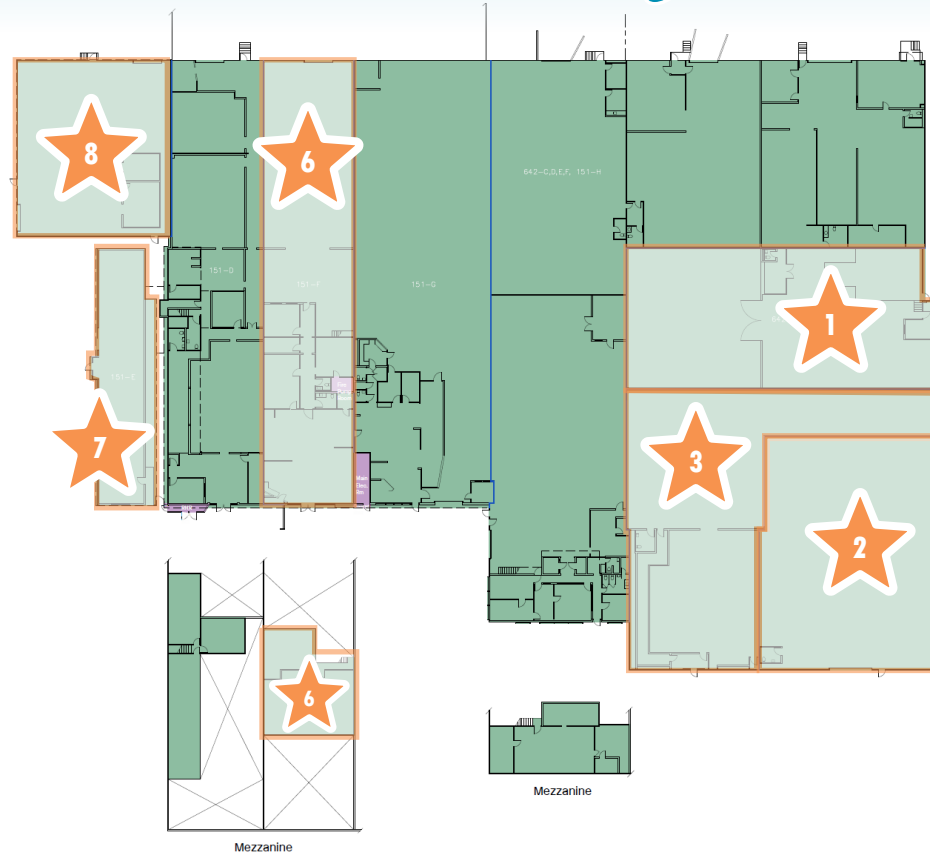
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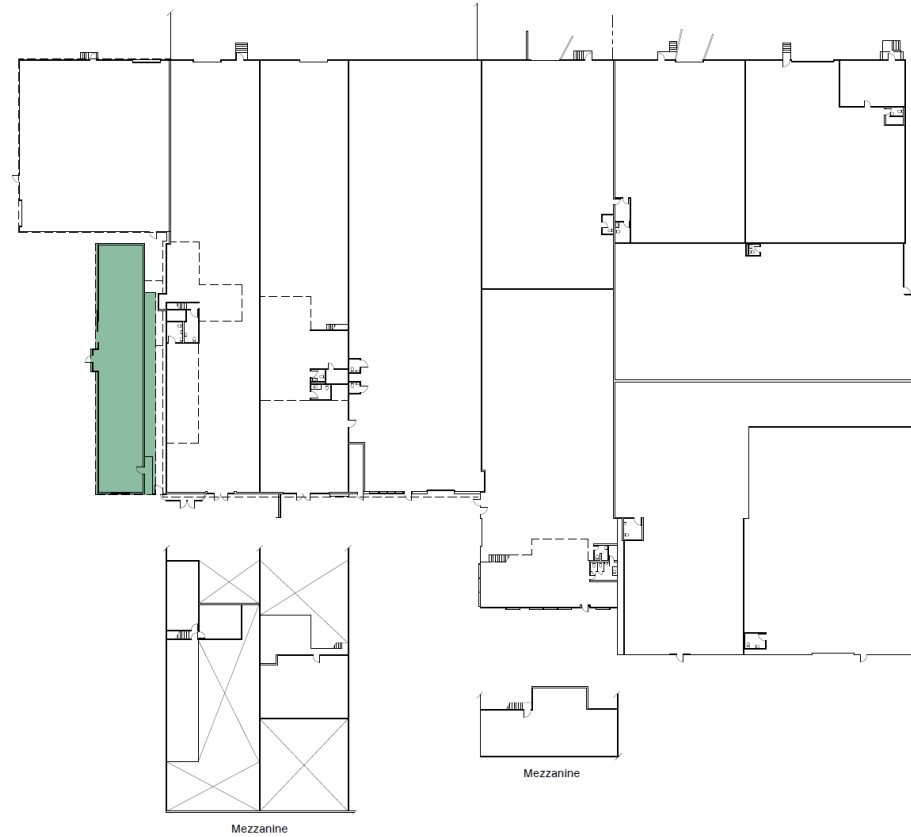
PROPERTY *Summary*



AVAILABLE SPACES

Map #	Suite #	Tenant	Suite Usable	Load Factor	RSF
Floor 1B					
7	151-E	Vacant	2,814.69	1.0036	2,824.80
6	151-F	Vacant	8,957.33	1.0036	8,989.48
8	151-RET	Vacant	5,065.02	1.0036	5,083.20
3	642-A	Vacant	8,475.25	1.0036	8,505.66
1	642-B	Vacant	8,055.74	1.0036	8,084.65
2	642-G	Vacant	7,805.46	1.0036	7,833.47

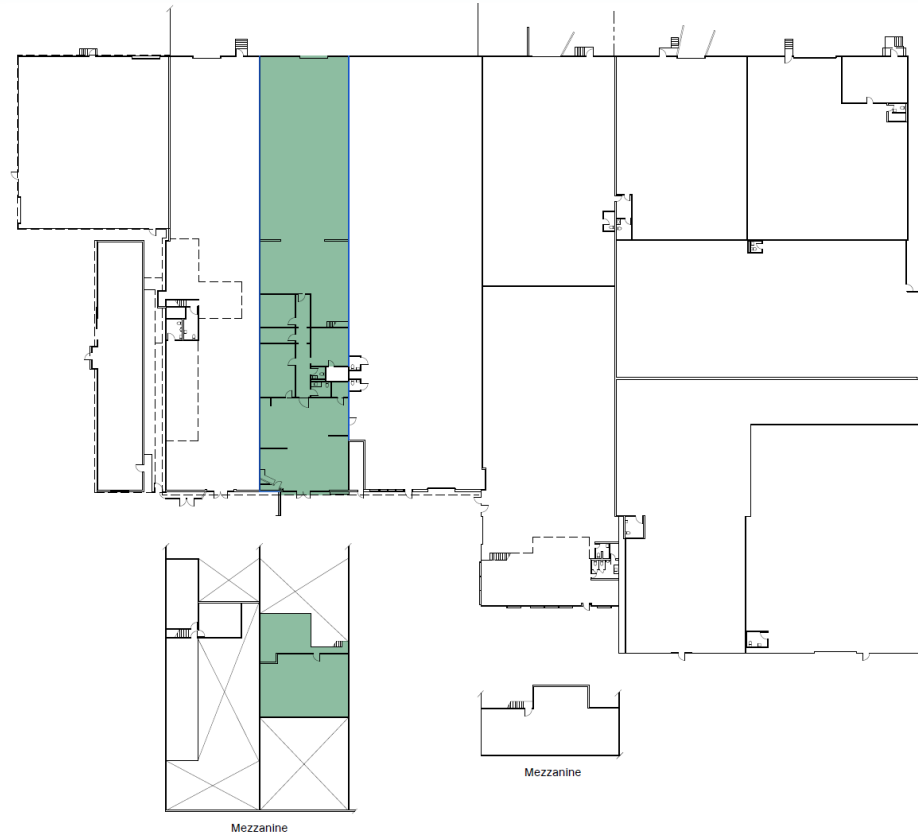
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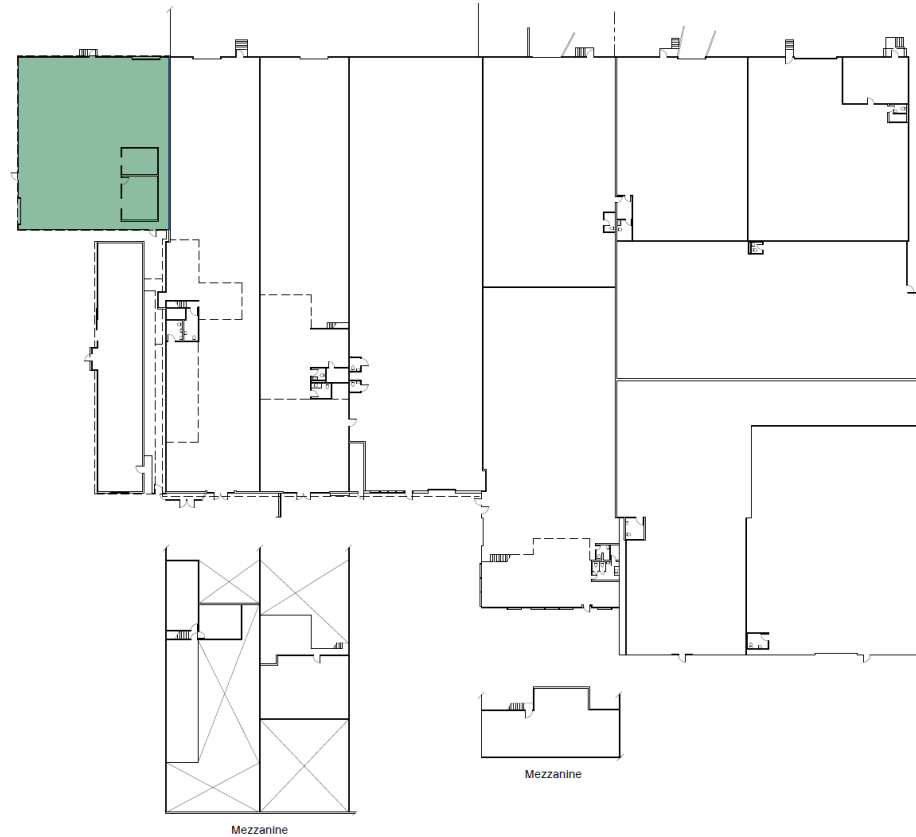
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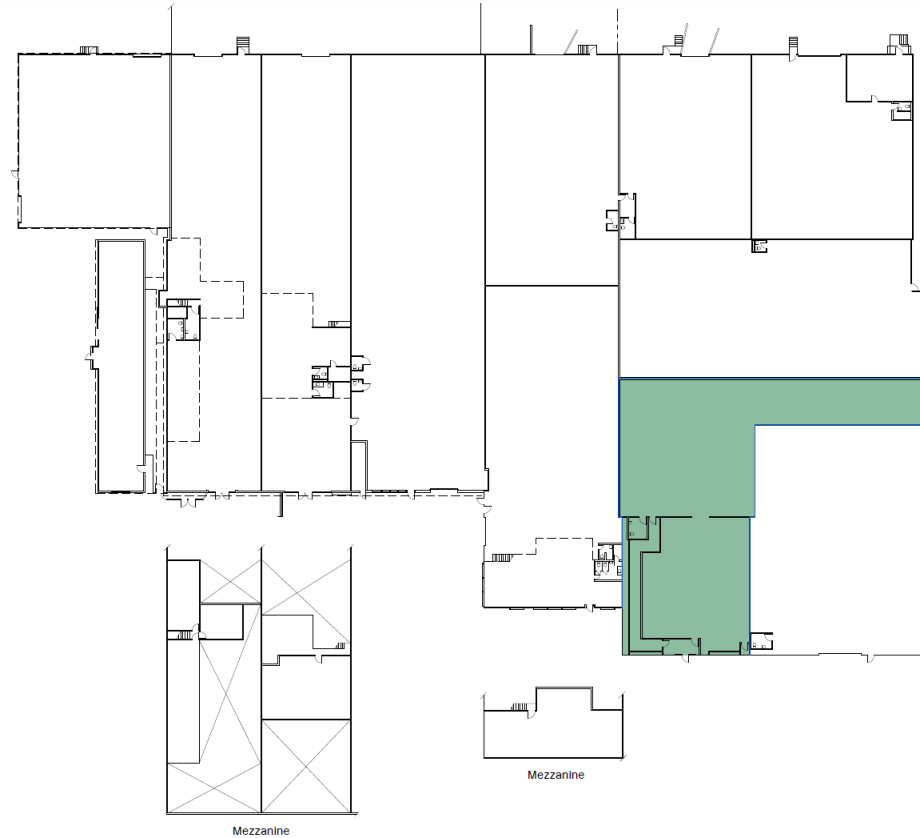
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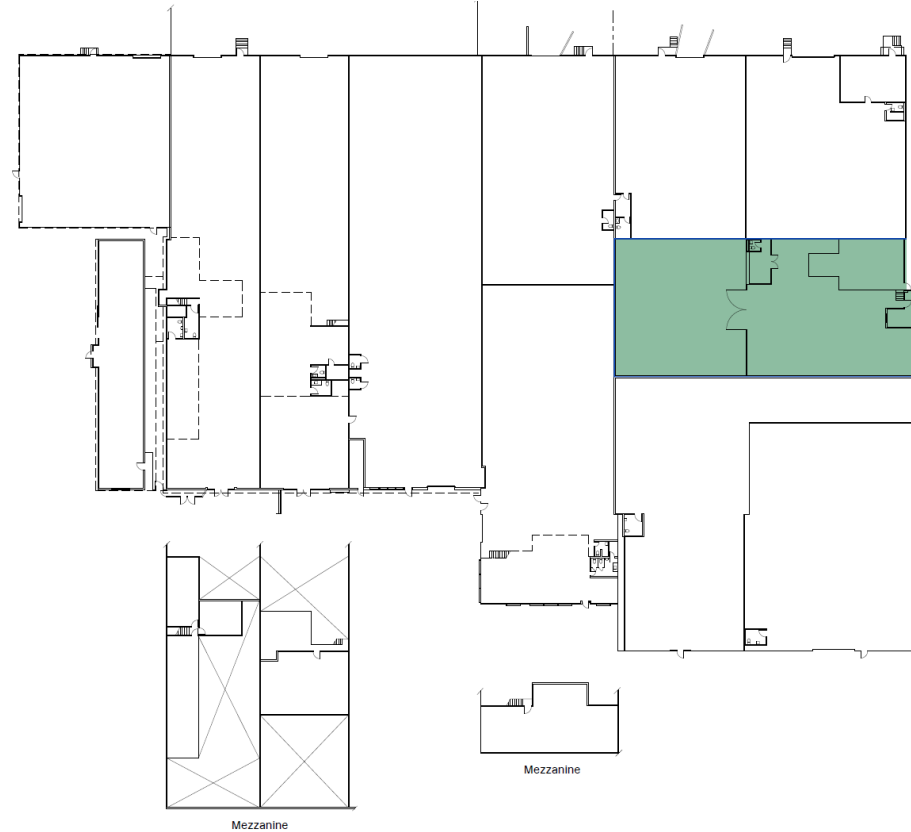
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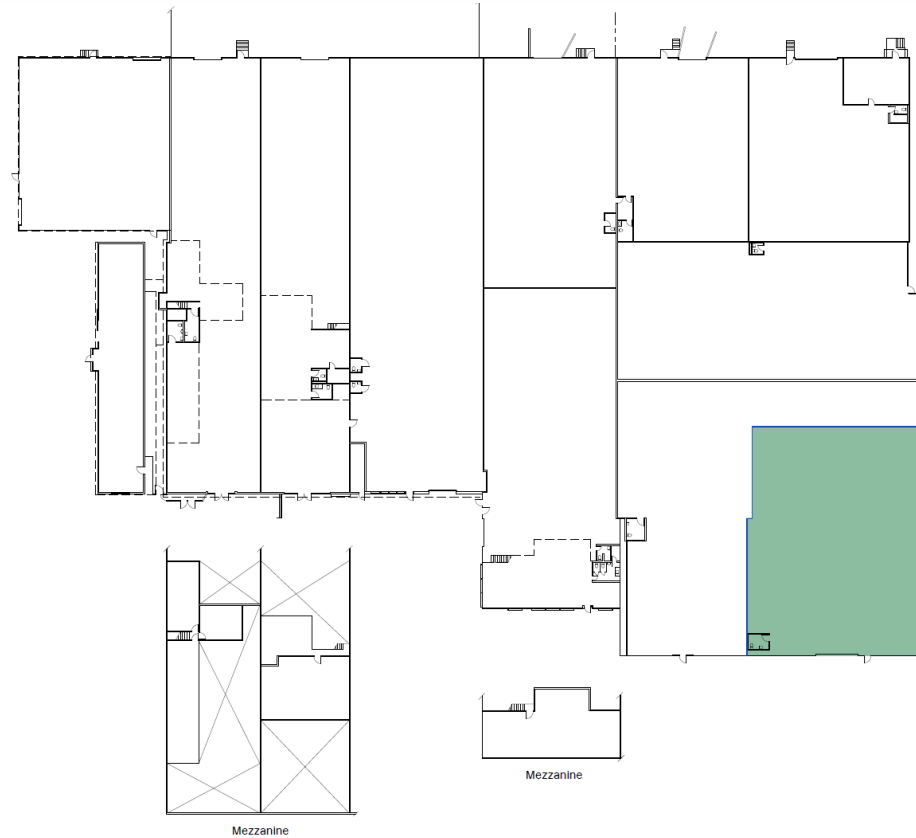
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PROPERTY *Summary*

EXCELLENT ACCESS TO AMENITIES

The subject site is located along El Camino Real, a commercial thoroughfare with a reported average daily traffic count of 28,300 vehicles per day in the area. The San Carlos CalTrain station is within walking distance, less than one mile north of the site. The parcels are located near two shopping centers and the area is dense with grocery and drug stores, hardware and automotive part stores, restaurants, and personal services. Major retailers in the area include REI, Best Buy, Office Depot, TJ Maxx & Homegoods, Home Depot, Walgreens and Trader Joe's.

EXCELLENT DEMOGRAPHIC PROFILE

The site is located in the city of San Carlos, an extremely affluent suburb of California. San Carlos had an estimated median household income of \$159,724 in 2022, more than double the national median household income of \$70,784. A reported 39% of the population earns a household income of \$200,000 or more in 2022. The site is located in a dense node with a daytime population of 312,229 within a 5-mile radius. The city's population has grown 8.5% in the last 20 years and is projected to grow another 2.5% in the next five years.



San Francisco

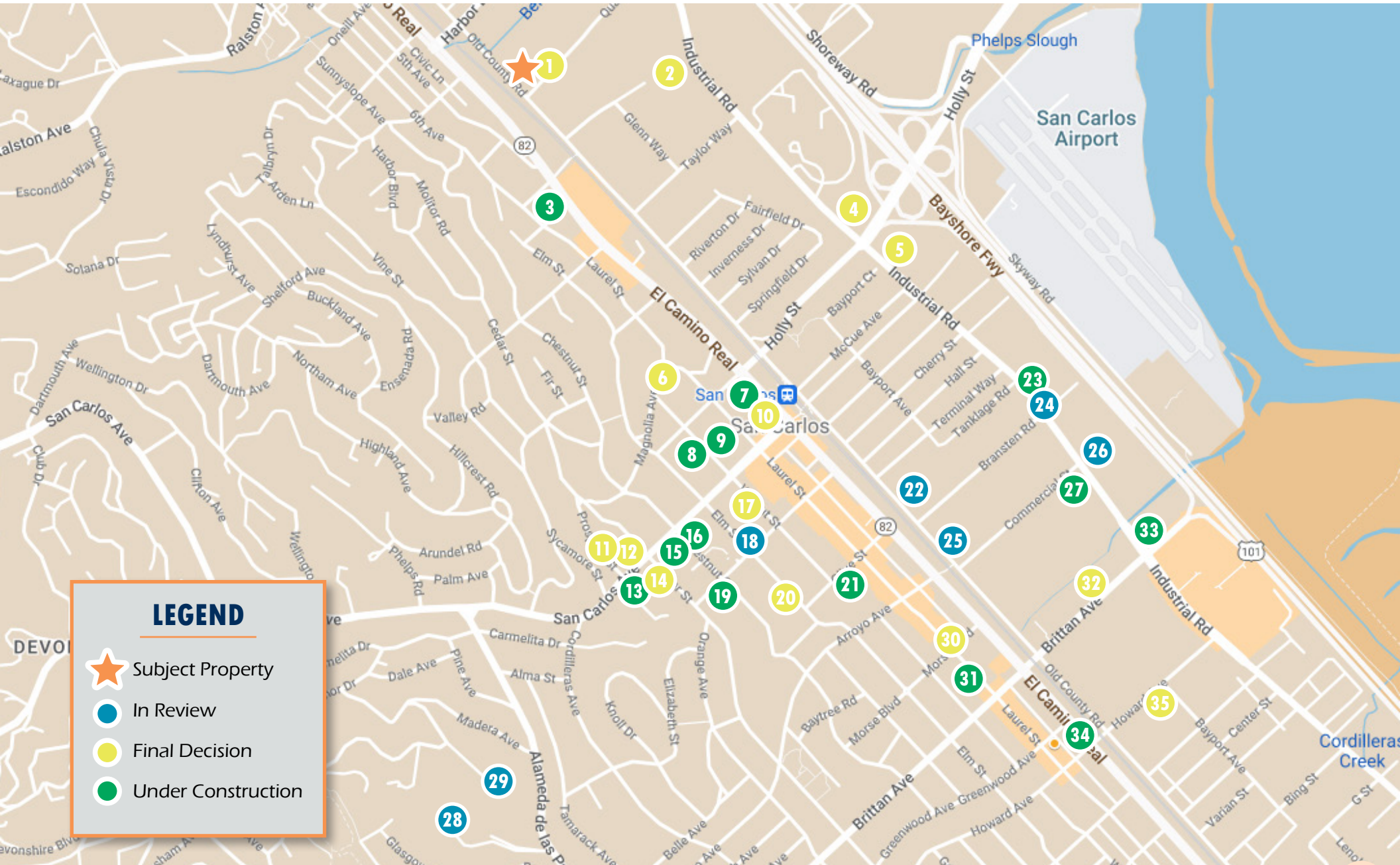
Alameda Oakland

Alameda

San Mateo-Hayward Bridge



SAN CARLOS *Development*



SAN CARLOS *Development*

1 642 Quarry Road

Use: Office | R&D
 Lot Size: 205,036 SF
 Office | R&D: 409,810 SF

2 495 Bragato Road

Use: Auto Dealership
 Lot Size: 2.14-Acres
 Dealership: 23,600 SF

3 405 Industrial Road

Use: R&D
 Lot Size: 105,050 SF
 Commercial: 304,070 SF

4 405 Industrial Road

Use: Life Science R&D
 Lot Size: 105,050 SF
 R&D: 304,070 SF

5 501 Industrial Road

Use: Hotel
 Lot Size: 91,065 SF
 Project Size: 155 Rooms

6 1257 Magnolia Avenue

Use: Multifamily
 Lot Size: 9,381 SF
 Project Size: 9 Units

7 520 El Camino Real

Use: Mixed-Use
 Lot Size: 8,390 SF
 Commercial: 1,730 SF
 Multifamily: 9 Units

8 530 Walnut Street

Use: Multifamily
 Lot Size: 8,520 SF
 Multifamily: 9 Units

9 545 Walnut Street

Use: Mixed-Use
 Lot Size: 7,533 SF
 Commercial: 975 SF
 Multifamily: 9 Units

10 560 El Camino Real

Use: Mixed-Use
 Lot Size: 18,850 SF
 Commercial: 2,756 SF
 Multifamily: 24 Units

11 549 Prospect Street

Use: Townhomes
 Lot Size: 6,493 SF
 Townhomes: 4 Units

12 575 Prospect Street

Use: Townhomes
 Lot Size: 5,460 SF
 Townhomes: 3 Units

13 1667 San Carlos Avenue

Use: Mixed-Use
 Lot Size: 7,707 SF
 Commercial: 675 SF
 Multifamily: 6 Units

14 616 Cedar Street

Use: Condos
 Lot Size: 7,743 SF
 Condos: 4 Units

15 1525 San Carlos Avenue

Use: Mixed-Use
 Lot Size: 13,000 SF
 Commercial: 740 SF
 Multifamily: 18 Units

16 1501 San Carlos Avenue

Use: Mixed-Use
 Lot Size: 7,150 SF
 Commercial: 625 SF
 Multifamily: 6 Units

17 626 Walnut Street

Use: Mixed-Use
 Lot Size: 10,968 SF
 Commercial: 1,450 SF
 Multifamily: 35 Units

18 1360 Cherry Street

Use: Mixed-Use
 Lot Size: 7,697 SF
 Commercial: 937 SF
 Multifamily: 6 Units

19 1501 Cherry Street

Use: Multifamily
 Lot Size: 22,250 SF
 Multifamily: 34 Units

20 782 Elm Street

Use: Townhomes
 Lot Size: 7,000 SF
 Townhomes: 4 Units

SAN CARLOS *Development*

21 817 Walnut Street

Use:	Multifamily
Lot Size:	10,544 SF
Multifamily:	24 Units

22 789 Old County Road

Use:	Life Science R&D
Lot Size:	148,134 SF
R&D:	466,198 SF

23 777 Industrial Road

Use:	Life Science R&D
Lot Size:	122,465 SF
R&D:	122,462 SF

24 888 Bransten Road

Use:	Office R&D
Lot Size:	105,416 SF
Office R&D:	105,416 SF

25 841 Old County Road

Use:	Life Science R&D
Lot Size:	148,633 SF
R&D:	325,448 SF

26 Industrial/Commercial

Use:	R&D Campus
Lot Size:	25.34-Acres
R&D:	Unlisted

27 887 Industrial Road

Use:	Office
Lot Size:	7.9-Acres
Commercial:	528,520 SF

28 808 Alameda delas Pulgas

Use:	Townhomes
Lot Size:	11.4-Acres
Townhomes:	87 Units

29 155 Vista Del Grande

Use:	SFR & Duplex
Lot Size:	12.2-Acres
SFR:	73 SFR
Duplex:	16 Units

30 993 Laurel Street

Use:	Mixed-Use
Lot Size:	9,000 SF
Mixed-Use:	21,450 SF

31 1040-1052 Laurel Street

Use:	Condos
Lot Size:	12,000 SF
Condos:	6 Units

32 1030 Brittan Avenue

Use:	Office R&D
Lot Size:	42,785 SF
Office R&D:	96,175 SF

33 1091 Industrial Road

Use:	Commercial
Lot Size:	69,602 SF
Commercial:	139,200 SF

34 1240 El Camino Real

Use:	Mixed-Use
Lot Size:	6,683 SF
Commercial:	1,450 SF
Multifamily:	8 Units

35 1021 Howard Avenue

Use:	R&D
Lot Size:	2.19-Acres
Project Size:	190,869 SF

LOCATION *Overview*



CITY OF SAN CARLOS

San Carlos is a city in San Mateo County, California on the San Francisco Peninsula, about ideally located about halfway between San Francisco and San Jose. The city can easily be located by highways, railways, and airways. Public transit includes the SamTrans bus system and a CalTrain station. San Carlos also has an airport located within the city. San Carlos is an emerging biotechnology center, with more than 3.3 million square feet of life sciences and R&D space currently under construction or in the planning stages. The San Francisco Peninsula continues to be a highly sought-after location due to its proximity to Silicon Valley and San Francisco, abundant cultural and recreational opportunities, and attractive residential neighborhoods.

Known as “The City of Good Living”, San Carlos offers an ideal climate in a robust region with a community-oriented mindset. The community incorporates all the benefits that come with the greater Bay Area while still maintaining a small-town feel. They pride themselves on their diversity and welcoming nature to both visitors and new community members. Visitors to the city can visit The Hiller Aviation Museum, which specializes in helicopter and aviation history. They offer interactive exhibits and more than 40 aircrafts to explore. Hiking is one of the most popular recreational activities, as the city is adorned with many great hiking trails. The nightlife is also exciting thanks to the various eateries, bars, theaters and nightclubs.

The property has excellent access from US Highway 101, situated between the Holly Street and Whipple Avenue exits. The San Carlos CalTrain station is within walking distance, less than one mile north of the site, and The San Carlos Airport is about two miles south of the site.

LOCATION Overview

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	19,301	138,938	268,426
2022 Estimate	18,765	135,984	261,935
Growth 2022 - 2027	2.86%	2.17%	2.48%
2000 Census	17,137	125,892	241,354
2010 Census	17,689	129,526	248,023
Growth 2000 - 2010	3.22%	2.89%	2.76%

INCOME - 2022 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	41.04%	37.85%	38.80%
\$150,000 - \$199,999	13.19%	13.05%	13.91%
\$100,000 - \$149,999	13.76%	15.34%	15.75%
\$75,000 - \$99,999	8.21%	7.42%	7.23%
\$50,000 - \$74,999	8.19%	8.85%	8.47%
\$35,000 - \$49,999	5.40%	5.92%	5.09%
\$25,000 - \$34,999	2.60%	3.30%	3.18%
\$15,000 - \$24,999	3.76%	4.14%	3.49%
\$10,000 - \$14,999	1.37%	1.88%	1.82%
Under \$9,999	2.49%	2.25%	2.27%
Ave. Household Income	\$221,880	\$210,029	\$215,817
Median Household Income	\$166,633	\$153,421	\$159,724
Est. Per Capita Income	\$94,234	\$81,008	\$83,760

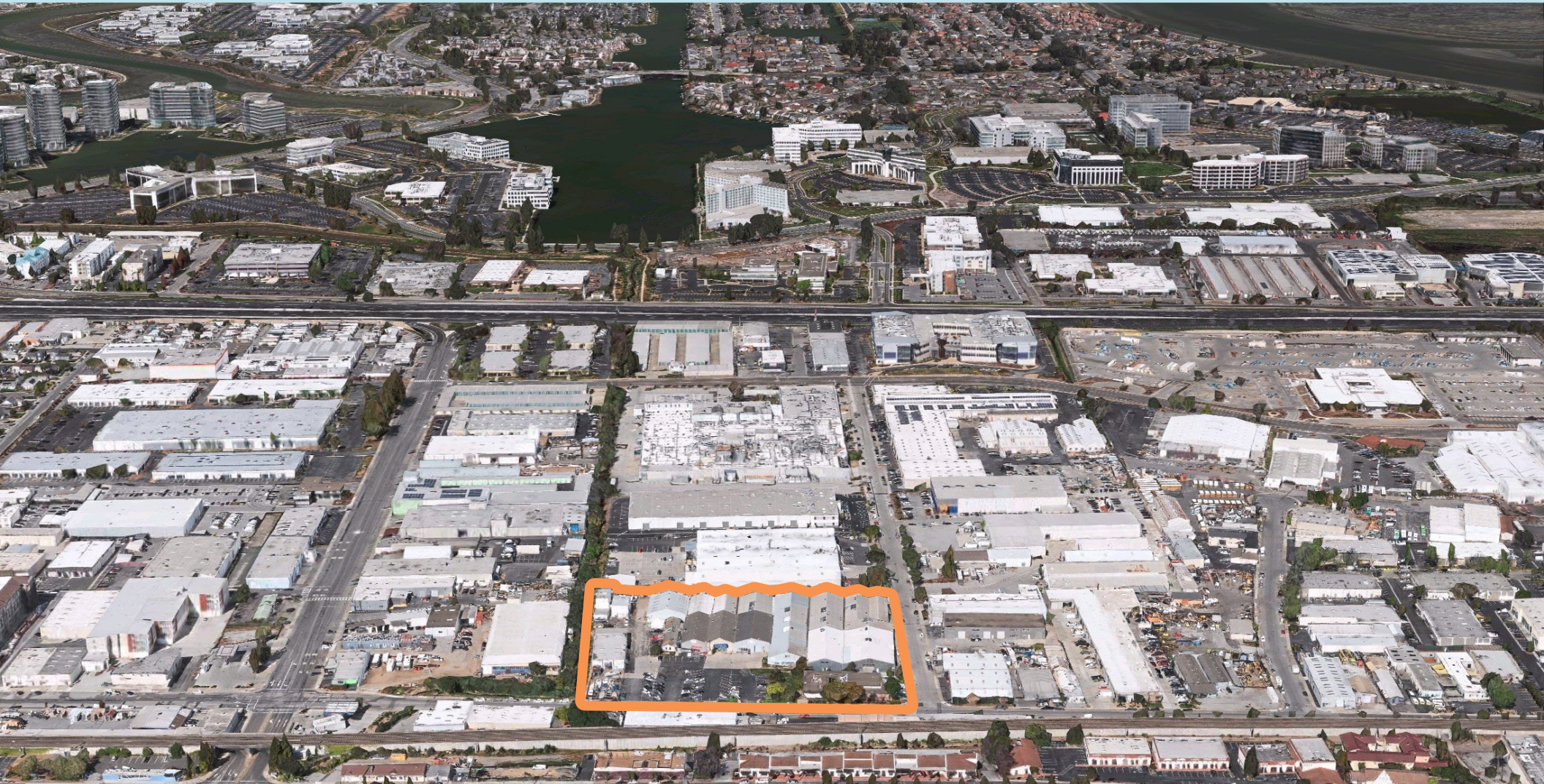
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projection	8,195	53,616	104,124
2022 Estimate	7,959	52,247	101,314
Growth 2022 - 2027	2.97%	2.62%	2.77%
2000 Census	7,294	47,809	92,910
2010 Census	7,358	48,723	94,211
Growth 2000 - 2010	0.87%	1.91%	1.40%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2027 Owner Occupied	53.71%	52.79%	55.66%
2027 Renter Occupied	43.13%	44.67%	41.82%
2027 Vacant	3.16%	2.54%	2.51%
2022 Owner Occupied	54.08%	53.38%	56.13%
2022 Renter Occupied	42.83%	44.11%	41.37%
2022 Vacant	3.92%	3.96%	3.73%
2010 Owner Occupied	53.85%	53.86%	56.31%
2010 Renter Occupied	41.19%	41.89%	39.42%
2010 Vacant	4.95%	4.25%	4.27%

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