

Laurel Street Medical

987 Laurel Street, San Carlos, CA

1,185 SF Building, 3,000 SF Land
Vet Medical, Retail, Residential Dev
Available 05/01/26
Lease Income Through 12/31/26
For Lease = Call For Rate
For Sale = \$1,800,000

ANIMAL DENTAL CLINIC

COMPASS

Alexander Kent
Sr. Vice President, Broker Associate
Compass Commercial
650-793-0541 | DRE# 01718732

CoSTAR
GROUP
POWER BROKER



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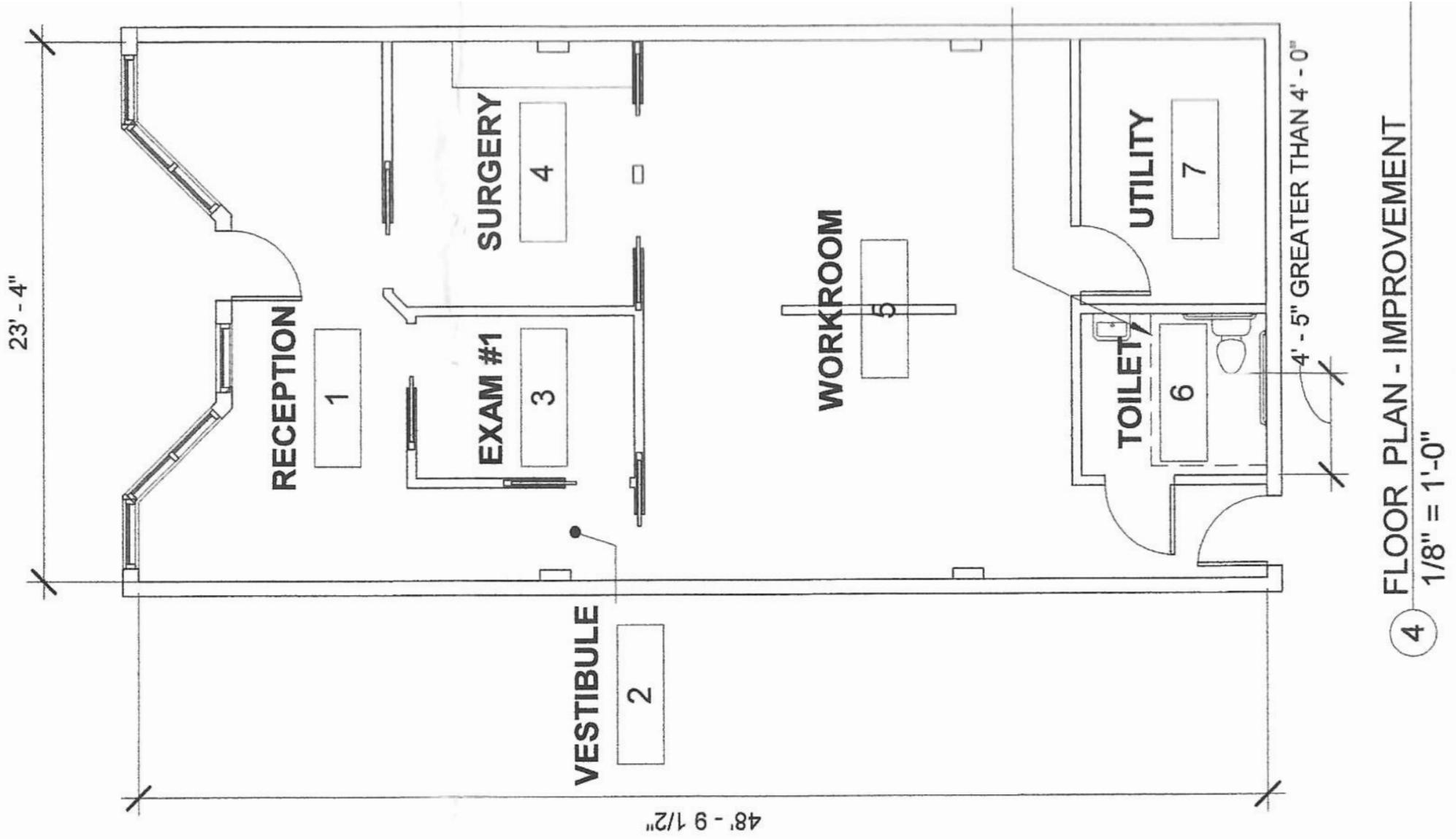
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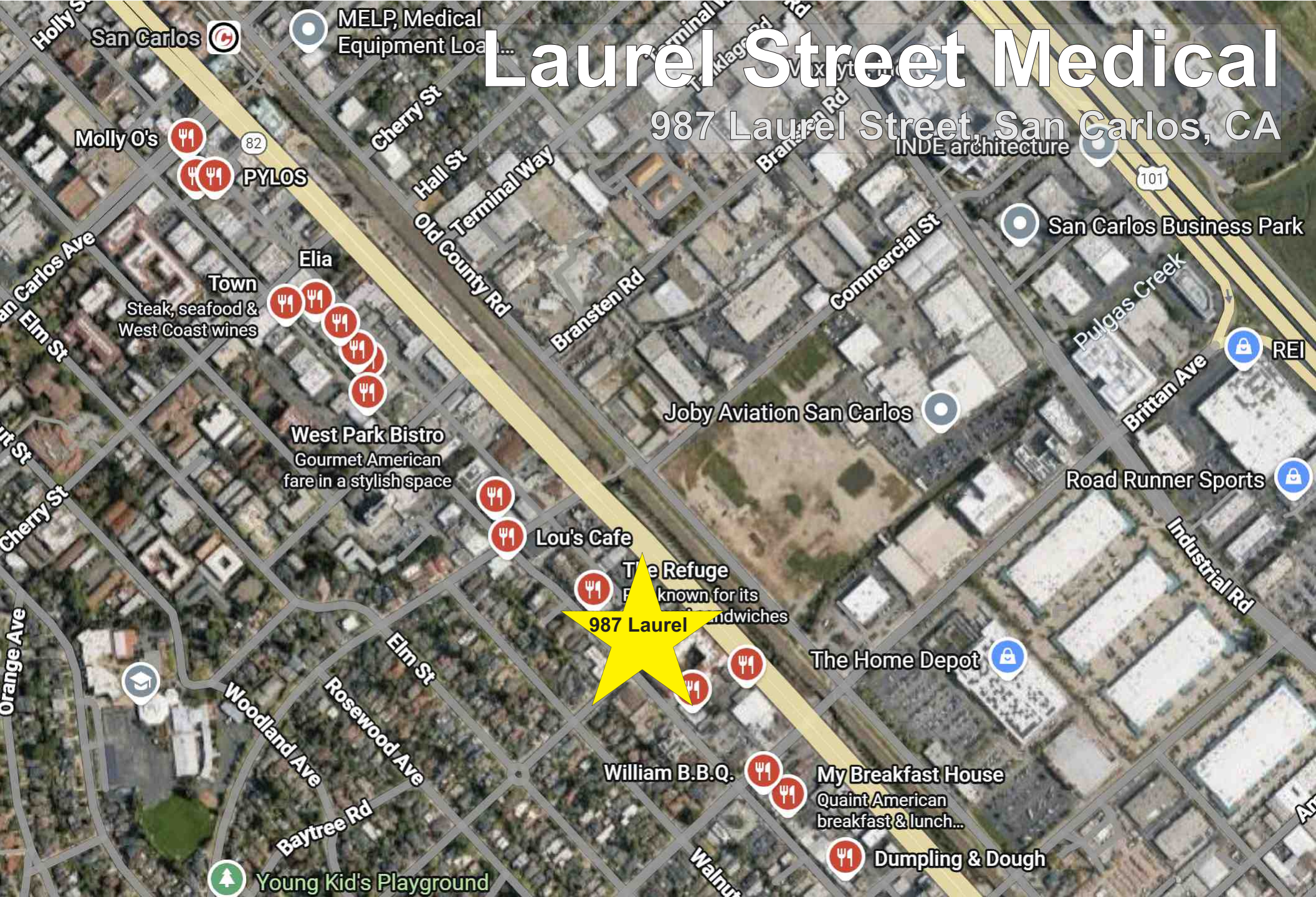
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Demographic Analysis:

Average HH Income Citywide =
\$335,300

Within 1 Mile:

Daytime Employment = **15,486**

Significant Biotech Growth Projected.

Major Employers = Joby Aero, L-3
Communications, Natera, PG&E,
Checkpoint, Delta Star,
ChemoCentryx, Vaxcyte, Iovance
Biotherapeutics, Allakos, Atreca,
Biomea Fusion

Car Traffic Count = 26,920 Average
Cars Per Day, El Camino Real.

Walking Distance to Caltrain and El
Camino Bus Lines.

Investment Analysis:

Existing Lease:

1,185 sf, Sage Vet Tenant
Available 05/01/26. Lease Income through 12/31/26.

Current Gross Revenue, Post Sale Property Tax:
 $(\$6.50/\text{sf NNN} + \$1.84/\text{sf CAMs}) \times 1,185 \text{ sf} = \$118,594.80 / \text{yr}$

Expenses:

Current Property Tax = \$20,870 / yr
New Property Tax = $1.1161\% \times \$1,800,000 =$
 $\$20,869.86 + \$1,540 = \$21,629.80 / \text{yr}$
Property Insurance = \$4,000 / yr
Maintenance = \$500 / yr
Current Total Expenses = \$25,369.86 / yr
Post Sale Total Expenses = \$26,129.80 / yr

Current NOI = \$92,430.00 / yr
Post Sale NOI = \$91,670.06 / yr

Asking Price = \$1,800,000

Current Cap = 5.14%
Post Sale Cap w Current Rent = 5.09%

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