

AVISON
YOUNG

FOR LEASE

1652-1658 El Camino Real, San Carlos, CA 94070





Lloyd H. Bakan
Principal
+1 650 425 6418
lloyd.bakan@avisonyoung.com

CA License # 00914232

**AVISON
YOUNG**

Property Details

Asking Rental Rate:	\$3.50 /SF NNN
Current NNN:	\$0.59/SF (taxes & insurance)
Size:	±992 SF
Parking:	4 cars in tandem parking
Traffic Count:	Over 30,000 VPD
Building Type:	Free Standing Retail
Land Size:	±5,018 Square Feet
Parcel Number:	051-372-070
Zoning:	MU-SB-120
Year Built:	1946
Ceiling Height:	10 feet
Roll-Up Doors:	None
Electrical Meters:	Unit is separately metered
Fire Sprinklers:	No
Security System:	None
Floors:	Single Story Building





Allowed Uses Under MU-SB-120 Zoning

MU-SB-120 zoning is intended to facilitate the transformation of the southern portion of El Camino Real into a multimodal, mixed-use corridor. This zoning district allows a mix of residential development of up to 120 units per net acre, and a wide variety of retail & commercial uses as well as dental and medical uses.

Permitted Uses Under MU-SB-120

1. General Retail
2. Second Hand Store
3. Food & Beverage Sales
4. Convenience Markets
5. General Personal Services
6. Business and Professional Offices
7. Medical & Dental Services
8. Walk-In Clientele/Office
9. Hospital & Clinics
10. Full Service Restaurant
11. Food Preparation
12. Bed & Breakfast
13. Hotels & Motels
14. Bars/Night Clubs/Lounges
15. Banks & Financial Institutions
16. Business Services
17. Pet Grooming
18. Artists Studios
19. Colleges & Trade Schools
20. Day Care Centers
21. Instructional Services

[Click Here To Download Complete Zoning Guide](#)



Investment Highlights

- High-profile El Camino Real Property
- Hard to find small retail or office unit
- ±992 sf currently vacant
- Large bay windows for maximum street exposure
- Attractive store front facade
- Ideal for any retail user
- High traffic location with excellent street parking
- Move in ready condition



Asking Rental Rate

\$3.50 NNN



Space Size

±922 sf



Parking

4 dedicated
parking spaces



Zoning

MU-SB-120



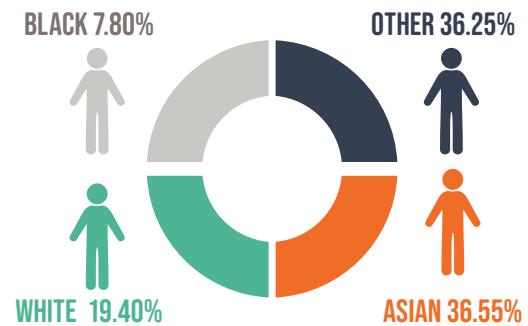
Demographics



MEDIAN AGE
41

MEDIAN HOME VALUE
\$1,131,685

POPULATION BY RACE



HOUSEHOLDS **94,919**



AVERAGE HH INCOME
\$182,463

Average Household Size: **2.5**

Owner Occupied Housing Units: **51,418**

Renter Occupied Housing Units: **43,501**

Median Household Income: **\$160,176**

Population	1 Mile	3 Mile	5 Mile	
	2029 Projection	16,790	125,984	246,235
	2024 Estimate	17,551	131,866	257,631
	2010 Census	18,228	137,786	268,690
	Growth 2020-2025	-4.34%	-4.46%	-4.42%
	Growth 2010-2020	-3.71%	-4.30%	-4.12%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 1652-1658 El Camino Real, San Carlos, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. W Real Estate and Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

Lloyd H. Bakan

Principal

+ 1 650 425 6418

lloyd.bakan@avisonyoung.com

CA License # 00914232

**AVISON
YOUNG**