



# BAYSHORE LANDING

*±20,900 SF Office/R&D space for lease in a state-of-the-art office building ideally located in Downtown San Carlos*

835 EAST SAN CARLOS AVENUE, SAN CARLOS, CA 94070



# BAYSHORE LANDING



WALKABLE TO  
DOWNTOWN  
SAN CARLOS



FLEXIBLE  
FLOORPLANS



LESS THAN  
0.5 MILES TO  
CALTRAIN STATION



SIGNALIZED  
CORNER  
PRESENCE



±223,000  
AVERAGE DAILY  
TRAFFIC COUNT



FREWAY  
SIGNAGE  
AVAILABLE



EXTERIOR  
IMPROVEMENTS  
COMPLETED



NEXT TO  
204 ROOM  
RESIDENCE INN  
MARRIOTT





*Bayshore Landing has had recent interior and exterior improvements completed with high-end office/R&D build out and configuration.*

Facade and storefront improvements completed

Excellent highway 101 signage

New signal at E San Carlos Ave and Industrial Rd intersection with dedicated left turn lane and light

NNN structure with nets anticipated to be \$1.00 PSF/Mo.

Multiple grade level doors

1,600 Amps at 480 volts, 3 phase power

Modern interior upgrades, including ADA bathrooms

**\$3.50**  
NNN LEASE RATE

**01/2025**  
AVAILABLE



BAYSHORE LANDING



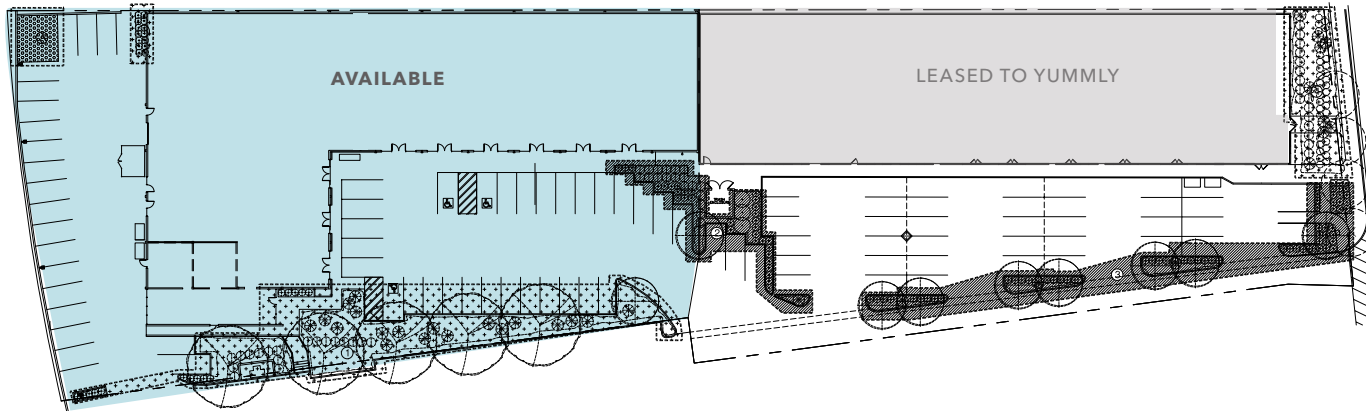


BAYSHORE LANDING





# SITE PLAN



*±20,900 SF*

AVAILABLE

*\$3.50 NNN*

LEASE RATE

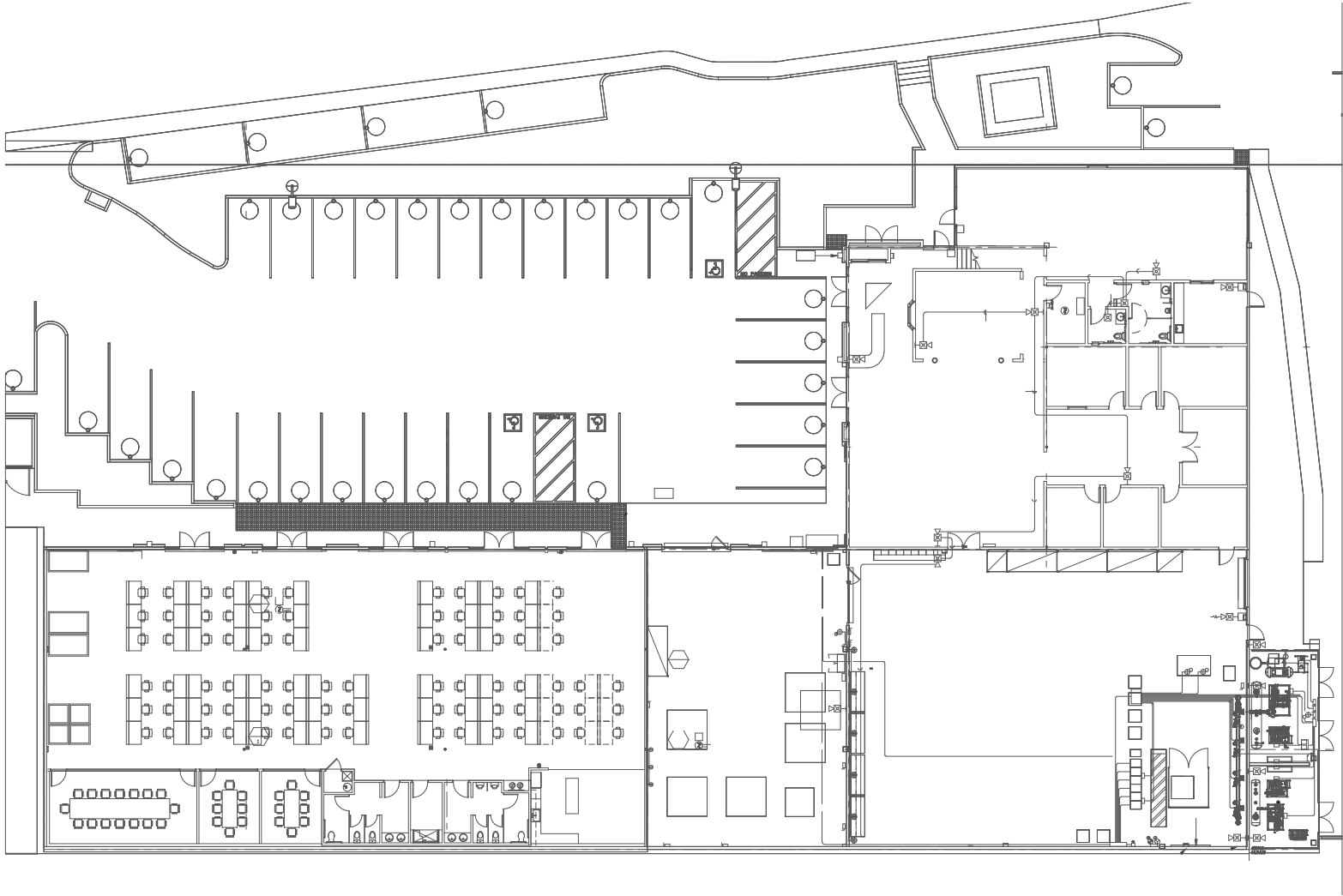
*FLEXIBLE*

FLOOR PLANS





# FLOOR PLAN



FLOOR PLAN NOT TO SCALE



# BAYSHORE LANDING

*1 MIN*

DRIVE TO US 101

*3 MIN*

BIKE TO CALTRAIN

*7 MIN*

WALK TO CALTRAIN

*35 MIN*

CALTRAIN TO SAN FRANCISCO

*40 MIN*

DRIVE TO SAN FRANCISCO





BAYSHORE LANDING



**SUBJECT PROPERTY**

**NEW LIFE SCIENCE DEVELOPMENTS**


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	MEDITERRANEAN DELITE
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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	10,319	136,546	275,883
2028 PROJECTED	9,870	129,586	262,430

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	4,534	52,491	103,276
2023 MEDIAN HH INCOME	\$200,960	\$205,531	\$202,457
2023 AVERAGE HH INCOME	\$272,008	\$268,419	\$268,960

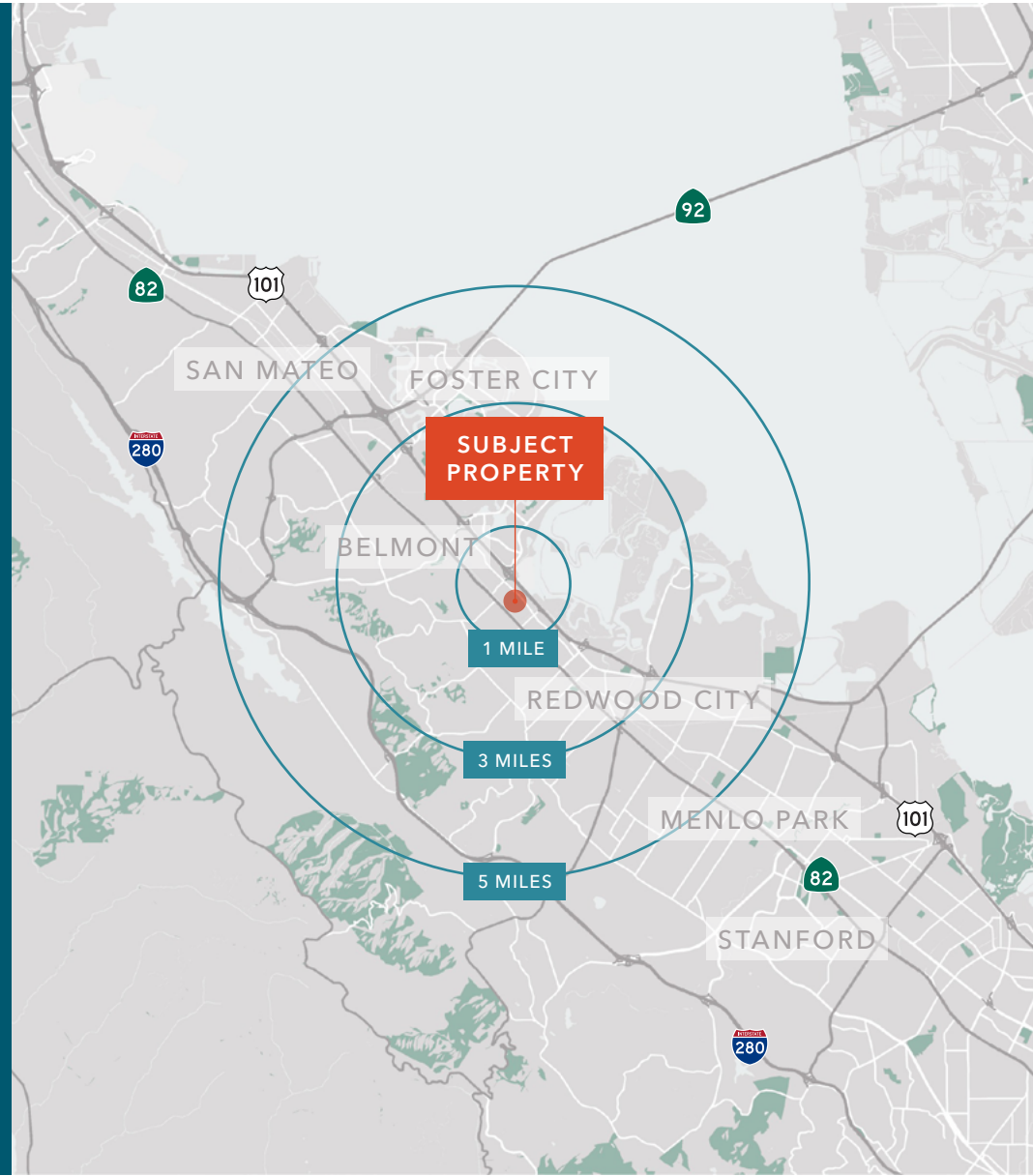
## CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
2023 TOTAL HH EXPENDITURE	\$704.9M	\$8.12B	\$16.04B
2023 TOTAL RETAIL EXPENDITURE	\$324.71M	\$3.74B	\$7.4B

## EMPLOYEES & BUSINESSES

	1 Mile	3 Miles	5 Miles
2023 TOTAL EMPLOYEES	24,323	82,857	177,597
2023 TOTAL BUSINESSES	1,975	7,531	14,409

Data Source: ©2023, Sites USA







## BAYSHORE LANDING

*For more information on  
this property, please contact*

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