



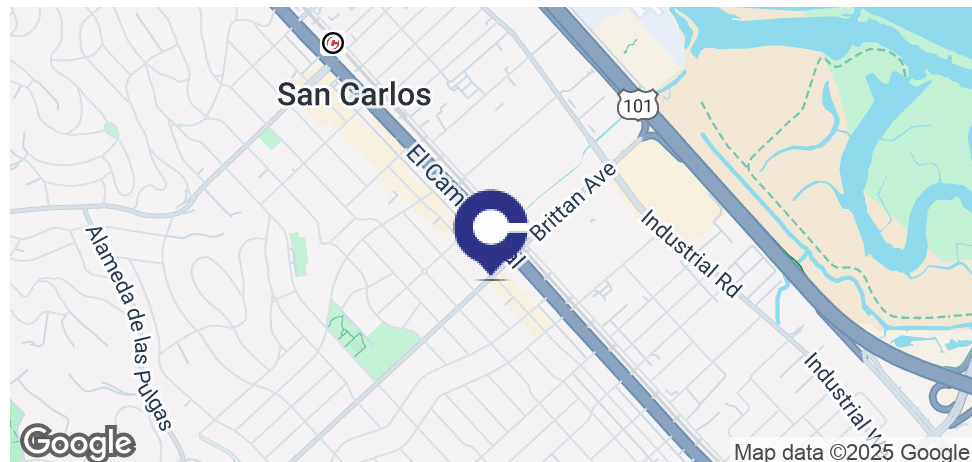
OFFICE BUILDING FOR LEASE

PROFESSIONAL/MEDICAL OFFICE SPACE

1100 LAUREL STREET #A SAN CARLOS, CA 94070

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	+/-1,960 SF
Lease Rate:	\$3.25 SF/month (NNN)
Lot Size:	0.57 Acres
Year Built:	1965
Building Size:	9,000
Zoning:	MU-N-40

PROPERTY OVERVIEW

Rare, turnkey dental office space available for lease near downtown San Carlos. Reception/lobby, staff lounge, lab and x-ray area, open operatories, private offices, file storage and more. The unit has a prominent location at the corner of the busy Laurel Street and Brittan Avenue intersection providing excellent visibility, signage and ease for commuting patients. Beautiful and inviting building courtyard, available off street parking and high quality interior finishes make this an amazing opportunity.

PROPERTY HIGHLIGHTS

- -Turnkey Dental Office Opportunity
- -Great Layout and Quality Interior Finishes
- -Ready for You to Start Serving Patients
- -Open Operatories, Reception/Lobby, Lab/X-Ray and More
- -High Visibility Laurel Street/Brittan Avenue Location
- -Well Landscaped Courtyard, Off Street Parking, Monument Signage

RANDY KINGHORN

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ADDITIONAL PHOTOS



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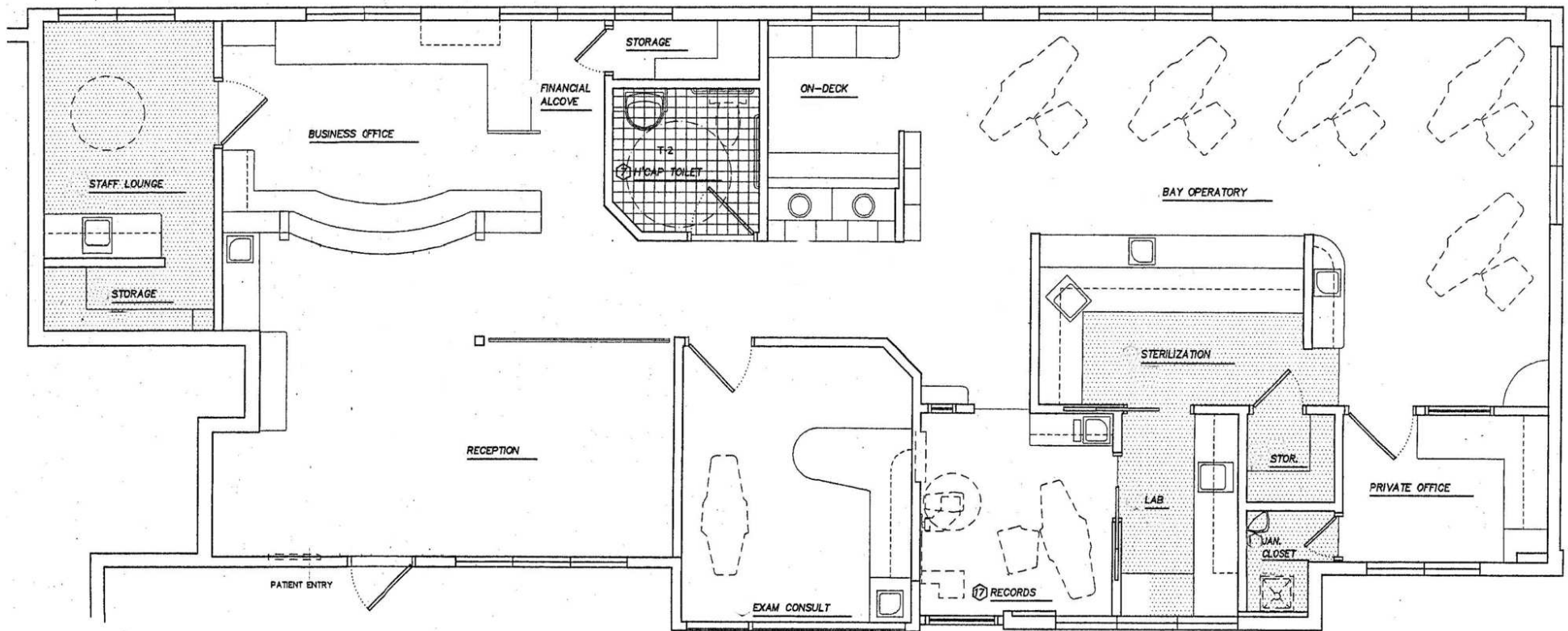


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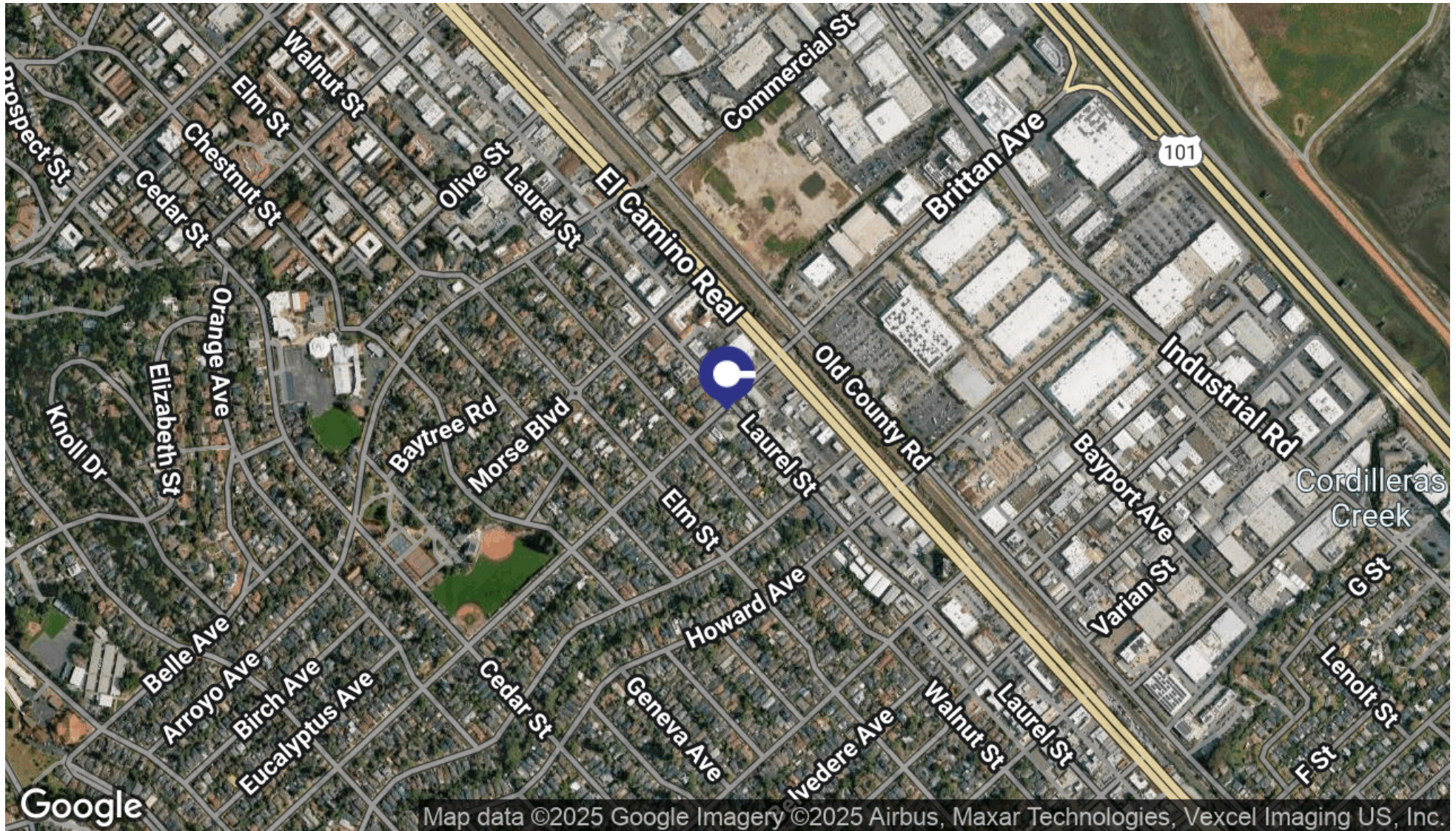


FLOOR PLAN



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	132,757	268,024	382,273
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	49,345	98,267	138,389
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$238,272	\$240,664	\$236,745
Average House Value	\$1,698,212	\$1,692,959	\$1,690,732

Demographics data derived from AlphaMap

