

November 28, 2025

1761 Laurel Street, San Carlos, CA

Medical Office, Gym, Preschool, Church, Housing Development

2,900-Square Foot Building, 5,000 Square Foot Lot
6 Garage Parking + 5 Back Parking + Easy Street Parking
For Sale \$1,800,000

Restaurants and Grocery:

Johnson's Saltbox = 1/2 Block
The Toss = 1 Block
Mints & Honey = 3 Blocks
Stacks = 3 1/2 Blocks
Trader Joe's = 3 Blocks
Walgreens = 3 Blocks

Transportation:

ECR/397 Bus Lines = 1 Block
Redwood City Caltrain = 1.2 Miles
San Carlos Caltrain = 1.7 Miles
Highway 101 = 1 Mile

Exclusive Listing:

Alexander Kent
Senior Vice President, Broker Associate
Compass Commercial
DRE # 01718732

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(650) 793-0541

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Development Potential

For Sale
15,325 sf Land
\$5.3M
(Segundo Realty
Services Bre #01783456)

City Purchased
High Density
Housing Planned

For Sale
5,000 sf Land
\$1.8M

Permitted:

Office – Business and Professional, Medical and Dental Office, General Personal Service, Multi-Unit Residential, Family Child Care, Day Care, Adult Day Care, Trade School, Community Assembly/Church, Instructional, Private School (CUP), Grooming/Pet Store, Veterinary (CUP), Business Services, Restaurant Bar (CUP), Hotel, Convenience/Grocery, Retail

MU-SB-100: Mixed-Use South Boulevard

MU-N-40 west of Laurel Street to MU-SB-120 on El Camino Real. This district allows a mix of residential development of up to one hundred (100) units per net acre and retail and commercial uses. With city approval, could go 60 feet or 5 stories with existing zoning codes, new state laws could potentially go higher depending on transit assessment.

Please call the City of San Carlos Planning Department to confirm the permissibility of your use, and please contact me regardless of what they say to discuss it. <https://www.codepublishing.com/CA/SanCarlos/html/SanCarlos18/SanCarlos1805.html#18.0>

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Existing Lease

Existing Lease:

2,900 sf, Stable Tenant for 9 Years
Existing Lease expires 3/31/28

Gross Revenue = \$114,156 / yr

Expenses:

Current Property Tax = \$9,848.34 / yr
New Property Tax = $1.1297\% \times \$1,800,000 =$
 $\$20,334.60 + \$1,529 = \$21,863.60 / yr$
Property Insurance = \$4,000 / yr
Maintenance = \$3,600 / yr
Current Total Expenses = \$17,448.34 / yr
Proforma Total Expenses = \$29,463.60 / yr

Current NOI = \$96,707.66 / yr
Proforma NOI = \$84,692.40 / yr

Asking Price = \$1,800,000
Current Cap = 5.37%
Proforma Cap = 4.7%

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2,900 sf
\$9,513/mo Gross

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2,900 Square Foot Office Building on 5,000 Square Foot Lot
High Density Housing Development Potential

For Sale \$1,800,000

6 Garage Parking + 5 Back Parking + Easy Street Parking

9 Private Offices + 8 Cubes

Kitchenette + 2 Half Bathrooms



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Compass ("Broker") is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Numbers 01527235, 01527365, 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

Compass has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title, and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and prospective purchaser.

You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified, prospective purchasers for the acquisition of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Seller.

The Material does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdrawal the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledge the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

The logo for Compass, featuring the word "COMPASS" in a bold, sans-serif font. The letter "O" is replaced by a circular icon containing a stylized compass needle pointing towards the top-right.

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