

FOR LEASE

HIGH VISIBILITY RETAIL
1310 El Camino Real San Carlos, CA 94070



Lease Rate

\$2.25 NNN *
SF/MONTH

OFFERING SUMMARY

Building SF	5,910 SF
Available	5,910 SF
Lot Size:	12,407 SF
No of Units:	1
Year Built:	1955
Zoning:	MU-SB-120: Mixed Use South Boulevard
Market:	San Francisco Peninsula
Submarket:	Belmont/San Carlos
Traffic Count	± 25,000

*NNN expenses are ±.31¢/SF per month

PROPERTY OVERVIEW

Discover a premier retail location in the heart of San Carlos, California. This single-story, freestanding ±5,910 SF commercial building situated on a ±12,400 SF parcel at the signaled intersection of El Camino Real and Howard Avenue, boasting exceptional visibility, marquee signage, and high daily traffic counts averaging ±25,000 vehicles per day. The space offers an open shell showroom with high ceilings, rear storage area, bonus mezzanine area over rear storage, on-site parking for 12 vehicles, one bathroom and convenient rear alley access.

LOCATION OVERVIEW

San Carlos: A Prime Business Destination nestled between San Francisco and Silicon Valley, San Carlos is a thriving business hub with a dynamic ecosystem. The area attracts a broad clientele, including tech startups, biotech firms, healthcare providers, and financial institutions, as well as a variety of dining and retail options. In this vibrant community, national, regional, and independent retailers thrive, making it an ideal location for businesses seeking growth and visibility. With easy access to major transportation routes, this property offers an exceptional leasing opportunity for businesses in search of a prominent, high-traffic commercial space.

Gregory J. Cohn

Commercial Broker
Associate 650.922.3800
greg@gcohn.com
CalDRE #00871792



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LEASE RATE

\$2.25 NNN SF/MONTH

LOCATION INFORMATION

Street Address	1310 El Camino Real
City, State, Zip	San Carlos, CA 94070
County	San Mateo
Market	San Francisco Peninsula
Sub-market	Belmont/San Carlos
Cross-Streets	Howard Avenue

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	MU-SB-120: Mixed Use South Boulevard
Lot Size	12,407 SF
APN #	051-334-090
Lot Frontage	92 ft
Lot Depth	134 ft
Corner Property	Yes
Traffic Count	±25,000
Traffic Count Street	El Camino Real
Traffic Count Frontage	92

BUILDING INFORMATION

Building Size	5,910 SF
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1955



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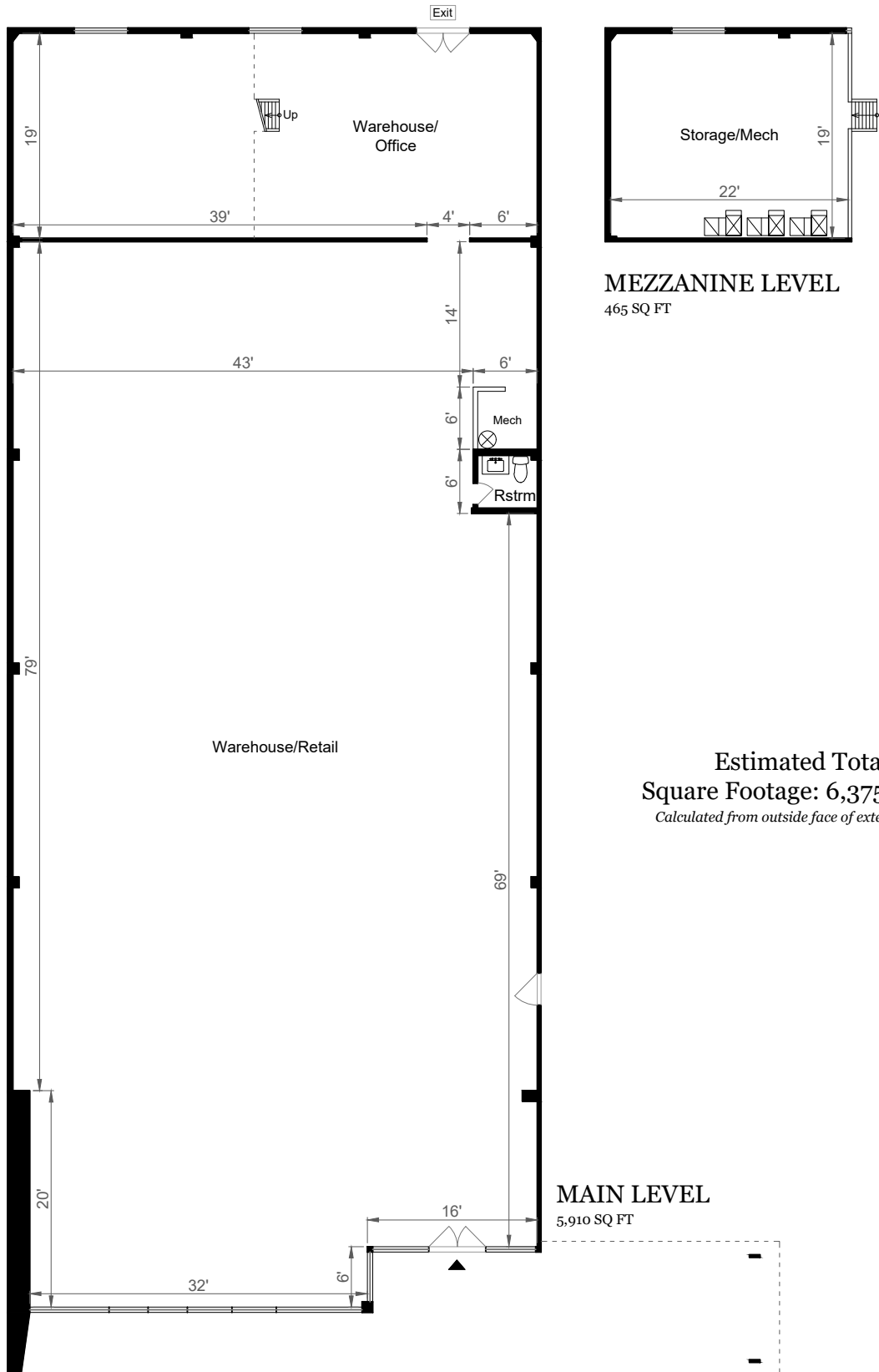


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1310 EL CAMINO REAL

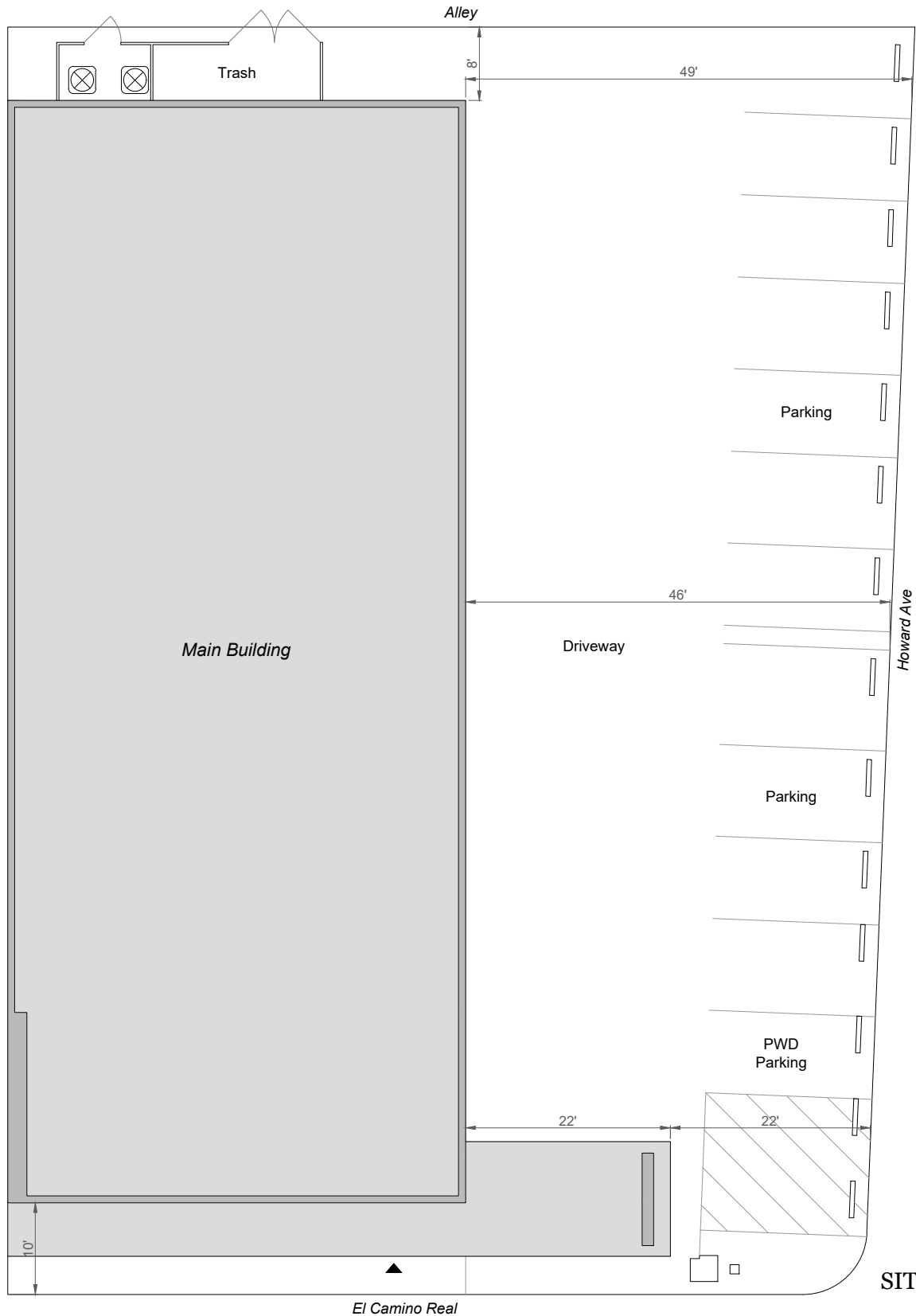
SAN CARLOS, CA 94070





1310 EL CAMINO REAL

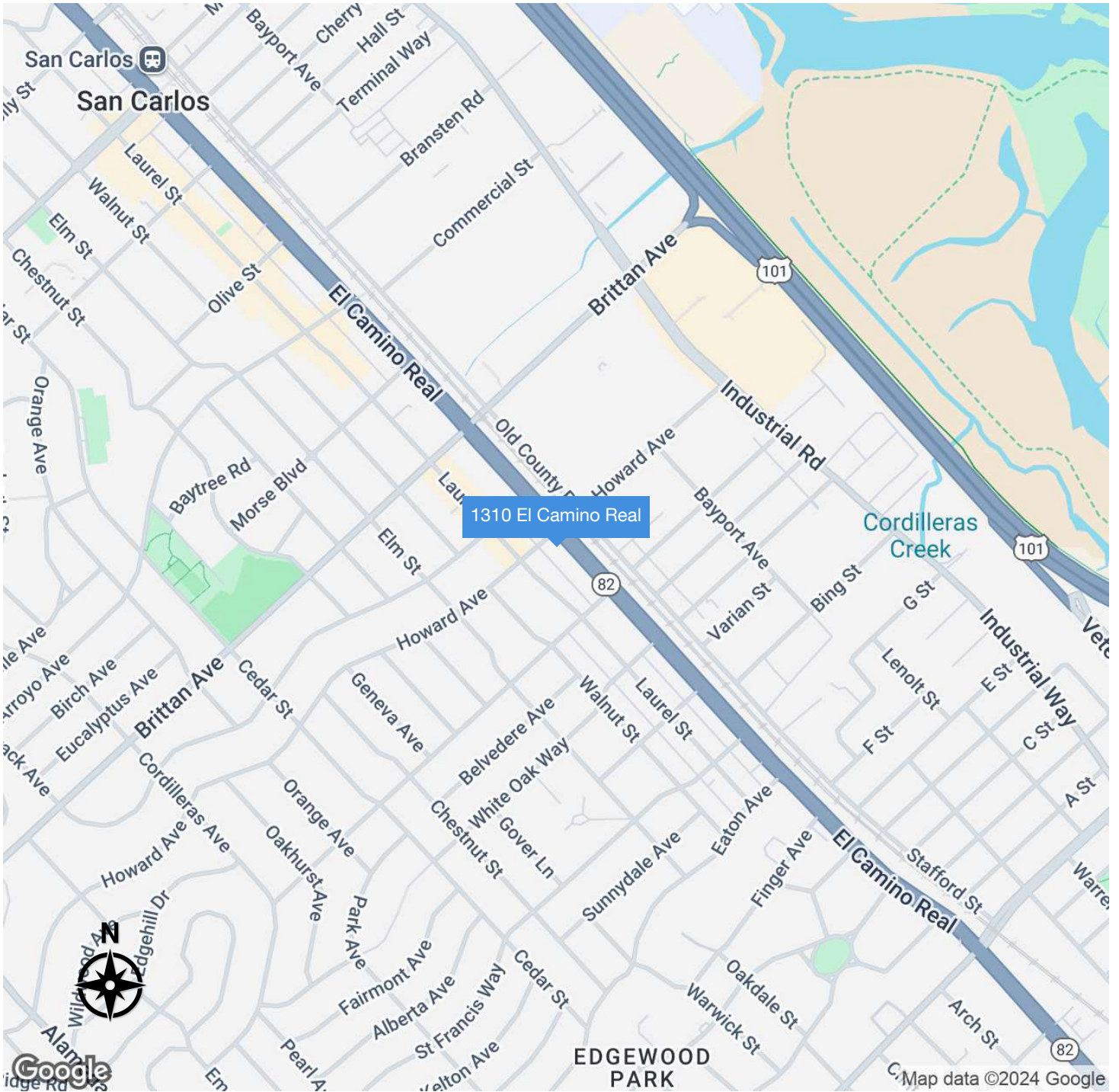
SAN CARLOS, CA 94070



SITE PLAN

LOCATION

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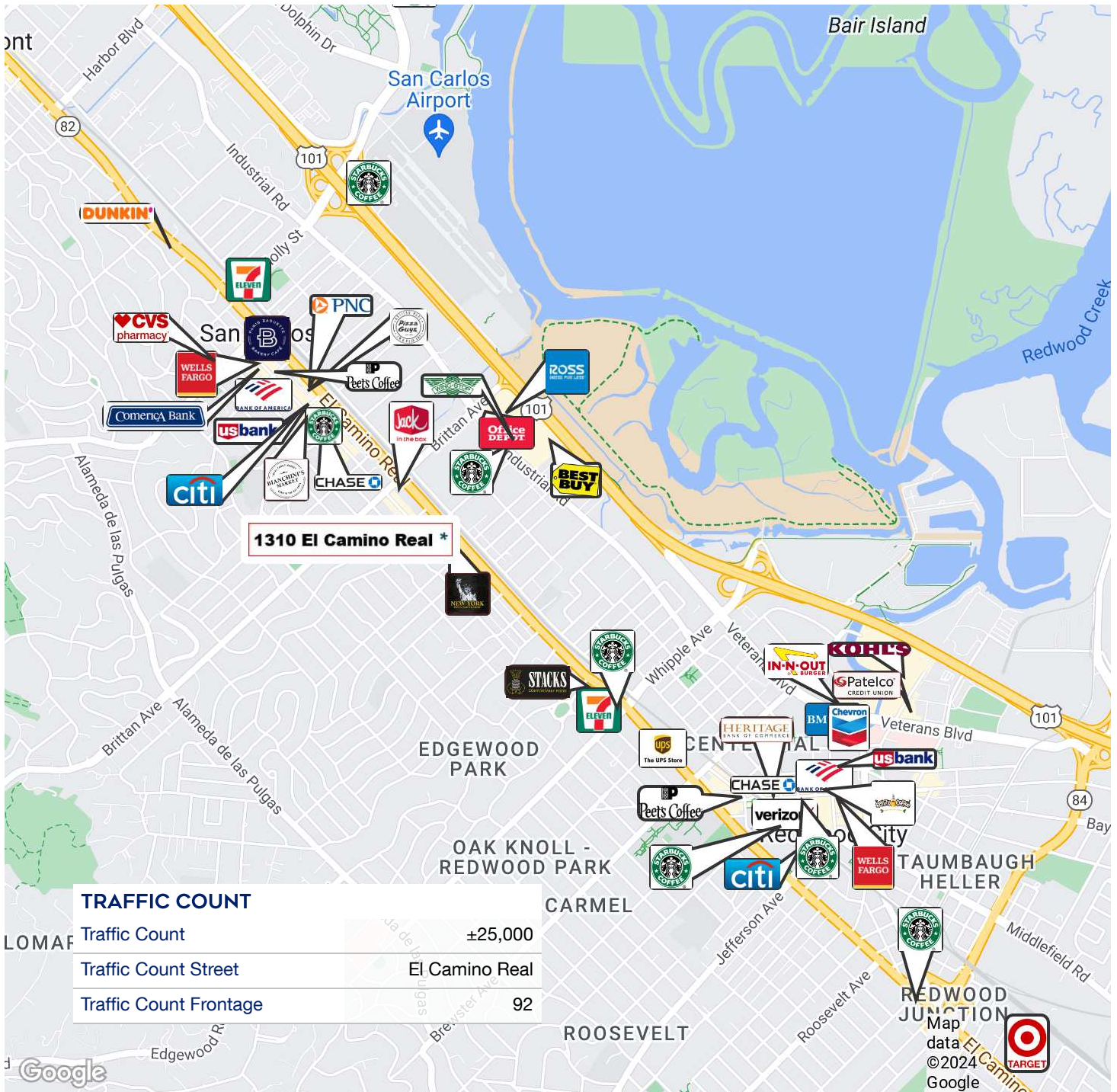
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CalDRE #00871792



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RETAILERS

HIGH VISIBILITY RETAIL
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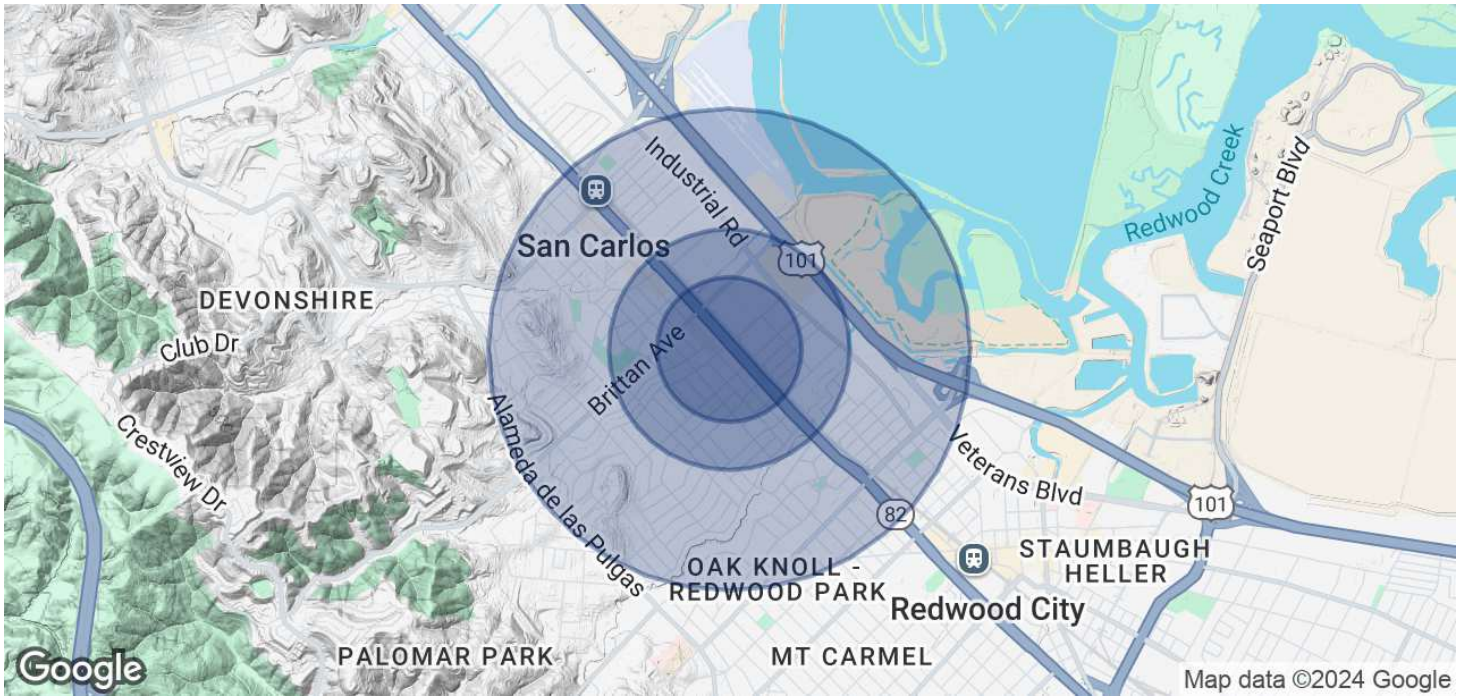
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DEMOGRAPHICS

1310 El Camino Real San Carlos, CA 94070



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,592	3,899	18,089
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	605	1,478	7,152
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$278,641	\$279,014	\$256,545
Average House Value	\$1,845,720	\$1,851,423	\$1,827,844

Demographics data derived from AlphaMap

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