

FOR LEASE

1354 El Camino Real | San Carlos, CA



Confidential Offering Memorandum presented by:



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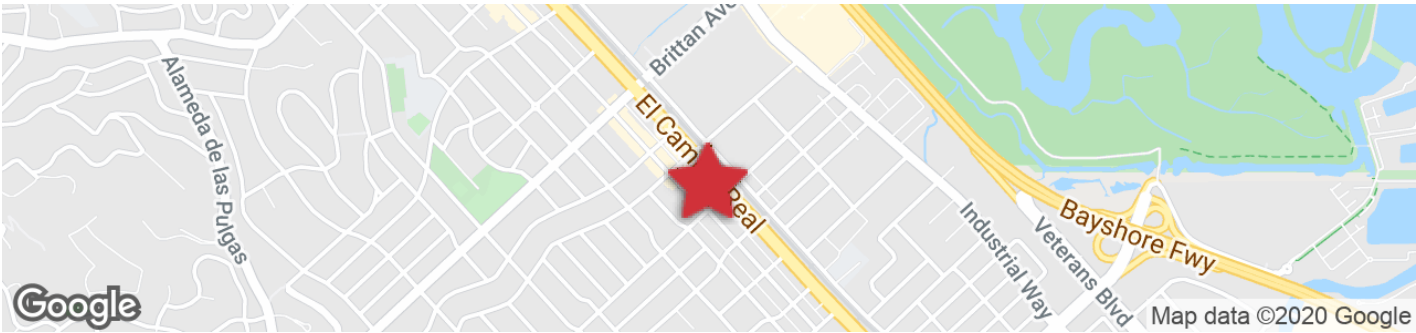
Executive Summary



Property Details

Available SF	2,500 SF
Lease Rate	Negotiable
Lot Size	3,350 SF
Building Size	5,000 SF
Zoning	MU-SB

Location Map



Demographics

	1 Mile	2 Miles	3 Miles
Total Households:	6,876	21,255	47,374
Total Population:	17,719	54,562	124,423
Average HH Income:	\$123,170	\$119,642	\$116,715

Property Description

Property Overview

NAI Northern California has been selected as the exclusive advisors for 1352-1354 El Camino Real in San Carlos. The Subject property is a 2 unit office/retail building located on El Camino Real in San Carlos. The property consists of a +/-2,500 sf ground floor office/retail unit and a +/-2,500 sf second floor office unit with parking in the back. There is a tremendous amount of upside to raise rents and also owner occupy any of the units. This is also a great opportunity for an owner/user to get an SBA Loan with income in place.

Location Overview

The property is located on El Camino Real in San Carlos close to Highway 101, Highway 280, and the San Carlos CalTrain Station. It is located within proximity to Walgreen, Trader Joe's, the Brittain Shopping Center, and Downtown San Carlos. This section of San Carlos has a lot of major residential and commercial development projects breaking ground.

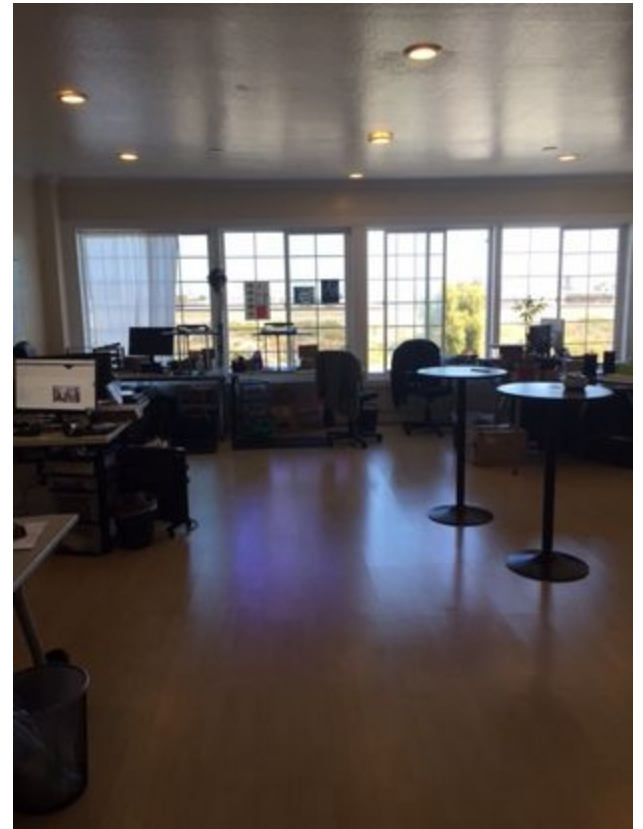
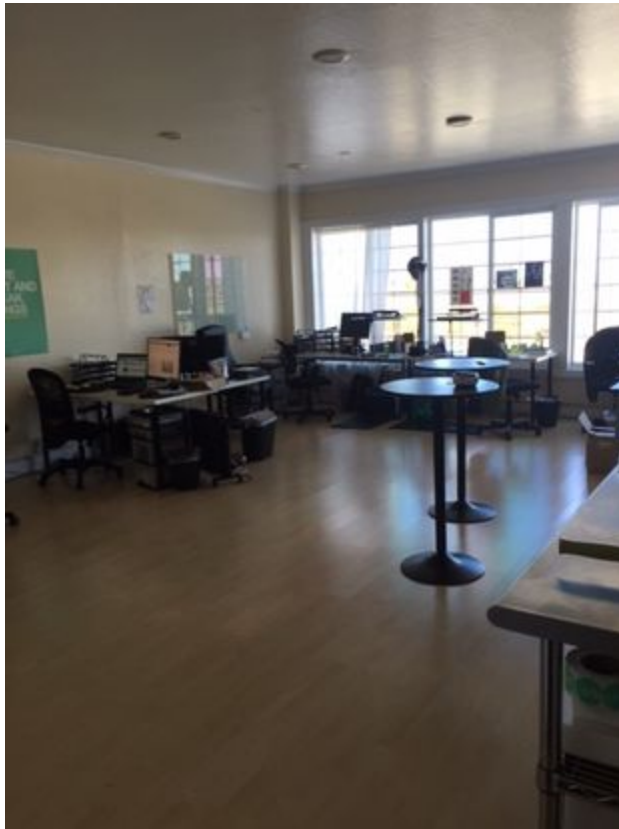


Property Highlights

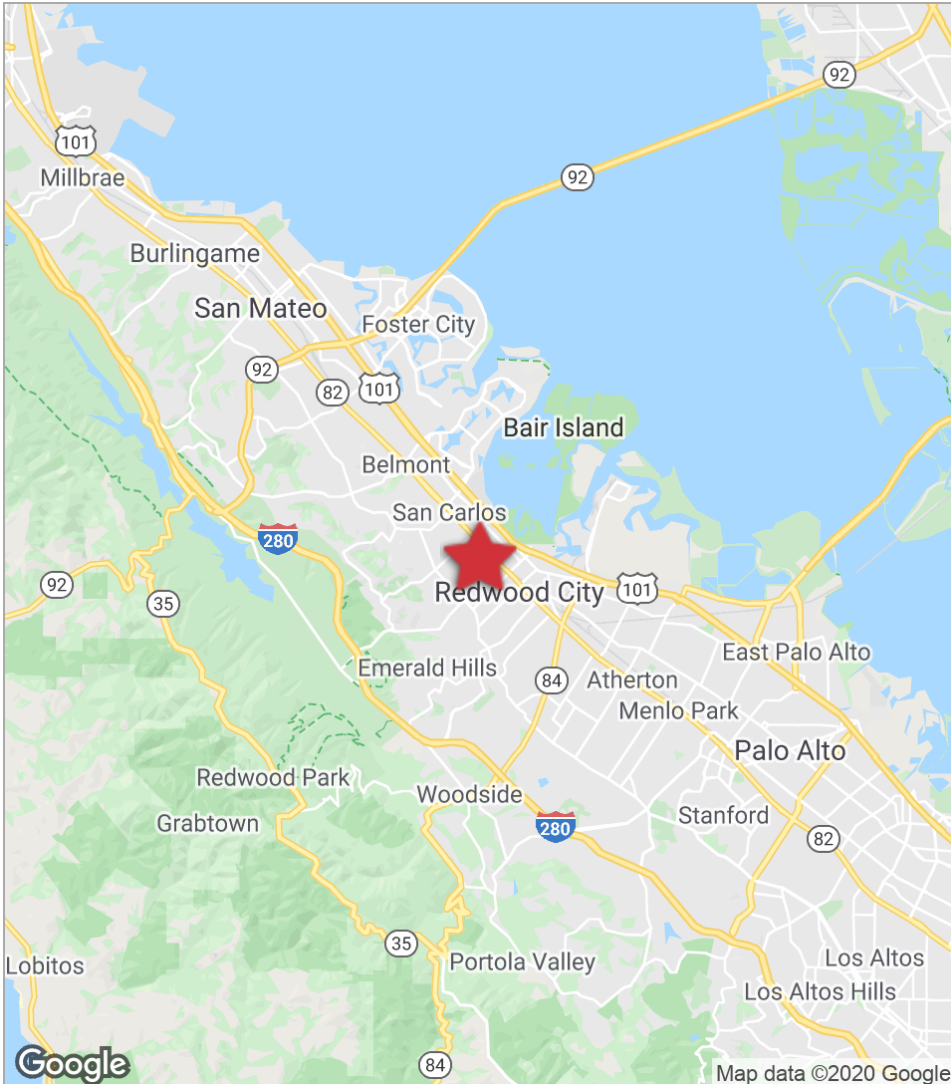
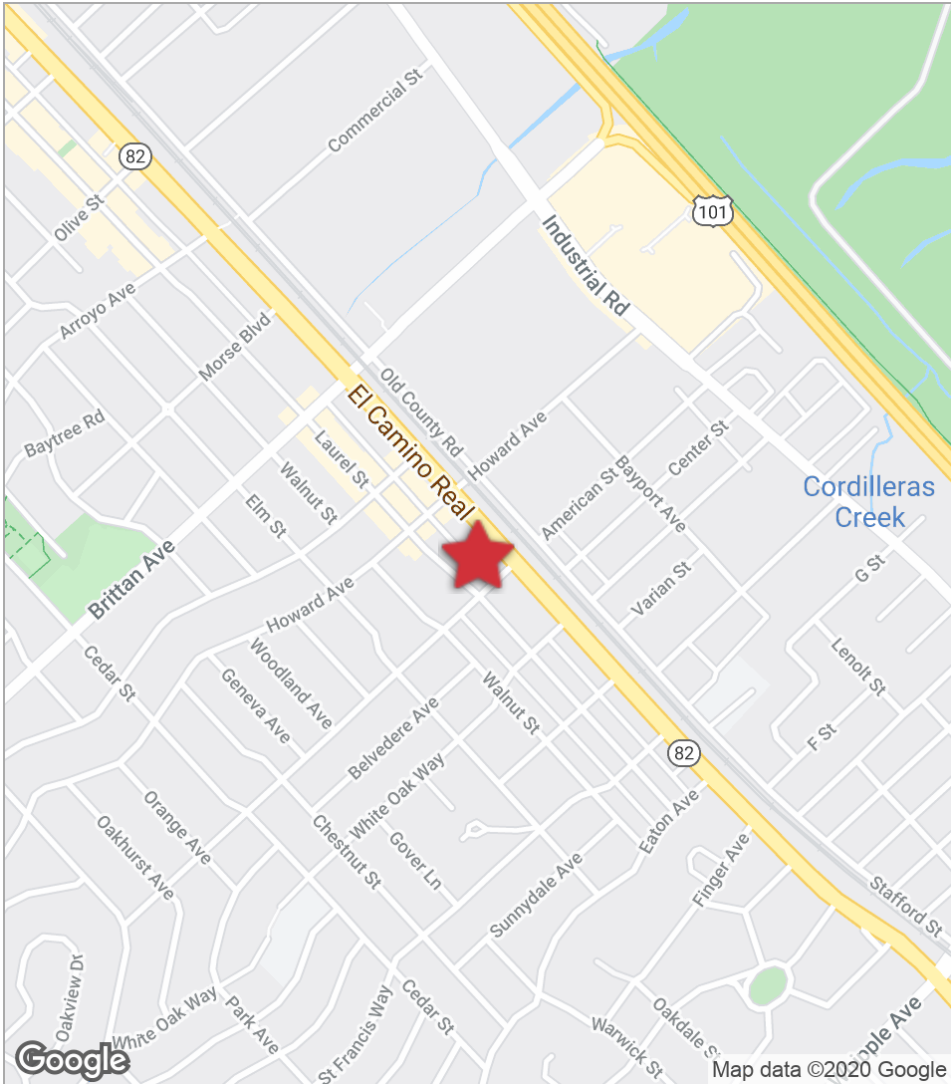
- High Ceilings
- Excellent Lighting
- Flexible Open Space
- Restroom
- High Car Traffic Area
- MU-SB Zoning
- Close to Many Amenities Including Trader Joe's and Walgreens
- Close to the Caltrain Station
- Near HWY 101 and HWY 280
- Building Also Available for Sale



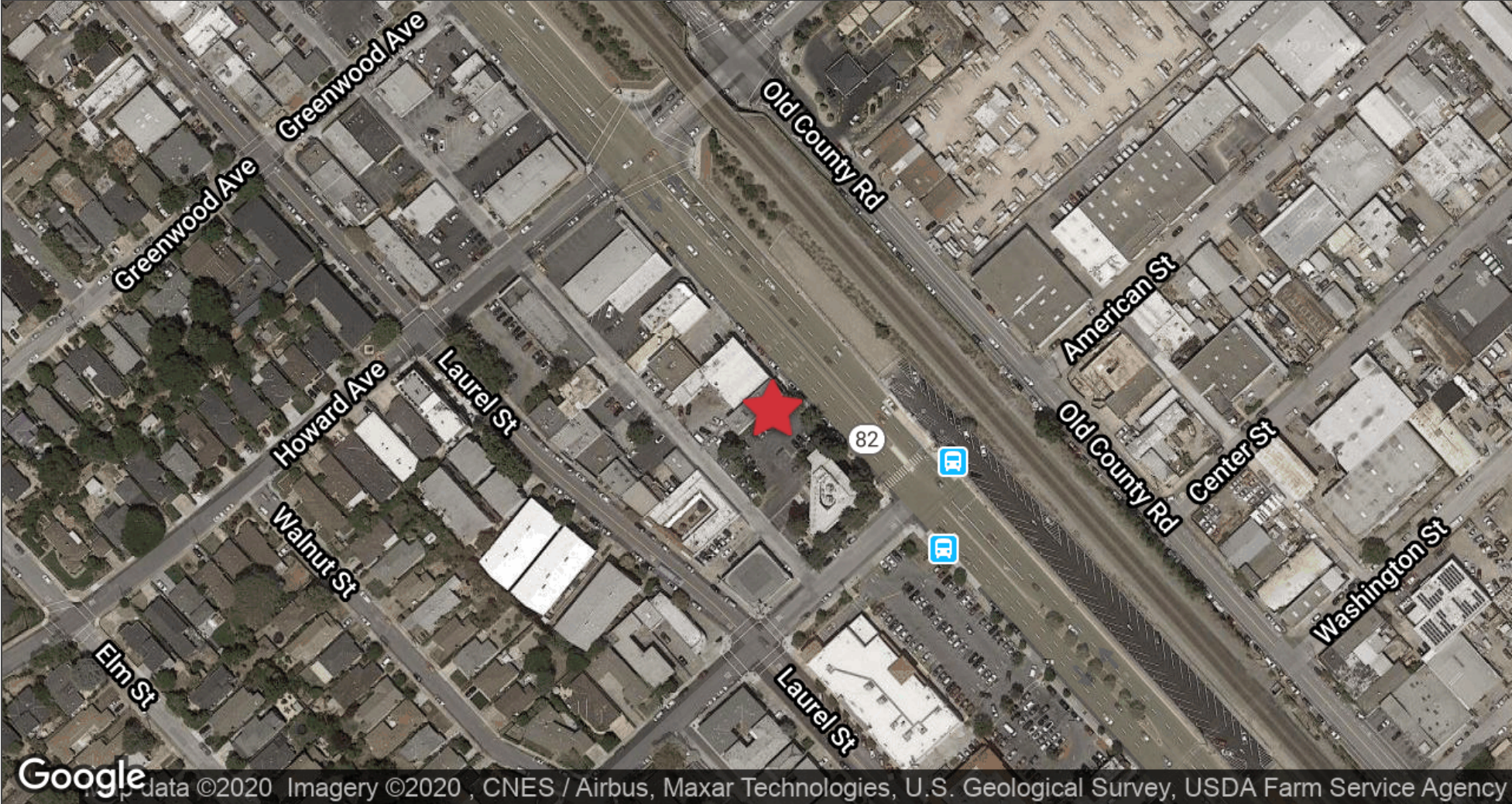
Additional Photos



Location Maps



Aerial Map



Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	17,719	54,562	124,423
MEDIAN AGE	39.2	39.5	38.6
MEDIAN AGE (MALE)	38.6	38.9	38.0
MEDIAN AGE (FEMALE)	40.1	40.5	39.2

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	6,876	21,255	47,374
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$123,170	\$119,642	\$116,715
AVERAGE HOUSE VALUE	\$905,798	\$929,432	\$912,900

Race	1 Mile	2 Miles	3 Miles
% WHITE	84.5%	82.6%	79.8%
% BLACK	0.8%	1.8%	2.3%
% ASIAN	9.7%	10.5%	12.2%
% HAWAIIAN	0.4%	0.8%	0.6%
% INDIAN	1.0%	0.7%	0.5%
% OTHER	3.9%	4.4%	5.2%

Ethnicity	1 Mile	2 Miles	3 Miles
% HISPANIC	18.2%	20.7%	27.0%

