

Laurel Street Medical

987 Laurel Street, San Carlos, CA

1,185 SF Building, 3,000 SF Land
Vet Medical, Retail, Residential Dev
Vacant Now

Lease Income Through 12/31/26

For Lease = Call For Price

For Sale = Call For Price

ANIMAL DENTAL CLINIC

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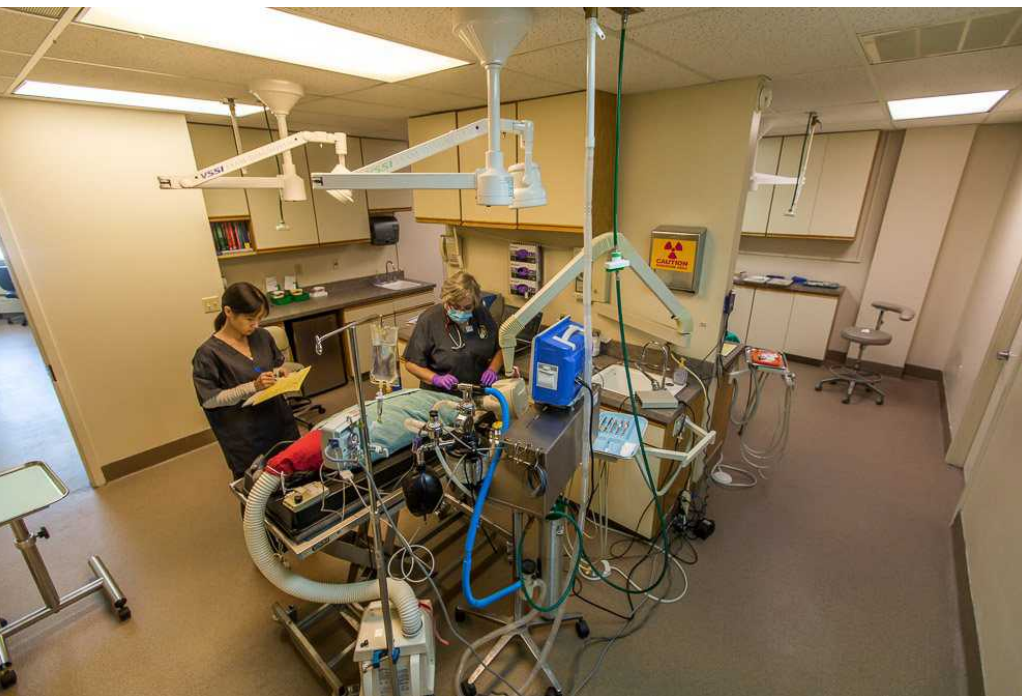
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650 480 2057



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987 Laurel Street, San Carlos, CA



COMPASS

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6/26/2026

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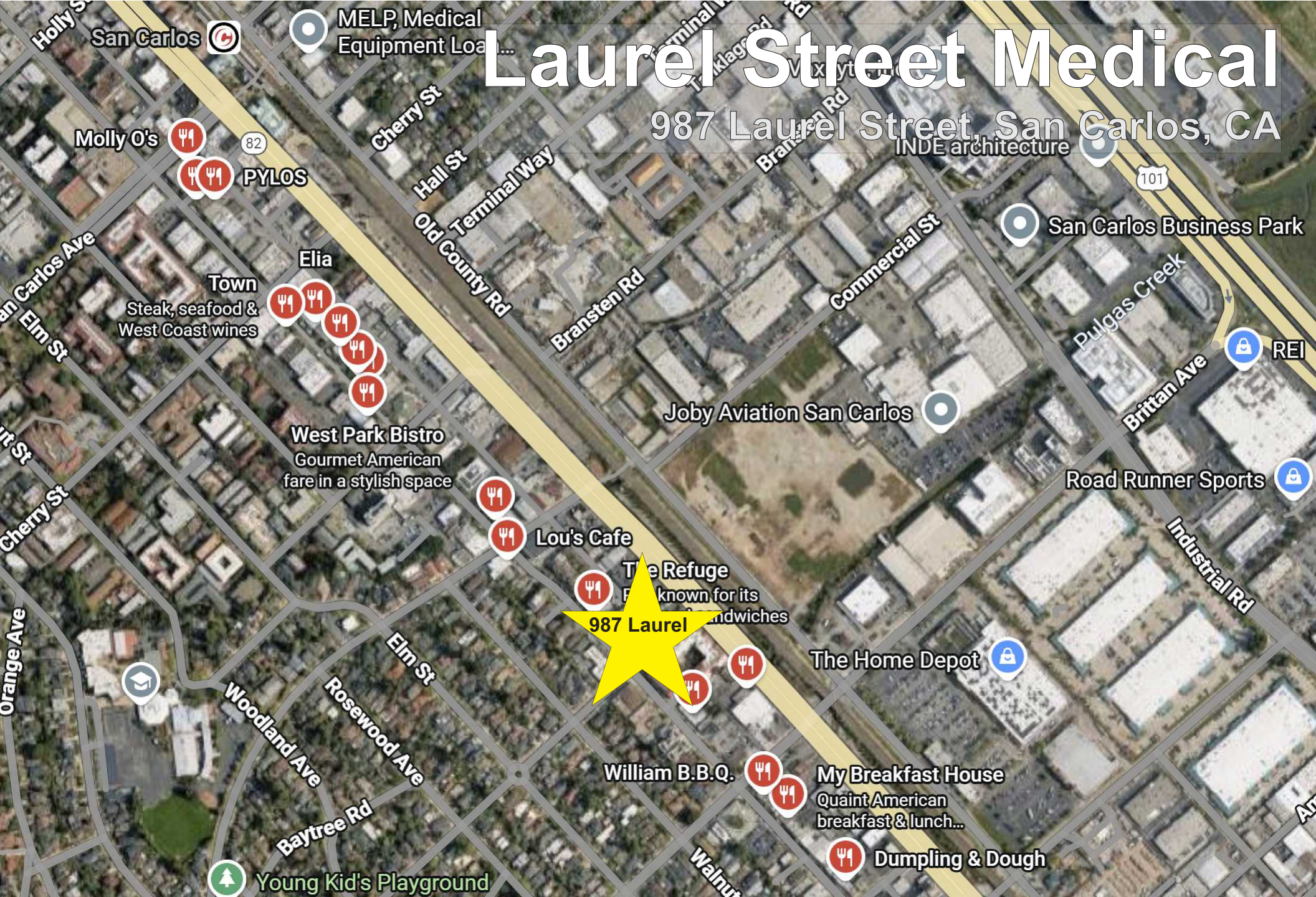
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CoSTAR
GROUP
POWER BROKER

6/26/2026

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Demographic Analysis:

Average HH Income Citywide =
\$335,300

Within 1 Mile:

Daytime Employment = **15,486**

Significant Biotech Growth Projected.

Major Employers = Joby Aero, L-3
Communications, Natera, PG&E,
Checkpoint, Delta Star,
ChemoCentryx, Vaxcyte, Iovance
Biotherapeutics, Allakos, Atreca,
Biomea Fusion

Car Traffic Count = 26,920 Average
Cars Per Day, El Camino Real.

Walking Distance to Caltrain and El
Camino Bus Lines.

Investment Analysis:

Existing Lease:

1,185 sf, Sage Vet Tenant
Vacant now. Lease Income through 12/31/26.

Current Gross Revenue, Post Sale Property Tax:
 $(\$6.59/\text{sf NNN} + \$1.78/\text{sf CAMs}) \times 1,185 \text{ sf} = \$119,021.40 / \text{yr}$

Expenses:

Current Property Tax = \$20,870 / yr
New Property Tax = $1.1161\% \times \$1,400,000 =$
 $\$16,254 + \$1,540 = \$17,794 / \text{yr}$
Property Insurance = \$4,000 / yr
Maintenance = \$500 / yr
Current Total Expenses = \$25,369.86 / yr
Post Sale Total Expenses = \$22,294 / yr

Current NOI = \$93,651.54 / yr
Post Sale NOI = \$96,727.40 / yr

Asking Price = \$1,400,000

Current NOI Cap = 6.69%
Post Sale NOI Cap = 6.90%

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