

## OFFERING MEMORANDUM

Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

1176 Laurel St,  
San Carlos, CA 94070



### Adam Levin

Executive Managing Director

650.391.1782 | [adam@levinjohnston.com](mailto:adam@levinjohnston.com)

CalDRE #01462752

### Robert Johnston

Executive Managing Director

650.391.1744 | [robert@levinjohnston.com](mailto:robert@levinjohnston.com)

CalDRE #01853816

### Cole Simpson

Senior Director Investments

650.888.7696 | CalDRE #02016525

[cole.simpson@marcusmillichap.com](mailto:cole.simpson@marcusmillichap.com)

### Justin Fink

Associate Director Investments

650.576.5408 | CalDRE #02100750

[justin@levinjohnston.com](mailto:justin@levinjohnston.com)



# TABLE OF CONTENTS

## IN THIS DOCUMENT

### PROPERTY INFORMATION

3

### MARKET OVERVIEW

16

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# PROPERTY INFORMATION

SECTION | 1





## PROPERTY DETAILS & HIGHLIGHTS

|                      |                                 |
|----------------------|---------------------------------|
| Address              | 1176 Laurel St                  |
| City, State          | San Carlos, CA                  |
| APN                  | 051-343-170                     |
| Building Size        | 2,080 SF                        |
| Lot Size             | 4,905 SF                        |
| Estimated Year Built | 1955                            |
| Units                | 2-Bedroom Unit + 1 Retail Suite |
| <b>Price</b>         | <b>\$2,800,000</b>              |

1176 Laurel St is a well-situated mixed-use investment opportunity located in the thriving city of San Carlos, California.

The subject property is situated on a 4,905 square foot parcel of land and features a gross building area of approximately 2,080 square feet. Additionally, the subject property offers convenient rear parking, while the two-bedroom unit boasts a private patio for added comfort and outdoor enjoyment.

Known as "The City of Good Living" San Carlos is notorious for its excellent climate and great location along the peninsula. 1176 Laurel St rests in the heart of San Carlos right along El Camino Real. The subject property is ideally located on Laurel St and walking distance from Downtown San Carlos, offering renters a myriad of dining, shopping, and entertainment options.

Renters at 1176 Laurel St enjoy convenient access to major transportation corridors including El Camino Real, the San Carlos Caltrain, U.S. Route 101 and Interstate 280. The subject property is also located within close proximity to many of the nation's top employers including Apple, Google, Netflix, Uber, Meta, Intuit, LinkedIn, and many others.

The investment appeal of this asset is driven by San Carlos' strong employment fundamentals and low vacancy levels. With a world-class location in the heart of the East Bay, 1176 Laurel St presents an attractive choice for investors due to its proximity to major employers, transportation corridors, shopping, dining and entertainment options.



- Incredible Owner-User Opportunity - 1176 Laurel St presents a rare opportunity to acquire a stunning mixed-use asset located just blocks from Downtown San Carlos.
- Prime San Carlos Location - The subject property is located just three blocks from Downtown San Carlos, home to a myriad of shopping, dining and entertainment options.
- Quick Access Around the Bay Area - 1176 Laurel St offers tenants convenient access to I-280 and other major transportation routes, providing easy access to prestigious educational institutions, major employers, and the various lifestyle amenities offered in the Bay Area.
- Strong Employment Base - The subject property lies within close proximity to many of the nation's top employers including Apple, Google, Netflix, Uber, Meta, Intuit, LinkedIn, and many others.

RENT ROLL

| UNIT<br>NUMBER                                               | UNIT<br>BED | UNIT<br>BATH | UNIT<br>SIZE (SF) | MARKET<br>RENT | MARKET<br>RENT (PER SF) |
|--------------------------------------------------------------|-------------|--------------|-------------------|----------------|-------------------------|
| 1 - Multifamily                                              | 1           | 1            | 600               | \$2,995        | \$4.99                  |
| 2 - Multifamily - Includes Large Sundeck & Private Back Yard | 2           | 1            | 950               | \$4,000        | \$4.21                  |
| 1176 - Salon                                                 |             |              | 530               | \$4,520        | \$8.53                  |
| Totals/Averages                                              |             |              | 2,080             | \$11,515       | \$5.54                  |

\* Buyer to Verify Square Footage  
- Property to be Delivered Fully Vacant



## EXTERIOR PHOTOS





## FIRST FLOOR - 1-BED/1-BATH



## SECOND FLOOR - 2-BED/1-BATH





## SECOND FLOOR - 2-BED/1-BATH



## FIRST FLOOR - RETAIL

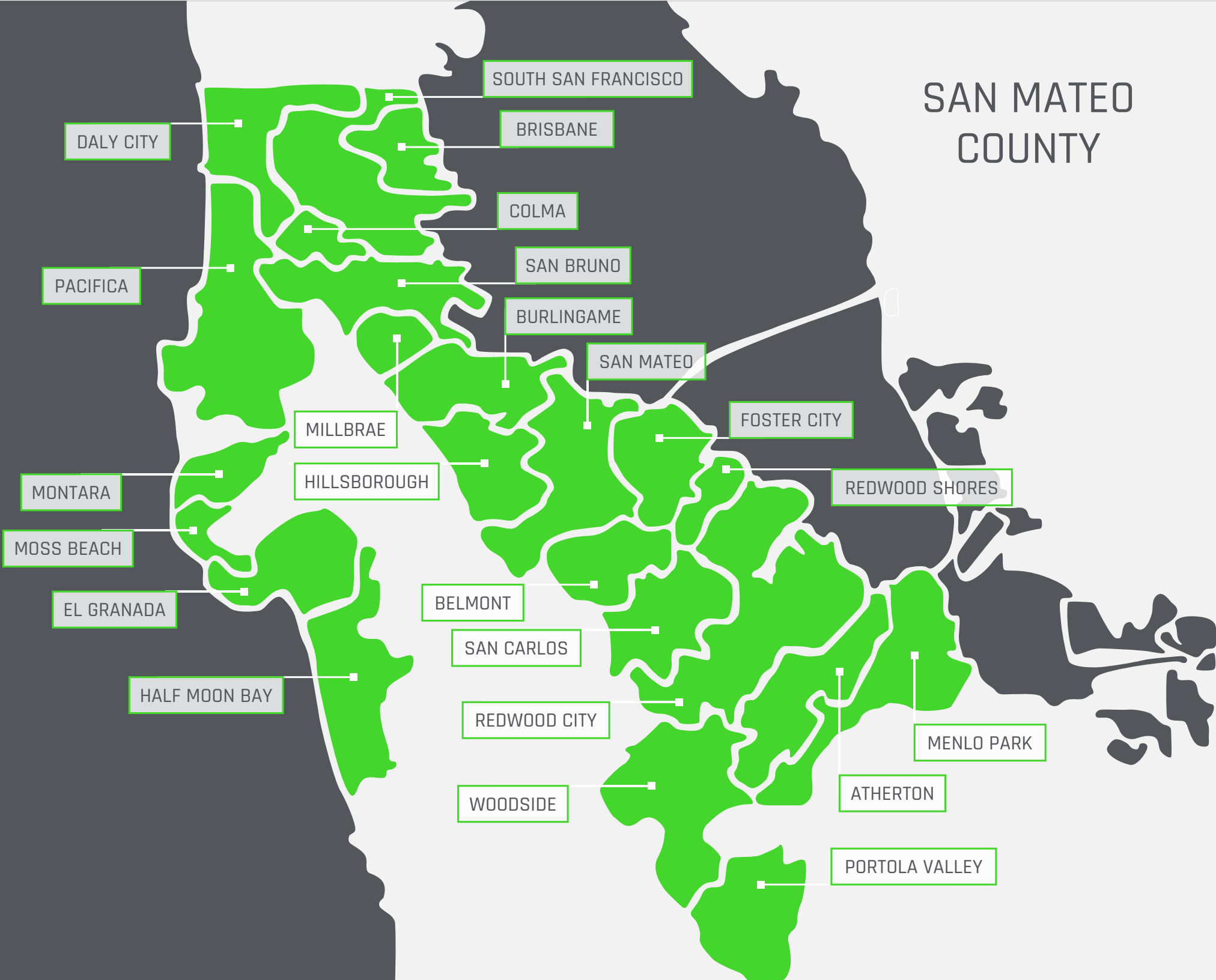




## AERIAL PHOTOS



# SAN MATEO COUNTY







GILEAD

FISHER INVESTMENTS

SONY

VISA

EQUINIX

ORACLE

EA  
GAMES

HILLSDALE SHOPPING CENTER

DOWNTOWN BELMONT

Caltrain

1176 Laurel St

DOWNTOWN SAN CARLOS

Instagram

Meta

META'S WILLOW VILLAGE REDEVELOPMENT (1.8MI)

DOWNTOWN REDWOOD CITY  
KAISER PERMANENTE box EVERNOTE

SRI'S PARKLINE REDEVELOPMENT (1.9MI)

DOWNTOWN MENLO PARK

Stanford  
University

DOWNTOWN PALO ALTO

Intuit

Google

NASA

Microsoft

SAMSUNG

LinkedIn

SYNOPSYS

LUCID

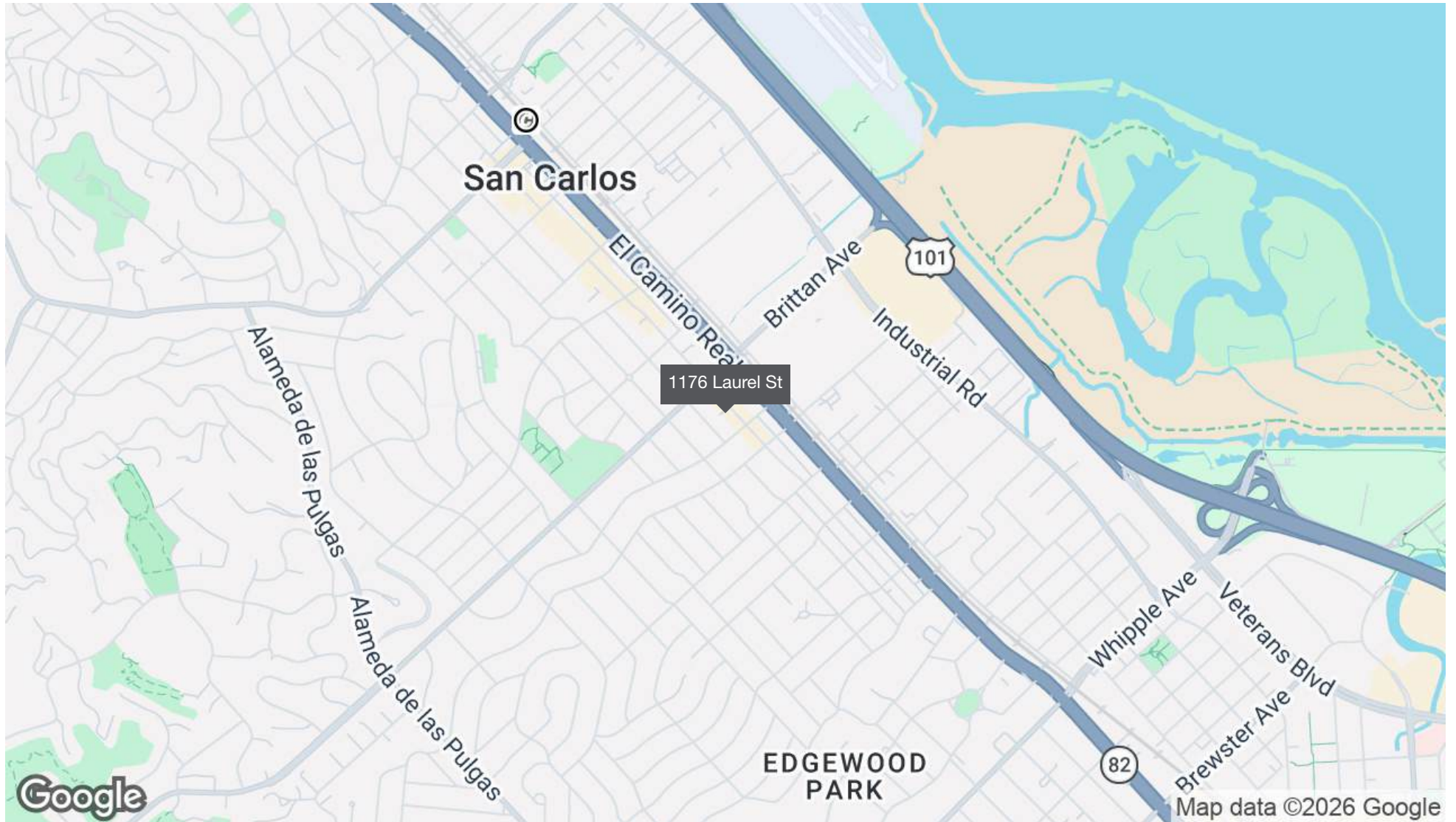
logitech

DUMBARTON BRIDGE

101



## REGIONAL MAP





# MARKET OVERVIEW

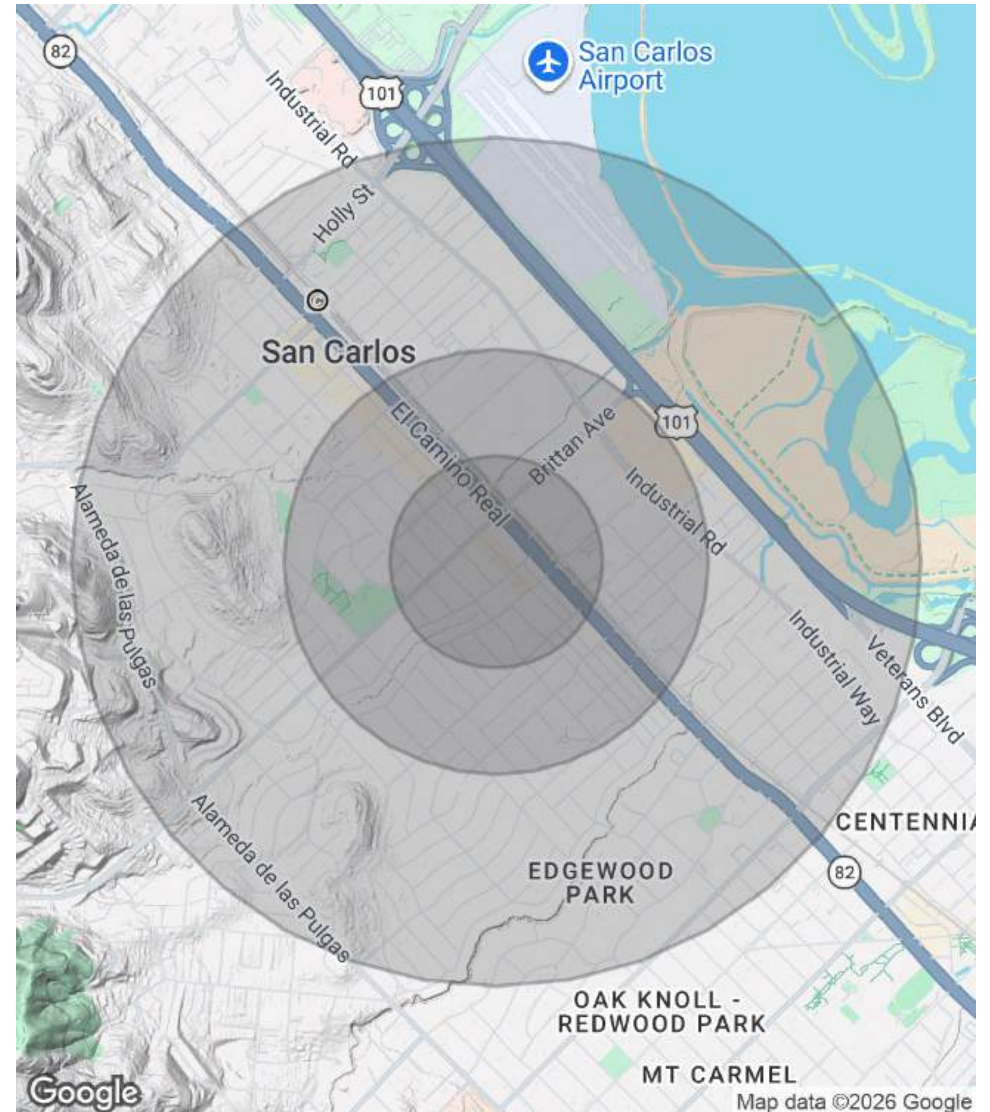
SECTION | 2





## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES  | 0.5 MILES   | 1 MILE      |
|----------------------|-------------|-------------|-------------|
| Total Population     | 1,253       | 4,462       | 18,584      |
| Average Age          | 42.8        | 40.9        | 39.8        |
| Average Age (Male)   | 37.2        | 37.1        | 37.8        |
| Average Age (Female) | 46.4        | 44.0        | 41.4        |
| HOUSEHOLDS & INCOME  | 0.25 MILES  | 0.5 MILES   | 1 MILE      |
| Total Households     | 485         | 1,691       | 7,137       |
| # of Persons per HH  | 2.6         | 2.6         | 2.6         |
| Average HH Income    | \$300,858   | \$313,629   | \$285,872   |
| Average House Value  | \$2,003,940 | \$2,026,707 | \$2,086,398 |





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ADVISORY GROUP

**Adam Levin**

Executive Managing Director  
650.492.0934  
adam@levinjohnston.com  
CalDRE #01462752

**Robert Johnston**

Executive Managing Director  
510.304.8077  
robert@levinjohnston.com  
CalDRE #01853816

**Cole Simpson**

Senior Director Investments  
650.888.7696  
cole.simpson@marcusmillichap.com  
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CalDRE #02100750