

1401 OLD COUNTY ROAD,
SAN CARLOS, CA 94070

INDUSTRIAL OFFICE/WAREHOUSE
PROPERTY AVAILABLE **FOR SALE**



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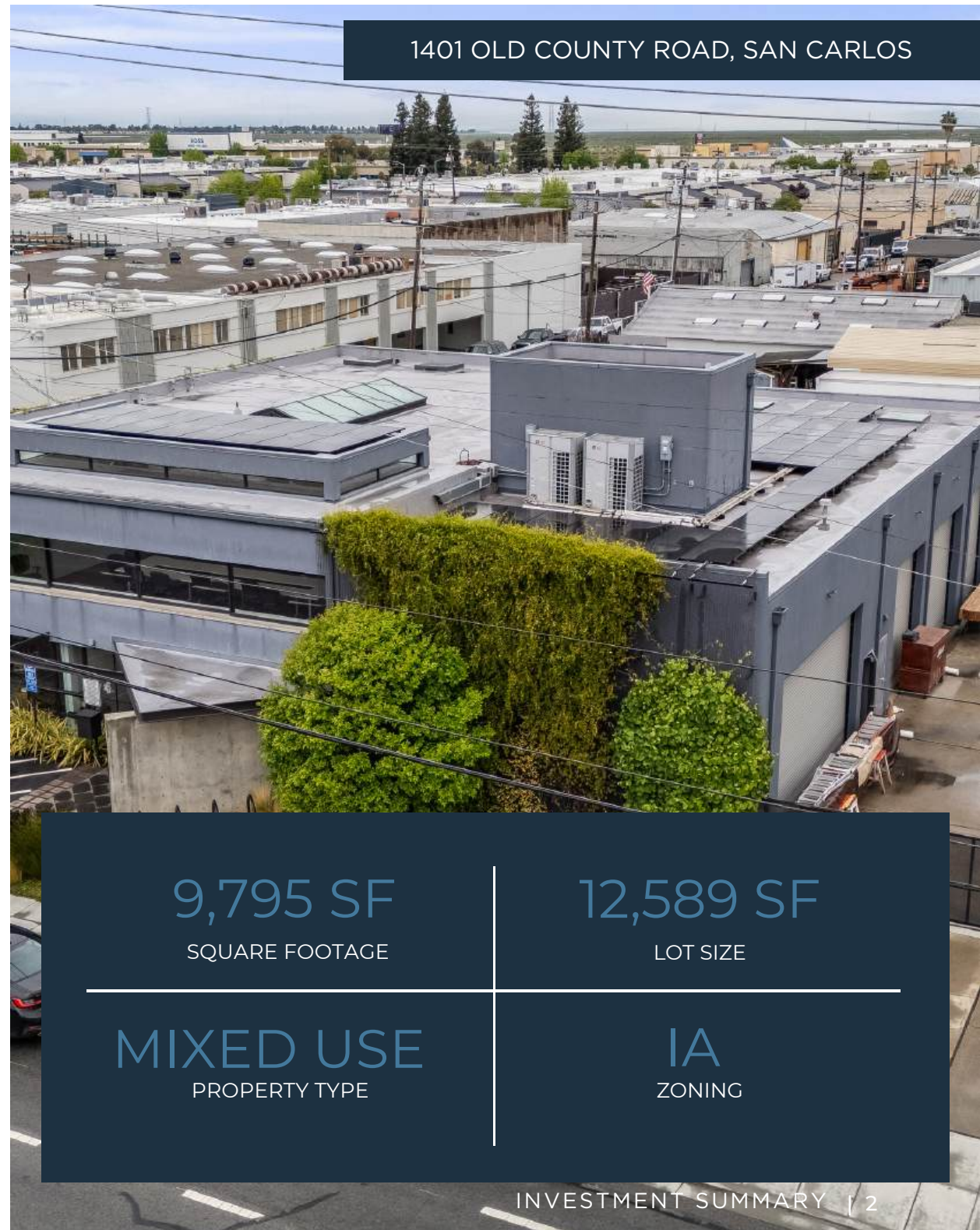
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SUMMARY

At the gateway of innovation along Old County Road, "O.C.R." at 1401 stands as a rare blend of history and modern design.

Originally built in 1957 by W.J. Bank, a pioneering glass company, the property has been thoughtfully reimaged by its current owner since 2016 into one of the Peninsula's most distinctive architectural assets.

Now offered for sale, it presents a rare opportunity to acquire a true statement building.



1401 OLD COUNTY ROAD, SAN CARLOS

9,795 SF

SQUARE FOOTAGE

12,589 SF

LOT SIZE

MIXED USE

PROPERTY TYPE

IA

ZONING

THROUGHOUT THE YEARS



1957



2016



2026

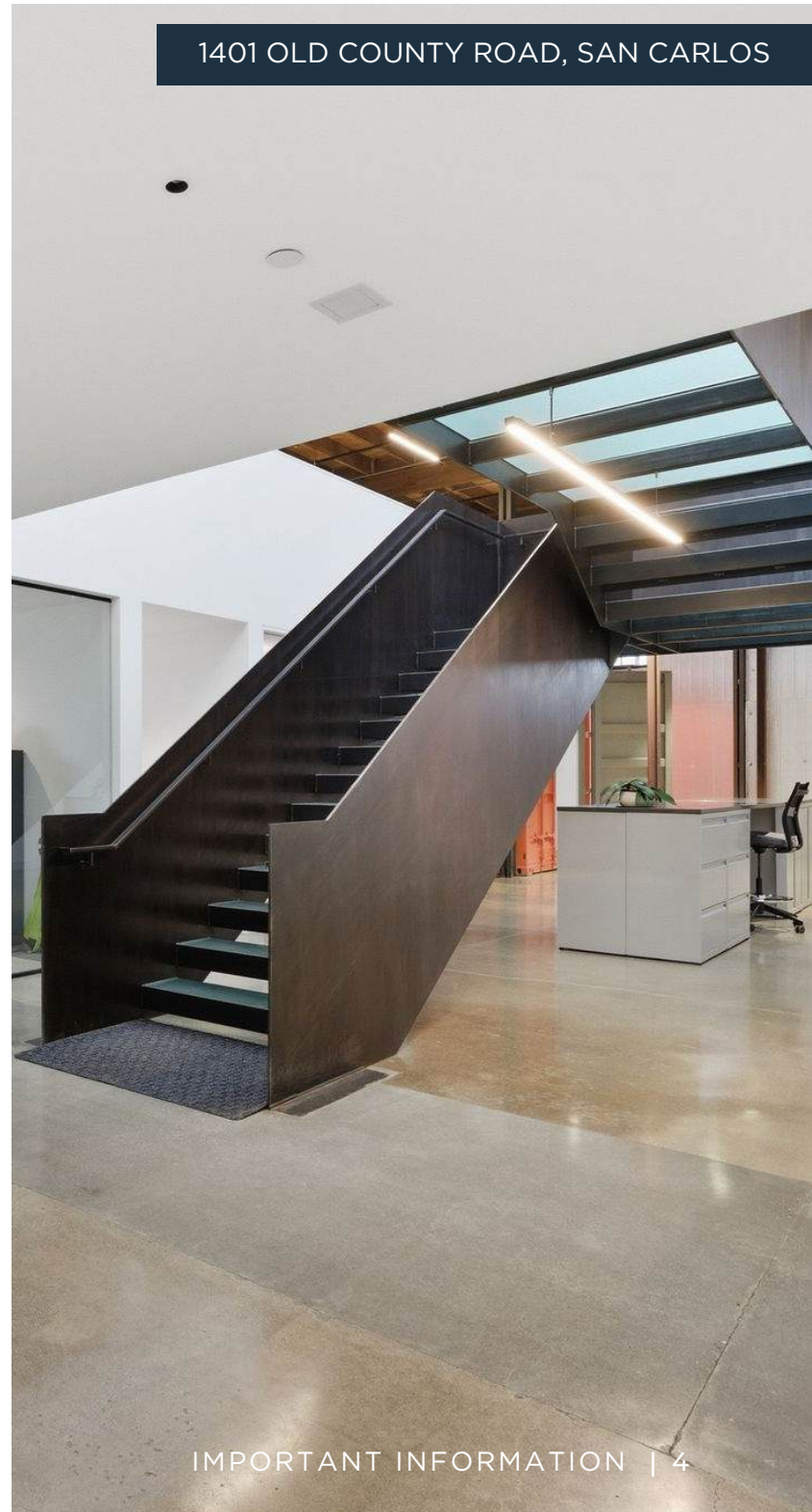
EXCLUSIVE OFFERING MEMORANDUM

IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt its accuracy, SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property. Do not disturb current occupants or walk the property. A private tour can be arranged with the listing agents.



EXCLUSIVE OFFERING MEMORANDUM

INTERACTIVE PROPERTY EXPERIENCE

[LISTING LINK](#)

[VIDEO TOUR](#)

[PROPERTY WEBSITE](#)

[LOCATION MAP](#)



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THE OFFERING

1401 Old County Road represents a rare opportunity to acquire a one-of-a-kind, design-forward commercial asset in the heart of San Carlos. Originally constructed in 1952 as the manufacturing and distribution facility for W.H. Glass, the property carries a legacy of innovation that has been thoughtfully reimaged for today's most discerning buyer.

In 2016, the building underwent a comprehensive transformation by the current owner, elevating it into a modern, fully electric, high-performance environment. Every detail—from its advanced mechanical systems to its integrated smart building infrastructure—was executed with an uncompromising commitment to quality, sustainability, and long-term efficiency.

Today, the property stands as a unique blend of industrial heritage and cutting-edge design: a solar-powered, technologically sophisticated asset tailored for forward-thinking ownership. Ideal for an owner-user, creative office, or strategic investor, 1401 Old County Road offers a truly irreplaceable presence within one of the Peninsula's most supply-constrained submarkets.



EXCLUSIVE OFFERING MEMORANDUM

PROPERTY OVERVIEW

Property Address	1401 Old County Road, San Carlos, CA 94070
Property Use	Office & Warehouse
Building Size	9,795 SF (3rd party measurement)
Stories	2 stories
Power Specs	600 Amp Capacity (buyer to verify)
Lot Size	12,589 SF (per county records)
Year Built	1957 (per assessor)
Parcel Number	046-202-310
Zoning	<u>IA - Industrial Arts</u>
Roof Type	TPO
Construction	Concrete tilt up
Remodeled	2020



INVESTMENT HIGHLIGHTS

Electrical & Power

- 3-phase electrical service
- 600-amp capacity (buyer to verify)
- Single PG&E meter
- Building is fully electric (no gas service)

Sustainability & Energy

- 67 photovoltaic (solar) panels ckWh
- Designed for high energy efficiency and reduced utility reliance
- Electric water heater
- Infrastructure supports a future green roof with deck

HVAC & Mechanical Systems

- Hybrid radiant heating & cooling system (integrated into ceilings)
- 2 rooftop heat pumps
- Heat Recovery Ventilation (ERV system) for improved air quality and energy efficiency

Lighting & Controls

- Vantage lighting control system
- Includes daylight harvesting sensors (automatically adjusts lighting based on natural light)
- Lighting integrated with smart/motion-based controls

Technology & Connectivity

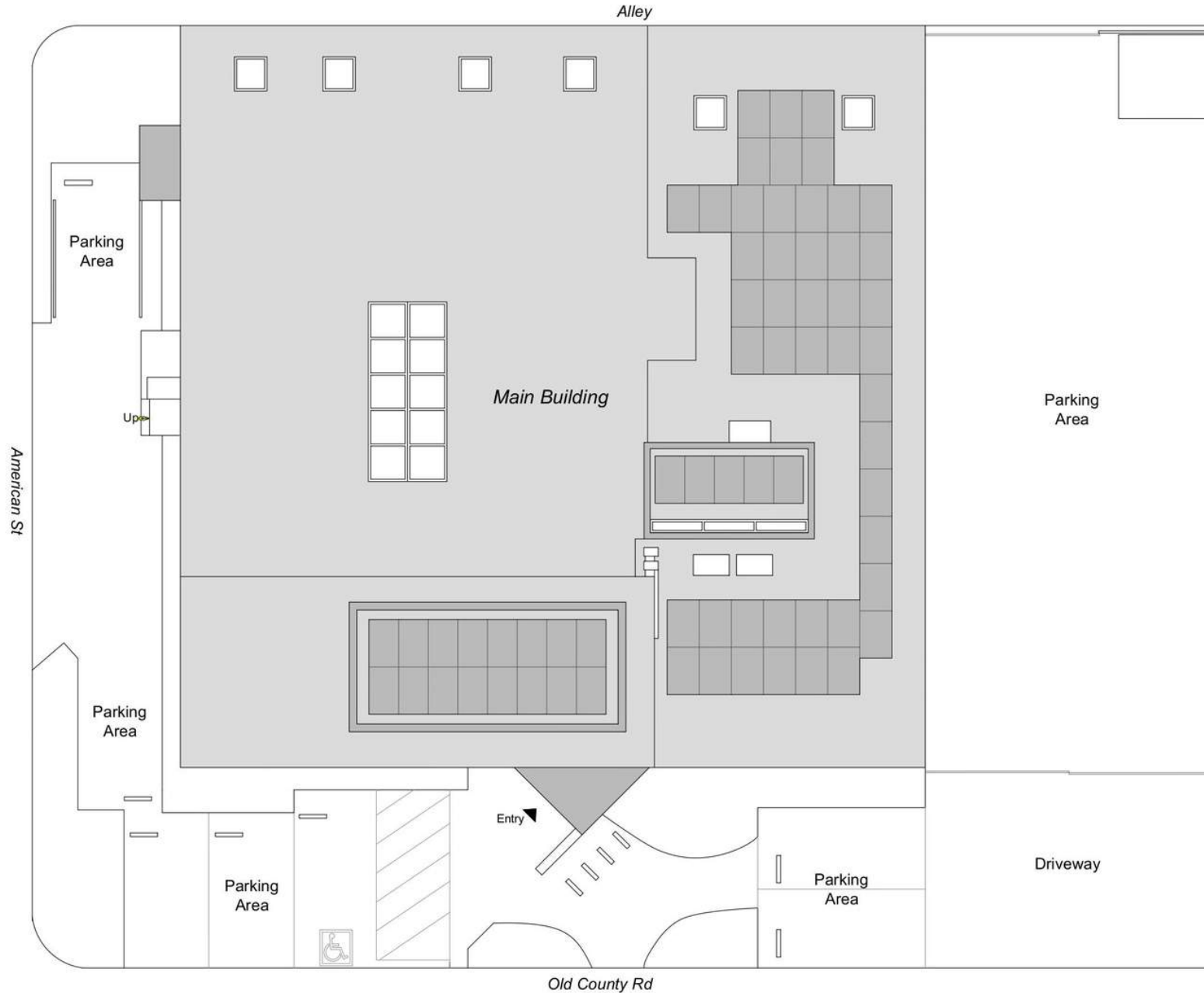
- App. based building control system
- Fully wired for Ethernet
- Comcast fiber internet available

EV & Parking Infrastructure

- Dual EV chargers installed (level 2)

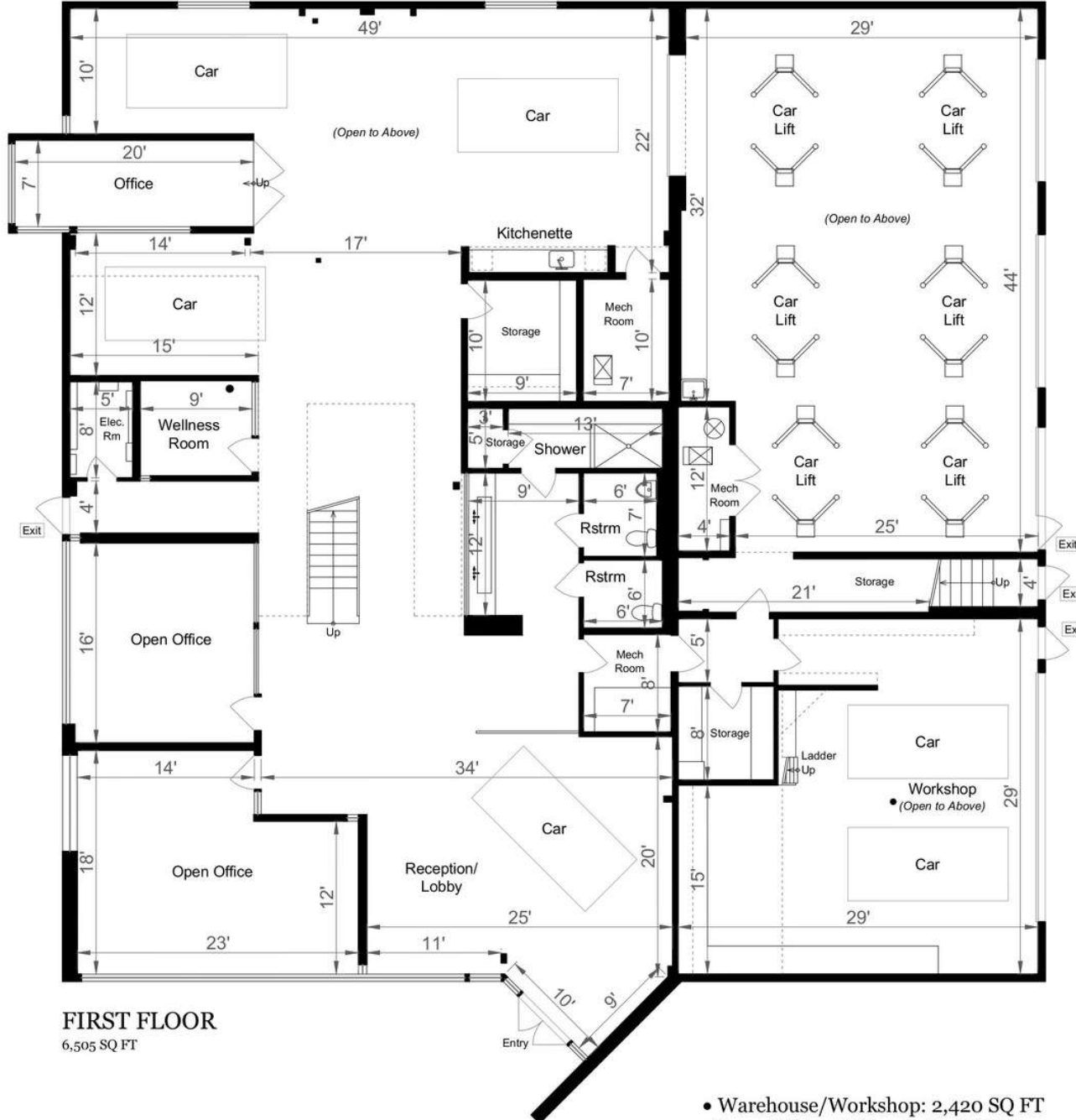


SITE PLAN



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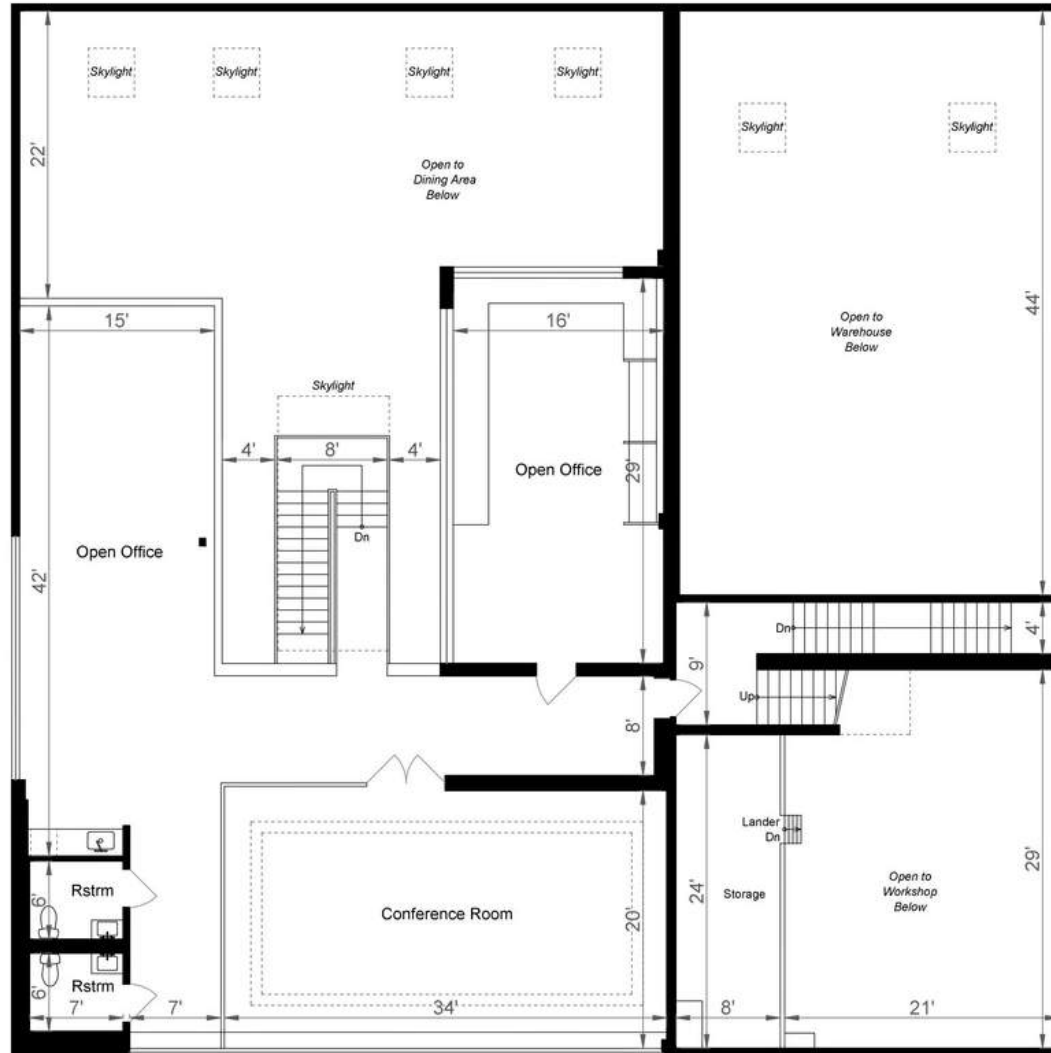
FIRST FLOOR



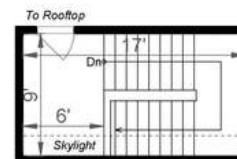
FIRST FLOOR
6,505 SQ FT

- Warehouse/Workshop: 2,420 SQ FT
- Second Floor Office: 2,495 SQ FT
- Yard: 2,500 SQ FT

SECOND FLOOR



SECOND FLOOR
3,105 SQ FT



SECOND FLOOR
185 SQ FT

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS



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AREA OVERVIEW

SAN CARLOS - 1401 OLD COUNTY ROAD

The property features a thoughtfully designed blend of professional office space and high-clear warehouse area, allowing for seamless day-to-day operations. The office portion is built out with a premium, contemporary aesthetic—ideal for companies seeking a polished image for clients, employees, and operations alike—while the warehouse component provides the functionality needed for storage, distribution, light manufacturing, or showroom use.

Strategically located along Old County Road, the property benefits from immediate access to El Camino Real, Highway 101, and Highway 280, as well as close proximity to Caltrain and surrounding Peninsula amenities. This central location provides excellent connectivity throughout the Bay Area, making it an ideal hub for businesses seeking both accessibility and a high-quality working environment.



SAN CARLOS - QUICK FACTS

Size:	5.5 sq. mi.
Population:	30,000
Estimated Median Age:	41.6
Estimated Median Income:	\$233,000
Estimated Median Home Value:	\$2,100,000
Estimated number of employees:	15,700

DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2025 Total Population	64,335	267,752	543,375
Average Age 2025	41.3	41.9	40.8
Households HH	24,542	98,715	196,470
Income Avg HH	\$191,713	\$193,874	\$190,565
2025 Ave HH Vehicles	2	2	2





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