

- **±1,600 SF AVAILABLE**
- **FOR LEASE**
- **1485 EL CAMINO REAL #202-Belmont, CA. 94002**

MANUEL SALAS
manuel@manuelsalas.com
650.888.1279 | DRE # 02168739

CALIFORNIA
REALTORS GROUP

MULTIFAMILY & HOTEL SALES

PROPERTY OVERVIEW

Positioned along the highly trafficked El Camino Real corridor in Belmont, this retail opportunity offers approximately $\pm 1,600$ square feet across both the ground floor and basement levels. The space features a modern retail buildout with upgraded lighting, expansive storefront windows, and excellent street frontage, creating a bright and welcoming environment for customers and clients alike.

The versatile layout allows for a variety of retail or service-oriented uses, while the large basement area provides additional flexibility for inventory storage, creative workspace, or operational support. Located within one of the Peninsula's most established commercial corridors, the property benefits from strong visibility, convenient accessibility, and consistent daily traffic exposure.



MANUEL SALAS

manuel@manuelsalas.com

650.888.1279 | DRE # 02168739



PROPERTY OVERVIEW

ADDRESS

TOTAL BUILDING AREA

YEAR BUILT

ZONING DISTRICT NCD

CONSTRUCTION

PARCEL

1485 El Camino Real #202-Belmont, Ca. 94002

±1,600 SF

2004

Commercial / Retail Zoning

Concrete / Steel Construction

APN: 045-247-040

HIGHLIGHTS

- Affluent Peninsula demographic with strong purchasing power
- Dense surrounding residential communities
- High concentration of professionals and commuters
- Excellent daytime traffic along El Camino Real
- Strong mix of retail, restaurants, cafés, and service businesses
- Convenient access to Highway 101, Interstate 280, and Caltrain

PROPERTY OVERVIEW



THE OFFERING

ASKING RENT PRICE: **\$3,800/month**

TOTAL SQUARE FOOTAGE: +/- 1600 SQFT

TYPE OF LEASE: **GROSS**

NUMBER OF BATHROOMS: **1**

PARKING SPACES: **AVAILABLE**

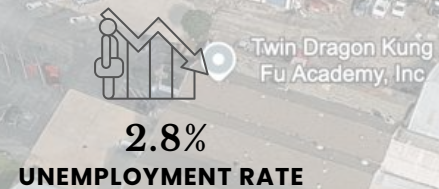
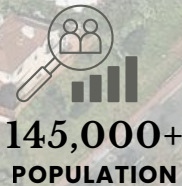
2 LEVELS

PERMITTED USE: **RETAIL SPACE**

SURROUNDING SHOPS & EATERIES



NEIGHBORHOOD KEY FACTS



Sunnyslope Little Free Library

Good Shepherd Episcopal Church

Zoom Room Dog Training

Twin Dragon Kung Fu Academy, Inc

SW Art Studio

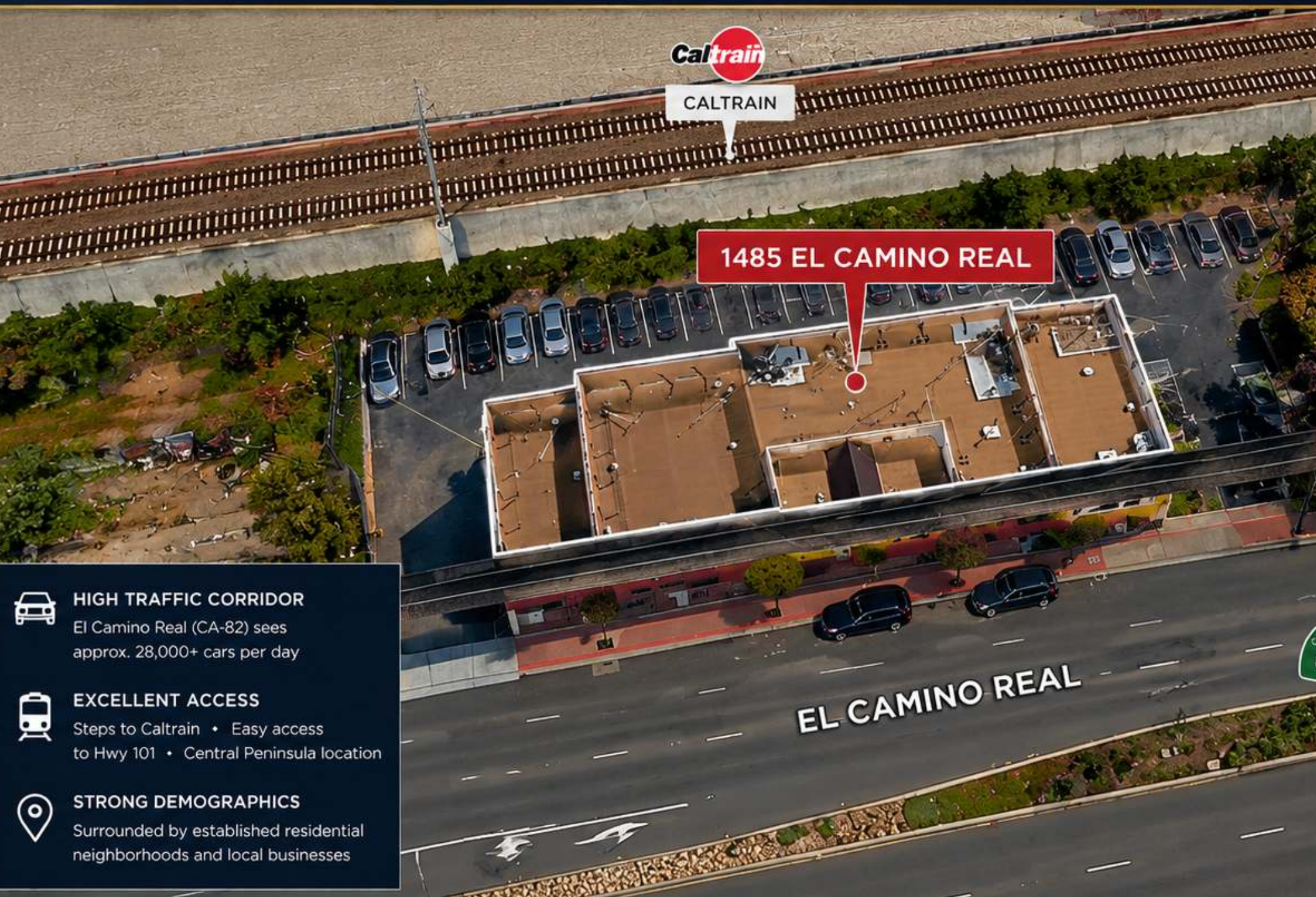


IDEAL FOR

- BOUTIQUE RETAIL
- SHOWROOM CONCEPT
- SPECIALTY RETAIL
- CREATIVE STUDIO
- SERVICE-ORIENTED BUSINESS
- WELLNESS OR BEAUTY CONCEPT

1485 EL CAMINO REAL

BELMONT, CALIFORNIA 94002



CALTRAIN

1485 EL CAMINO REAL

EL CAMINO REAL



HIGH TRAFFIC CORRIDOR

El Camino Real (CA-82) sees approx. 28,000+ cars per day



EXCELLENT ACCESS

Steps to Caltrain • Easy access to Hwy 101 • Central Peninsula location



STRONG DEMOGRAPHICS

Surrounded by established residential neighborhoods and local businesses



MANUEL SALAS

manuel@manuelsalas.com

650.888.1279 | DRE # 02168739

California Realtors Group specializes in retail, multifamily, hospitality, and investment real estate throughout the San Francisco Bay Area. Our firm is committed to providing strategic leasing, sales, and advisory services with a strong focus on visibility, market knowledge, and client representation.

WWW.CALIFORNIAREALTORSGROUP.COM

**CALIFORNIA
REALTORS GROUP**

MULTIFAMILY & HOTEL SALES