

Two Commercial Condos Available For Sale or Lease
Prime Street Retail
552-560 El Camino Real, San Carlos



8 N. San Pedro Street,
#300 San Jose,
California 95110
Tel: 408.378.5900
www.moinc.net

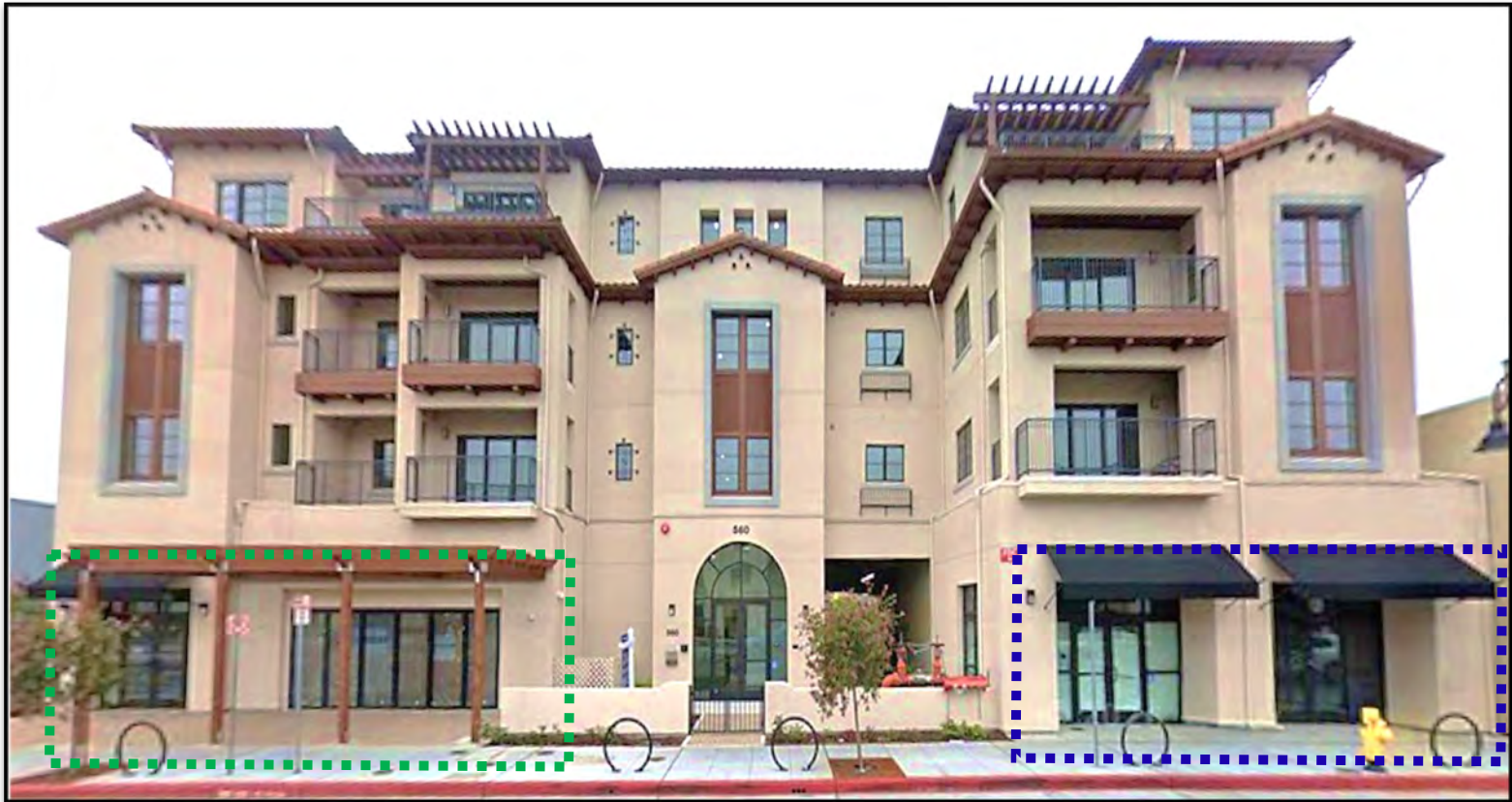
Ryan Warner
Lic. #01397580
rwarner@moinc.net
408.477.2505

Austin Chaparro
Lic. #02121723
austin@moinc.net
925.785.4842

Kelly Erardi
Lic. #00627177
kellyerardi@moinc.net
408.623.6157

San Carlos Market Overview

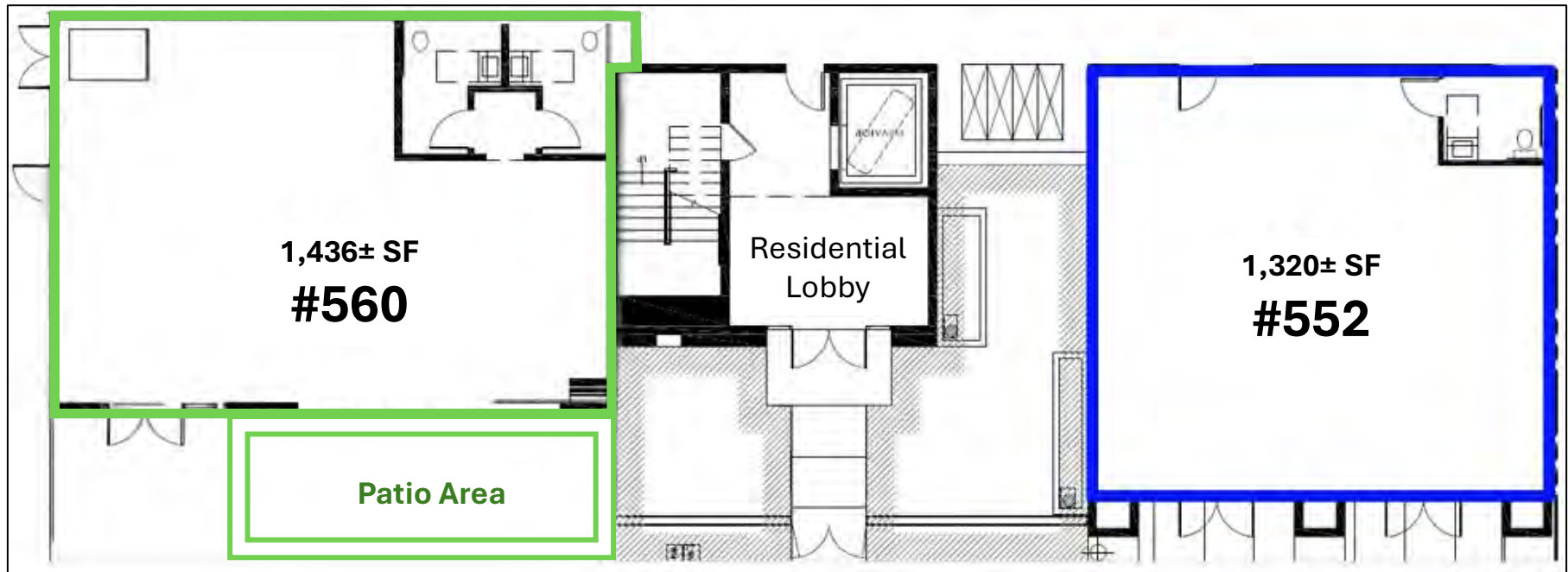
- Exceptional Household Incomes — San Carlos Median Household Income Of Approximately \$237,500, More Than Double The California Median.
- Median Owner-occupied Home Value Approximately \$2.0 Million, Reflecting One Of The Peninsula's Most Affluent Residential Communities.
- Prime El Camino Real Location Directly Adjacent To The San Carlos Caltrain Station, Providing Convenient Regional Access Between San Francisco And Silicon Valley.
- Steps From Downtown San Carlos And Laurel Street, A Highly Walkable Dining, Shopping And Service District.
- Positioned In The Heart Of The San Francisco Peninsula, Centrally Located Between San Francisco And San Jose With Convenient Access To Us-101 And I-280.
- Surrounded By A Major Peninsula Employment Base, Including Technology, Life Science, Healthcare And Professional-service Employers Throughout San Carlos, Redwood City, Belmont, San Mateo And Menlo Park. Major Nearby Employers Include Electronic Arts, Oracle, Kaiser Permanente, Meta, Gilead Sciences And Franklin Templeton.
- Growing San Carlos Life-science/R&D Corridor, With Substantial Existing And Planned Laboratory And Office Development East Of El Camino Real, Including The Alexandria Center For Life Science And Other Major R&D Projects.
- Continued residential growth along El Camino Real and Downtown San Carlos.



Property Overview

- Newer Mixed-Use Development with 24 Residential Condos
- Available Commercial Units:
 - **#552:** 1,320± SF | **Asking Rent:** \$3.75 SF/Month Plus NNN | **Sale Price:** \$1,050,000
 - **#560:** 1,436± SF | **Asking Rent:** \$3.75 SF/Month Plus NNN | **Sale Price:** \$1,140,000
- Excellent For Owner-User
- Ideal For Retail, Café, Office Or Medical
- Units delivered in Warm Shell Condition
- Outside Patio Potential

Site Plan



El Camino Real

Annual Building Expenses

Unit 552

HOA Fee: \$4,675

Property Tax Estimate: \$11,550

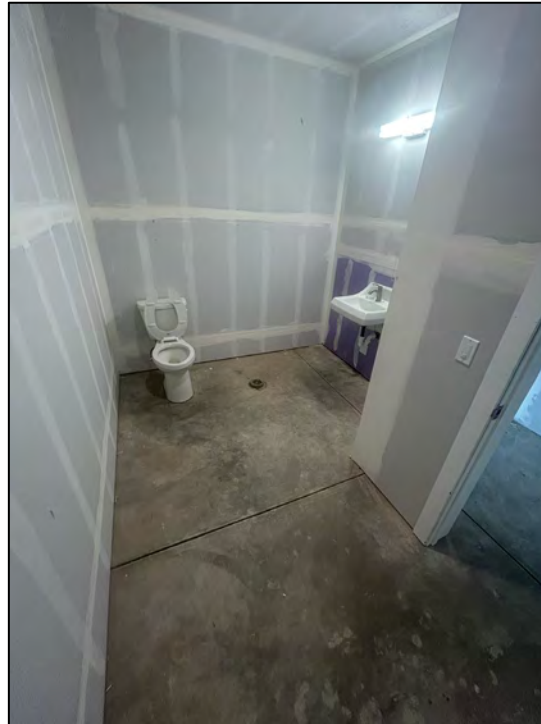
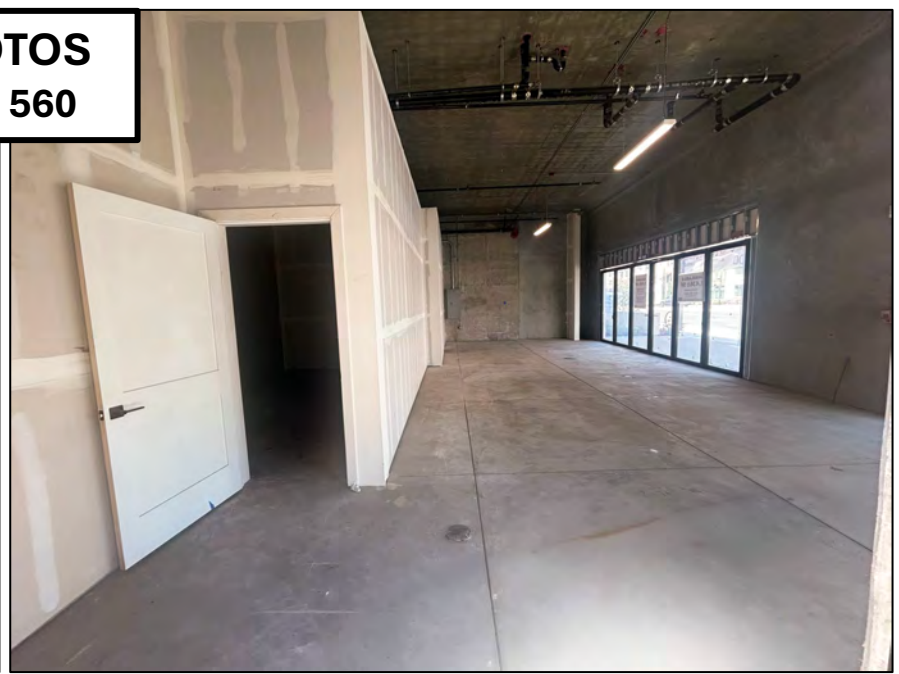
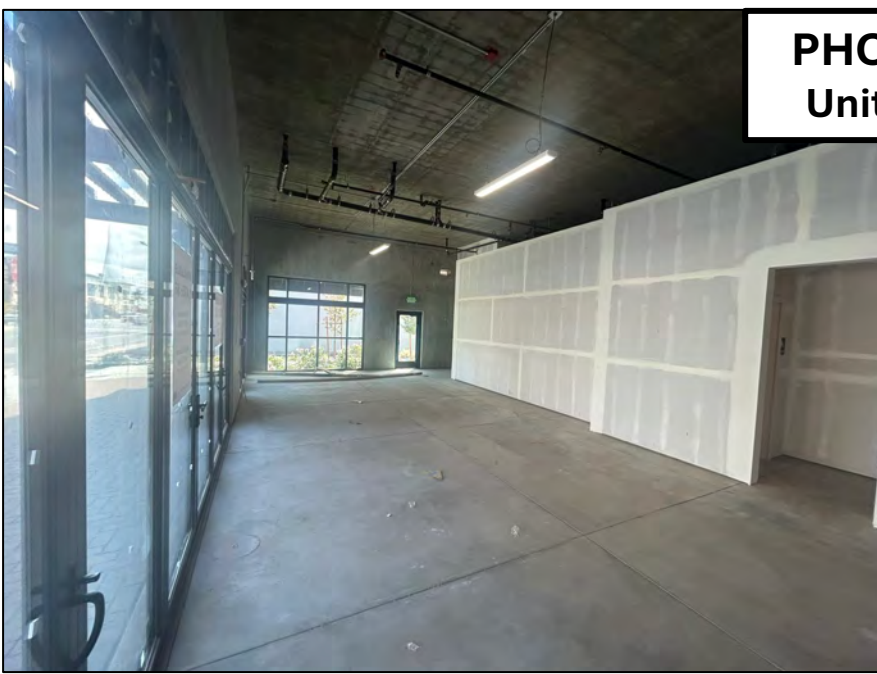
Unit 560

HOA Fee: \$4,805

Property Tax Estimate: \$12,540

PHOTOS

Unit 560



PHOTOS

Unit 552





Demographics



	1-Mile	2-Miles	3-Miles
Population	16,664	139,104	276,873
Total HH	6,722	52,415	103,592
Avg HH Income	\$309,679	\$285,892	\$281,121
Median Age	41.7	40.1	40.1
Housing Units	7,148	55,848	110,726

552-560 El Camino Real

San Carlos

