

790 LAUREL STREET
SAN CARLOS, CA 94070

OFFICE PROPERTY
FOR SALE



COLDWELL BANKER
REALTY

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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 it's 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.

790 LAUREL STREET, SAN CARLOS



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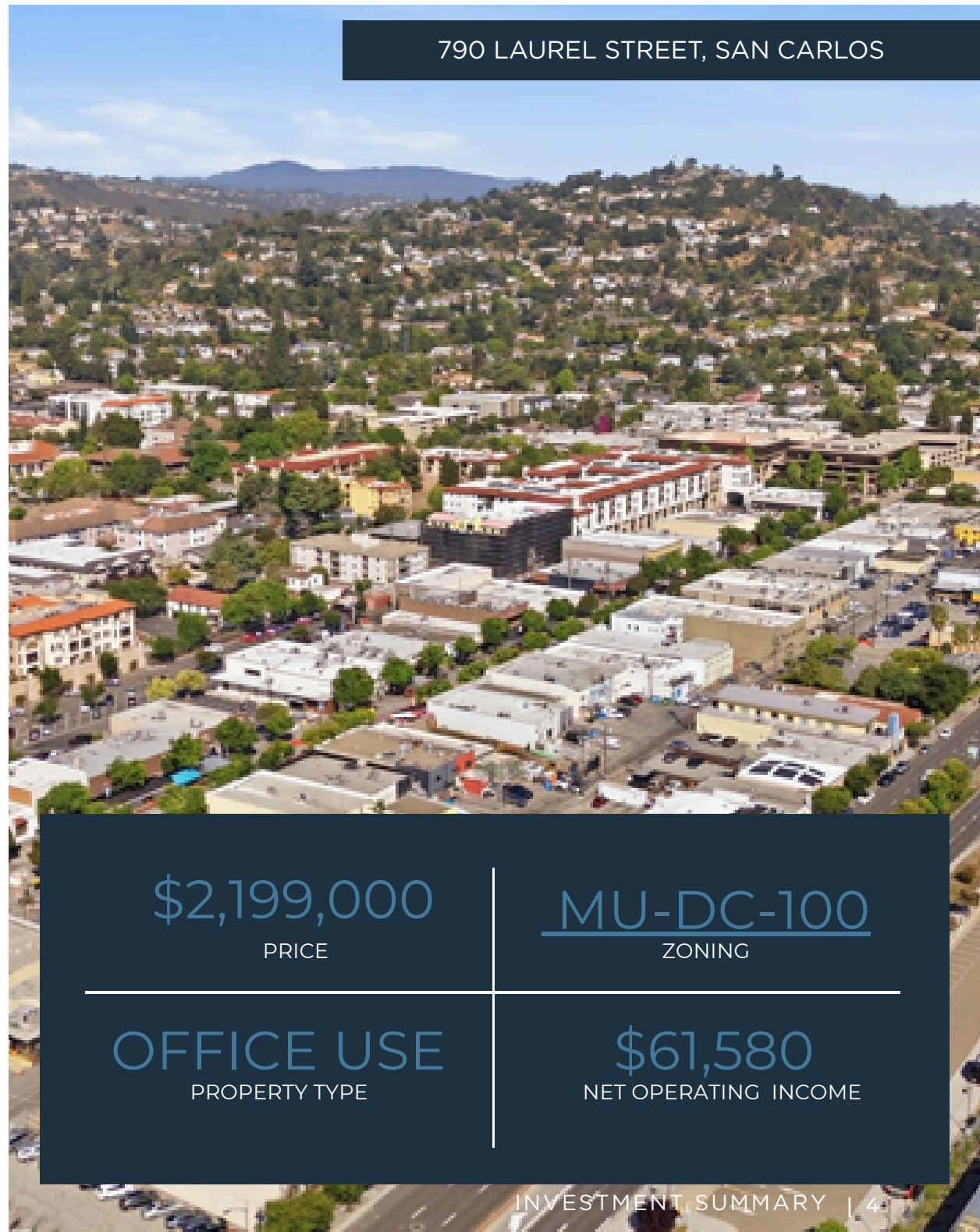
THE OFFERING

SC Properties exclusively presents 790 Laurel St., San Carlos, CA

Located in the heart of downtown San Carlos, 790 Laurel Street presents a rare opportunity to own a well-positioned mixed-use / office asset along one of the Peninsula's most desirable downtown corridors.

Situated directly on Laurel Street — San Carlos' premier retail and pedestrian thoroughfare — the property benefits from exceptional visibility, strong walkability, and immediate access to restaurants, retail amenities, public parking, and transit.

790 LAUREL STREET, SAN CARLOS



\$2,199,000

PRICE

MU-DC-100

ZONING

OFFICE USE

PROPERTY TYPE

\$61,580

NET OPERATING INCOME

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY OVERVIEW

Property Address	790 Laurel Street, San Carlos, CA 94070
Price	\$2,199,000
Building Size	3,900 SF (per assessor)
Price per SF	\$563.85
Roof Type	TPO
Lot Size	2,200 SF (per county records)
Year Built	1950 (per assessor)
Parcel Number	050-153-090
Zoning	<u>MU-DC-100</u>
Stories	2 stories
Foundation	Concrete slab
Construction/Exterior	CMU/ Stucco





INVESTMENT HIGHLIGHTS

Property Use	Office Use
Stories	2 stories
# of Suites	9 suites - all month to month leases
Cooling/Heating	Central AC/Central Forced Air
Utilities	Master Electric, Master Gas, Master Water
Parking	Street Parking
Monthly Gross Income	\$6,840
Annual Gross Income	\$82,080
Total Expenses	\$20,500
Cap Rate	2.8%
Owner pays:	Electric, Garbage, Gas, Insurance - Fire, Insurance - Liability, Maintenance - Exterior, Maintenance - HVAC, Maintenance - Interior, Services - Janitor, Taxes

NEARBY AMENITIES



EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS



EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS



AREA OVERVIEW

SAN CARLOS - 790 LAUREL STREET

790 Laurel Street is ideally positioned in the heart of downtown San Carlos — one of the Peninsula’s most desirable and vibrant downtown corridors. The property presents a rare opportunity for an owner-user, investor, or future redevelopment play within a highly supply-constrained market known for its strong demographics, walkability, and long-term growth potential.

Situated directly along Laurel Street, the city’s premier retail and dining corridor, the property benefits from exceptional visibility, consistent pedestrian traffic, and immediate proximity to a wide variety of popular restaurants, cafés, boutique retailers, and neighborhood-serving businesses.

The property also benefits from excellent regional connectivity, with close proximity to El Camino Real, Highway 101, Interstate 280, and the Caltrain station just minutes away, providing convenient access throughout the Peninsula and Silicon Valley. With its prime downtown location, flexible layout



SAN CARLOS - QUICK FACTS

Size:	5.54 sq. mi.
Population:	30,700
Estimated Median Age:	41.6
Estimated Median Income:	\$237,000
Estimated Median Home Value:	\$2,095,000
Estimated number of employees:	16,000

DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2025 Total Population	56,543	273,805	538,205
Average Age 2025	42.8	42	40.9
Households HH	21,459	100,980	1193,953
Income Avg HH	\$197,656	\$179,034	\$174,301
2025 Ave HH Vehicles	2	2	2





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