

OFFICE / RETAIL BUILDING FOR SALE 1750 LAUREL STREET, SAN CARLOS CA



OFFERING MEMORANDUM

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appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire 1748-1750 Laurel Street, San Carlos. This ±2,260 SF building will be delivered vacant and presents a fantastic owner-user opportunity in the heart of downtown San Carlos. The building features high ceilings and 50' of street frontage. The high-visibility Laurel Street presence combined with flexible zoning and nine (9) on-site parking spaces creates a unique property for either an owner-user or investor. This parcel is located in the Neighborhood Mixed Use (MU-N) zone. Permitted uses include professional office, medical office, restaurant, retail, and personal services.

The subject property presents a unique opportunity to acquire a building that can accommodate a multitude of uses and that boasts excellent parking and a desirable location on the main street in downtown San Carlos.

ADDRESS

1748-1750 Laurel Street,

San Carlos, California

APN

051-376-160

BUILDING SIZE

±2,260 Sq. Ft.

PARCEL SIZE

±5,090 Sq. Ft. / ±0.12 Acre

PARKING

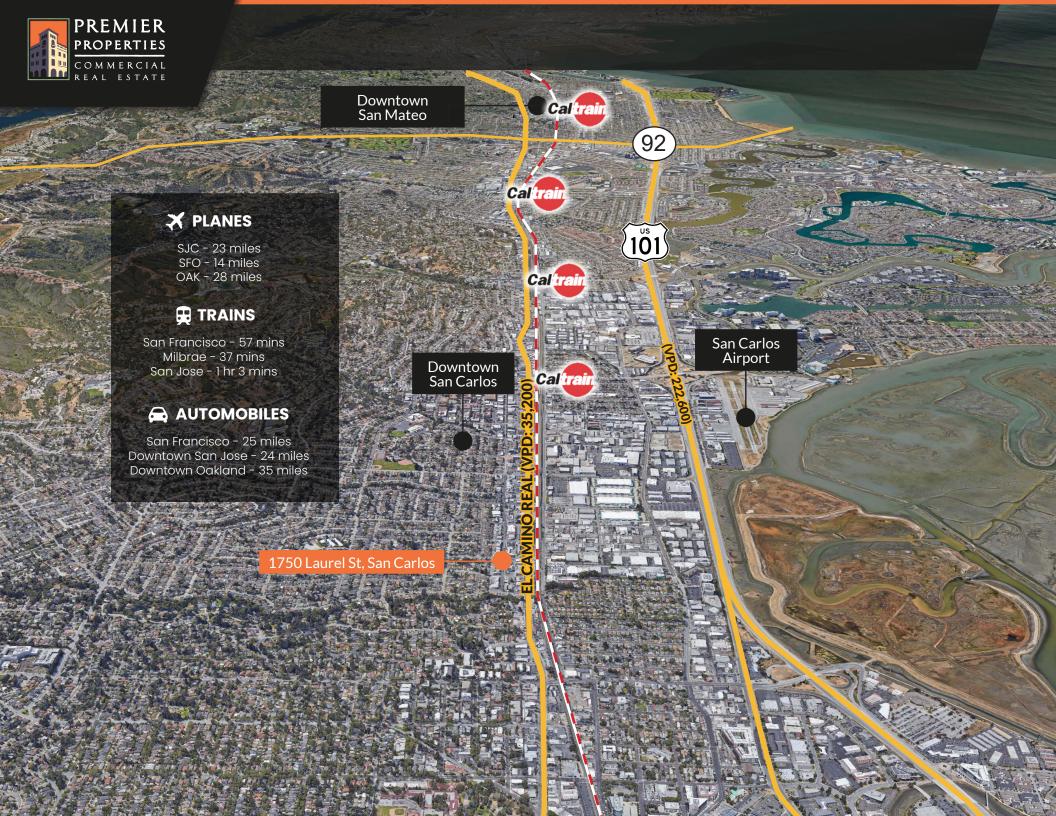
Nine (9) Spaces

ZONING

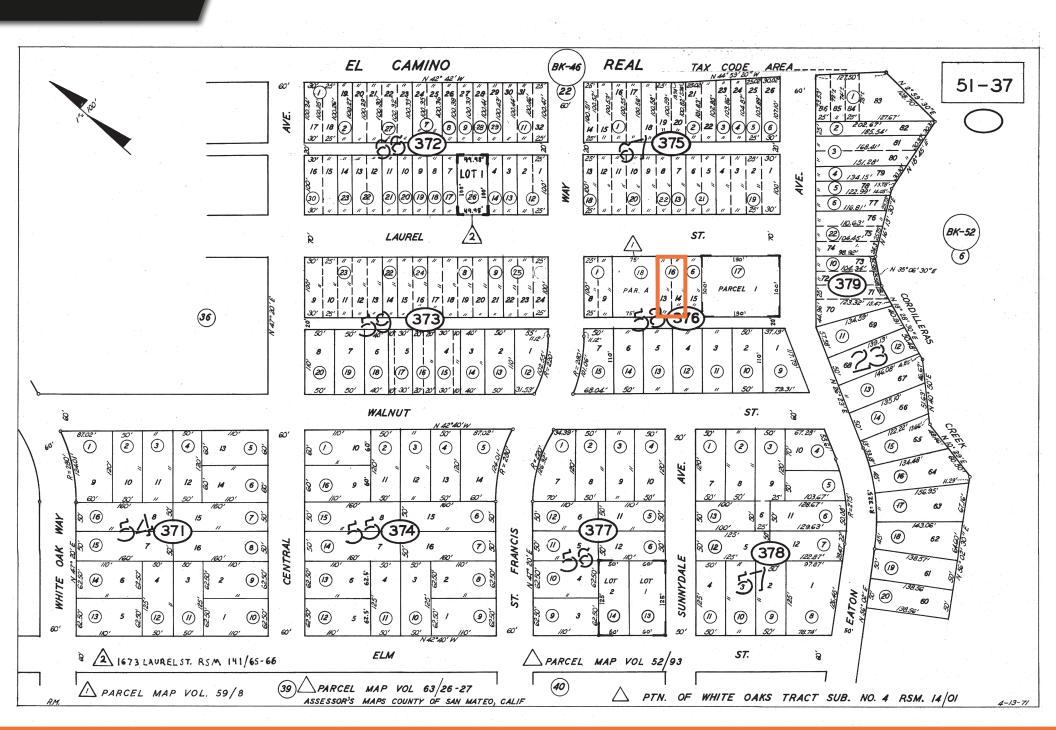
Neighborhood Mixed Use (MU-N)

















MEDIAN AGE

HOUSEHOLDS



FAMILIES





AVERAGE HOUSEHOLD INCOME

\$181,894

Average Household Size: **2.54**

Owner Occupied Housing Units:

Renter Occupied **3,541** Housing Units

Median Household Income \$134,183 Average Household Income \$181,894

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,001	7,998	12,947
Total Employees:	21,543	88,791	160,608
Total Residential Population:	20,322	134,143	261,139
Employee / Residential Population Ratio (per 100 Residents)	106	66	62

























PREMIER PROPERTIES COMMERCIAL REAL ESTATE

AREA DEMOGRAPHICS

San Carlos is a city in San Mateo County, California, United States.

The 2010 United States Census reported that San Carlos had a population of 28,406. The population density was 5,126.9 people per square mile (1,979.5/km2). The racial makeup of San Carlos was 22,497 (79.2%) White, 233 (0.8%) African American, 65 (0.2%) Native American, 3,267 (11.5%) Asian, 70 (0.2%) Pacific Islander, 827 (2.9%) from other races, and 1,447 (5.1%) from two or more races. Hispanic or Latino of any race were 2,855 persons (10.1%).

The Census reported that 28,315 people (99.7% of the population) lived in households, 79 (0.3%) lived in non-institutionalized group quarters, and 12 (0%) were institutionalized.

San Carlos was once home of the Circle Star Theater where performers such as Big Brother & the Holding Company, Richard Marx and Richard Pryor performed. [citation needed] It was torn down and replaced with office buildings.



SAN CARLOS IS LOCATED ON THE SAN FRANCISCO PENINSULA. ACCORDING TO THE UNITED STATES CENSUS BUREAU, THE CITY HAS A TOTAL AREA OF 5.54 SQUARE MILES, OF WHICH, 5.54 SQUARE MILES OF IT IS LAND AND 0.05% IS WATER



AVERAGE COMMUTE 27 MINUTES

UNEMPLOYMENT RATE: 2.30%

JOB GROWTH RATE OF: 2.21%





