

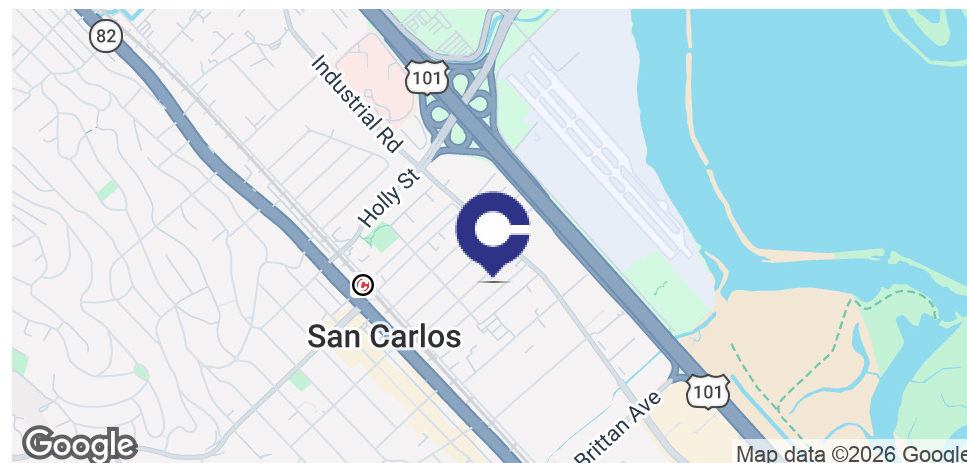


INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL FLEX OWNER/USER

950 TERMINAL WAY SAN CARLOS, CA 94070

INDUSTRIAL FLEX OWNER/USER | 950 TERMINAL WAY SAN CARLOS, CA 94070



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	+/-3,468 SF
Price/SF:	\$519.03
Lot Size:	+/-4,522 SF
Zoning:	IH (Heavy Industrial)
APN:	046-127-070

PROPERTY OVERVIEW

Great owner/user opportunity half a mile from Downtown San Carlos. The building is currently setup with a flexible mix of office space and warehouse area. There are +/-4 offices, two restrooms, a kitchen, reception area and a grade level rollup door. The building has upgraded power at 400 amps and a gas line. 4-5 off-street parking spaces in front of the building. Please do not disturb tenants. No photography or videos permitted.

PROPERTY HIGHLIGHTS

- Rare Owner/User Opportunity
- Business Owner Can Build Equity Owning vs Leasing
- Attractive SBA Financing May Be Available
- Great San Carlos Location
- Close Proximity (0.5 Miles) to the Downtown Amenities
- Half a Mile to the Caltrain Station
- Significant Multi-Family Development Occurring in the Area
- Major Life Science Developments Completed and in the Pipeline
- Easy Access to the 101 Freeway

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

San Carlos is located between two major economic hubs San Francisco and San Jose as well as within a ten minute drive from approximate 24 million sf of office space occupied by high paying companies in the fields of technology, finance, law, life/bio sciences and health care. Here is a partial list of some of the major employers in the surrounding area: Oracle, Visa, Electronic Arts, Sutter/Palo Alto Medical Foundation, Novartis, PG&E Zuora, Evernote, Check Point, MarkLogic, Nikon, Zuora, Acxiom, Natera, Shutterfly, Nintendo, Bristol Myers Squibb, Box, Fisher Investments, Snowflake Computing, Indeed, Rakutan, Guidewire, WorkDay, Chan Zuckerberg Initiative, SurveyMonkey, Apptus, Gilead Sciences, Robolox, Franklin Templeton, Tano Capital, Coupa, Qualys, IBM, Marketo, Gunderson Dettmar, Fish & Richardson, Seiler LLP, and Goodwin & Procter.

The city of San Carlos describes itself as, "ideally situated between San Francisco and San Jose, San Carlos is easily accessed by highways, railways and airways. The ultimate in geography and livability, it strikes a rare balance between small-town charm and big-city access. Here, a quaint village feeling goes hand in hand with the latest global advances. It's the best of both worlds, in an extremely convenient and pleasant location."

FUTURE DEVELOPMENT OF THE AREA

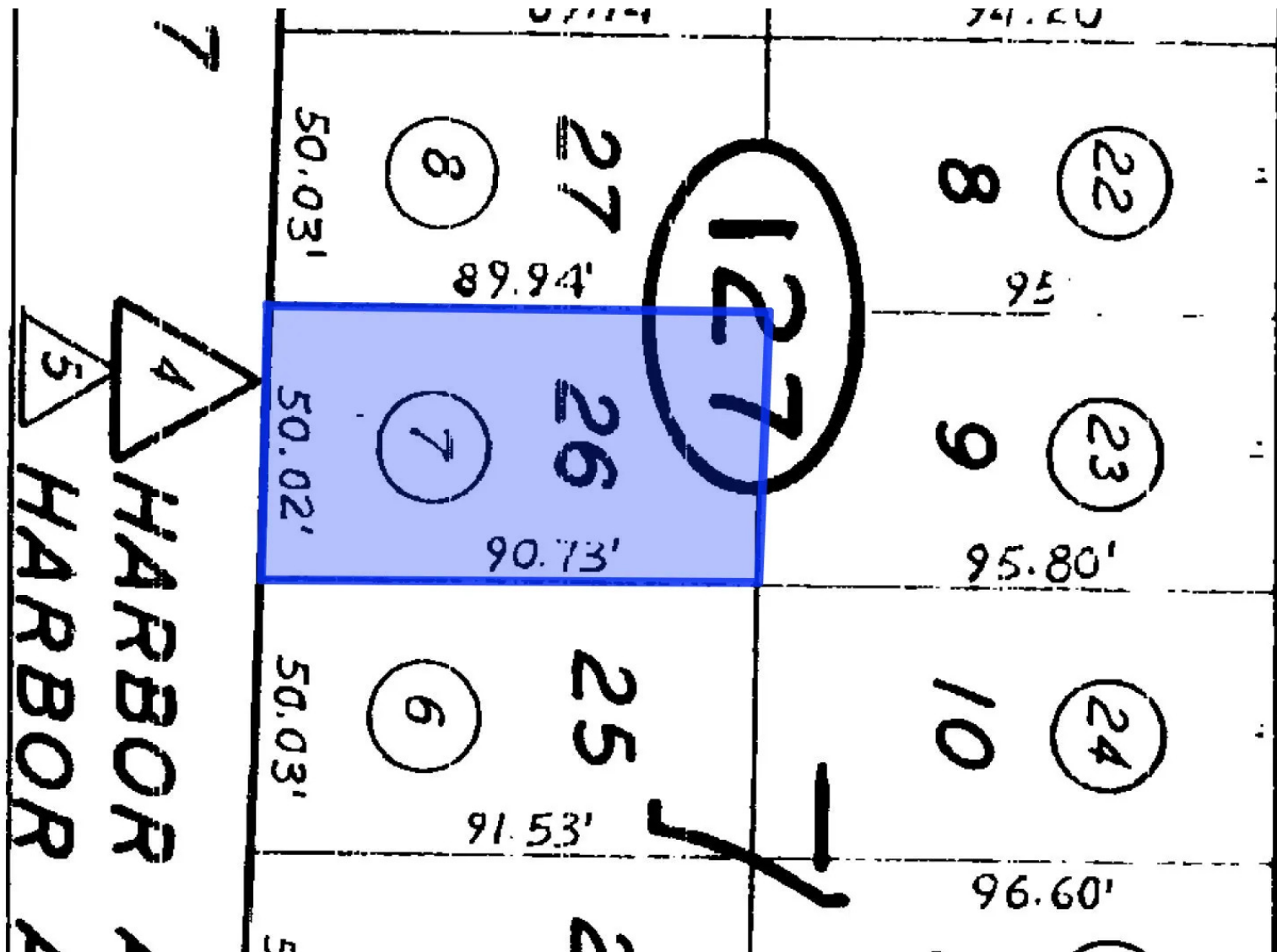
San Carlos is ready to see significant development in the near future as it aims to meet its requirement to build 2,735 new housing units from 2023-2031 according to the City's Housing Element. Along with more housing the city has seen significant life sciences developments along the Industrial Road corridor with more projects in the pipeline less than a half mile from the subject property.

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OVERHEAD VIEW



PLAT MAP



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PROXIMITY TO DOWNTOWN



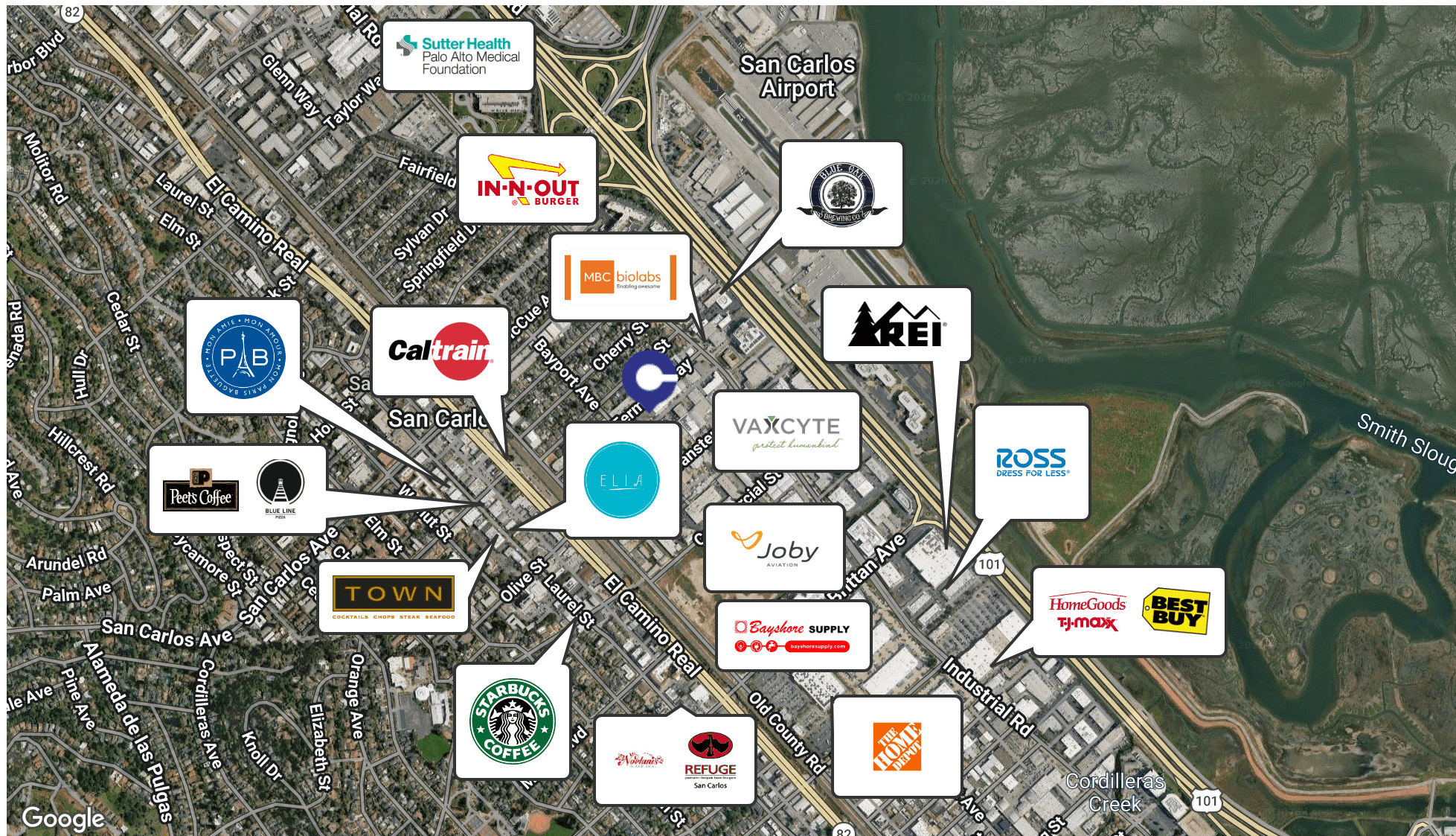
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NEARBY LIFE SCIENCE PROJECTS



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RETAILER MAP



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SALE COMPS



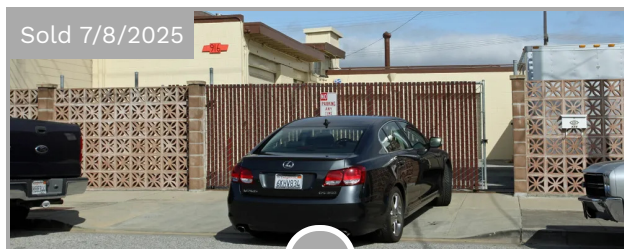
Sold 2/9/2026

1

SMALL WAREHOUSE IN SAN CARLOS

1511 Old County Road, San Carlos, CA 94070

Price:	\$1,300,000
Bldg Size:	1,934 SF
Price/SF:	\$672.18



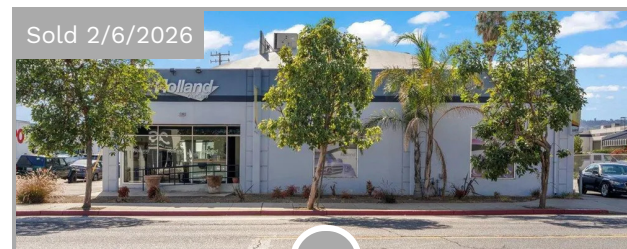
Sold 7/8/2025

2

SAN CARLOS WAREHOUSE

916 Center Street, San Carlos, CA 94070

Price:	\$1,380,000
Bldg Size:	2,722 SF
Price/SF:	\$506.98



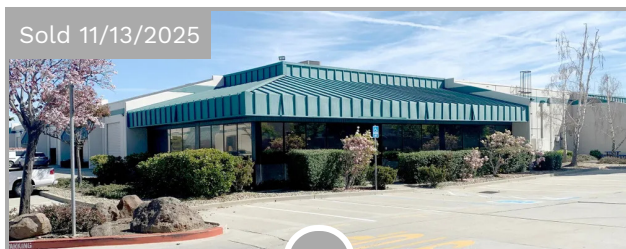
Sold 2/6/2026

3

INDUSTRIAL FLEX BUILDING IN SAN CARLOS

1380 Industrial Road, San Carlos, CA 94070

Price:	\$3,400,000
Bldg Size:	6,150 SF
Price/SF:	\$552.85



Sold 11/13/2025

4

INDUSTRIAL CONDO IN SAN CARLOS

1160 Industrial Rd, San Carlos, CA 94070

Price:	\$1,600,000
Bldg Size:	2,818 SF
Price/SF:	\$567.78



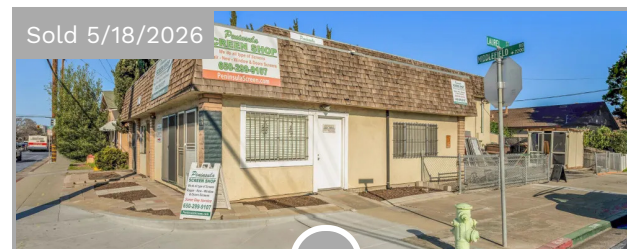
Sold 4/30/2026

5

INDUSTRIAL CONDO IN SAN CARLOS

1100 Industrial Road Unit 10, San Carlos, CA 94070

Price:	\$1,800,000
Bldg Size:	3,693 SF
Price/SF:	\$487.41



Sold 5/18/2026

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WAREHOUSE IN REDWOOD CITY

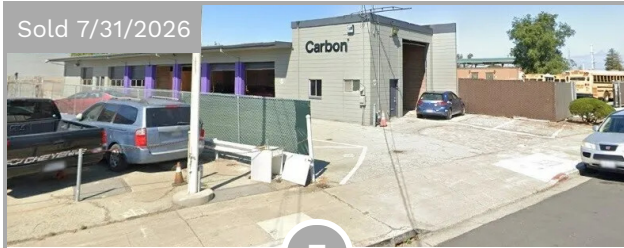
2127 Middlefield Rd , Redwood City, CA 94063

Price:	\$1,650,000
Bldg Size:	2,430 SF
Price/SF:	\$679.01

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SALE COMPS

Sold 7/31/2026



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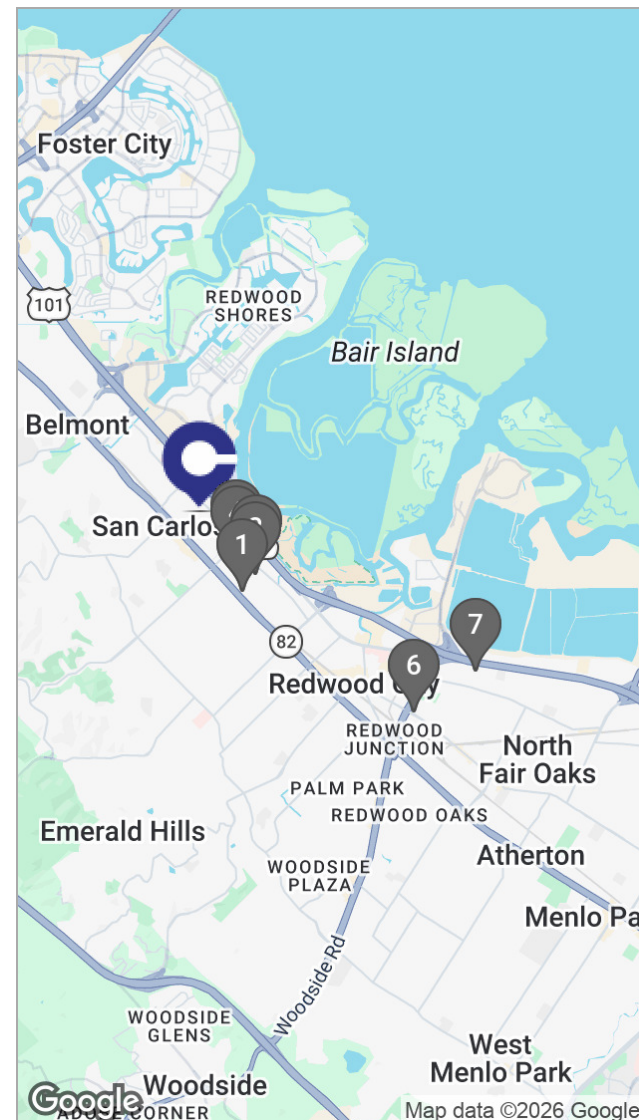
REDWOOD CITY INDUSTRIAL/FLEX BUILDING
1011 Douglas Avenue, Redwood City, CA 94063

Price:	\$2,195,000
Bldg Size:	3,335 SF
Price/SF:	\$658.17

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SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF	DEAL STATUS
★	950 Terminal Way San Carlos, CA 94070	\$1,800,000	3,468 SF	\$519.03	Subject Property
1	Small Warehouse in San Carlos 1511 Old County Road San Carlos, CA 94070	\$1,300,000	1,934 SF	\$672.18	Sold 2/9/2026
2	San Carlos Warehouse 916 Center Street San Carlos, CA 94070	\$1,380,000	2,722 SF	\$506.98	Sold 7/8/2025
3	Industrial Flex Building in San Carlos 1380 Industrial Road San Carlos, CA 94070	\$3,400,000	6,150 SF	\$552.85	Sold 2/6/2026
4	Industrial Condo in San Carlos 1160 Industrial Rd San Carlos, CA 94070	\$1,600,000	2,818 SF	\$567.78	Sold 11/13/2025
5	Industrial Condo in San Carlos 1100 Industrial Road Unit 10 San Carlos, CA 94070	\$1,800,000	3,693 SF	\$487.41	Sold 4/30/2026
6	Warehouse in Redwood City 2127 Middlefield Rd Redwood City, CA 94063	\$1,650,000	2,430 SF	\$679.01	Sold 5/18/2026
7	Redwood City Industrial/Flex Building 1011 Douglas Avenue Redwood City, CA 94063	\$2,195,000	3,335 SF	\$658.17	Sold 7/31/2026
AVERAGES		\$1,903,571	3,297 SF	\$589.20	



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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	129,053	272,013	524,933
Average Age	40.6	40.3	40.0
Average Age (Male)	39.9	39.3	39.1
Average Age (Female)	41.7	41.6	41.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	49,132	100,583	189,443
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$260,014	\$252,660	\$263,678
Average House Value	\$1,934,307	\$1,889,892	\$2,123,930

2023 American Community Survey (ACS)

