KINGHORN
COMMERCIAL PROPERTIES

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1161 CHERRY STREET #R, SAN CARLOS, CA 94070 • KINGHORNCOMMERCIAL.COM

RETAIL PROPERTY FOR SALE

PRIME DOWNTOWN RETAIL

717 LAUREL STREET SAN CARLOS, CA 94070

RETAIL PROPERTY FOR SALE

PRIME DOWNTOWN RETAIL | 717 LAUREL STREET SAN CARLOS, CA 94070

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	**$4,250,000**
Lot Size:	+/-7,250
Year Built:	1951
Building Size:	+/-5,550
Zoning:	MU-DC
APN:	050-154-220

PROPERTY HIGHLIGHTS

- Rare Downtown San Carlos Investment/Owner User
- Building Vacant Now; Ready for Occupancy
- May be able to Convert Building into Two Units
- Four Parking Spaces in the Back of the Property
- Prime Downtown Location with High Foot Traffic
- City Has Permanently Closed the Street to Vehicles for Pedestrian Mall
- Long Term Redevelopment Potential with Additional Floor(s)
- San Carlos Undergoing Significant Development
- Close Proximity to Major Employment Base in Redwood Shores
- Conveniently Located in Between San Francisco and San Jose

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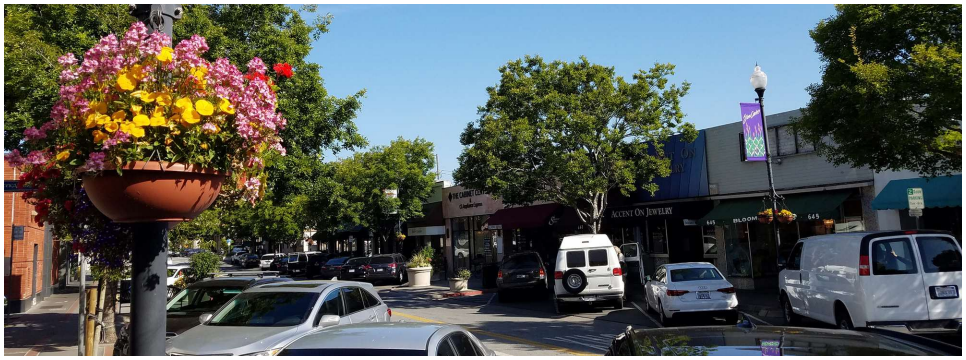
PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

717 Laurel Street is currently a single tenant building comprised of approximately 5,550 sf of ground floor retail space with +/-1,800 sf of additional mezzanine space. Value can be added by re-tenanting the space and possibly demising it down for multiple retail units. The building is available for an owner/user to occupy. San Carlos is undergoing tremendous development which will make the property a solid long term investment. The City has permanently closed this section of the street to vehicular traffic and has a vision to transform the 700 block of Laurel Street into a public plaza, thereby paving the way for a more vibrant and pedestrian-friendly downtown.

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, Guideware, WorkDay, Chan Zuckerberg Initiative, SurveyMonkey, Apptus, Gilead Sclences, 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."

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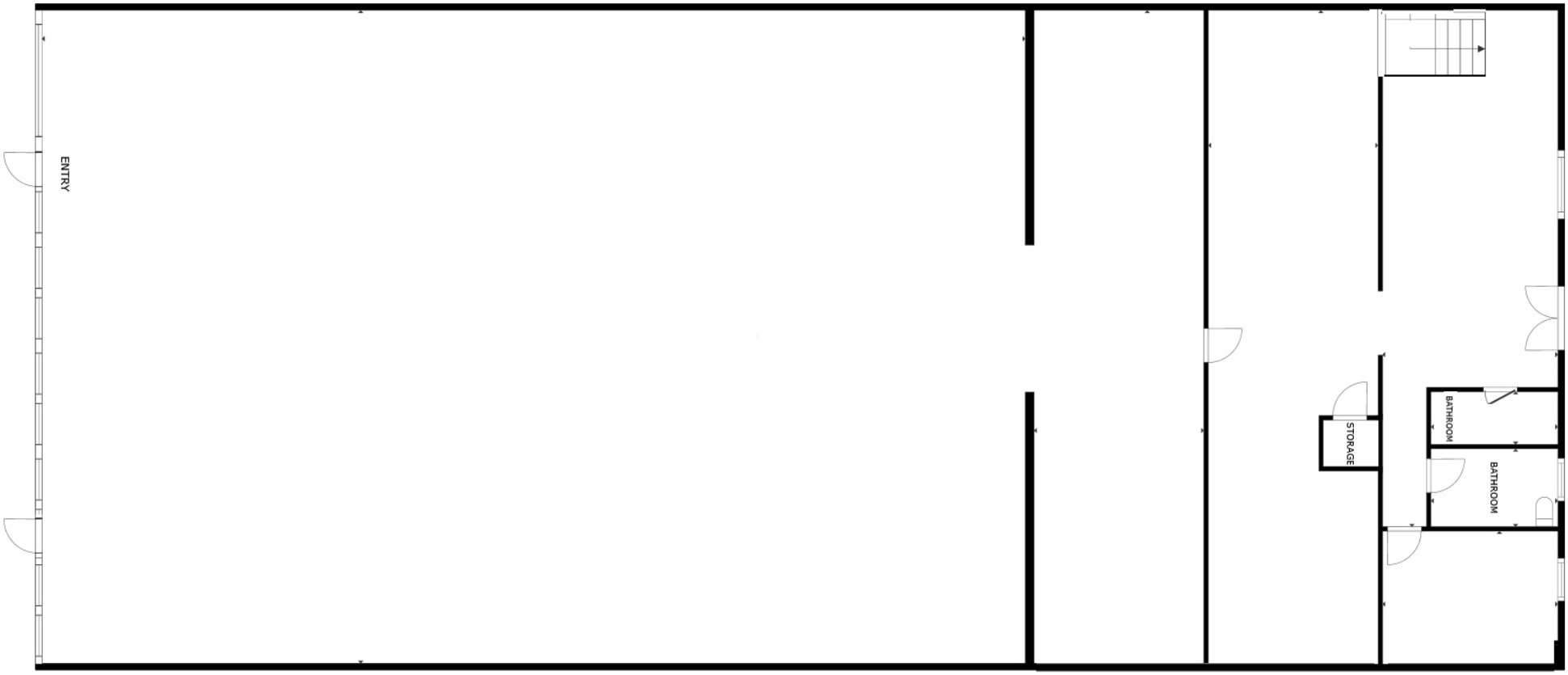
GROUND FLOOR SPACE PLAN



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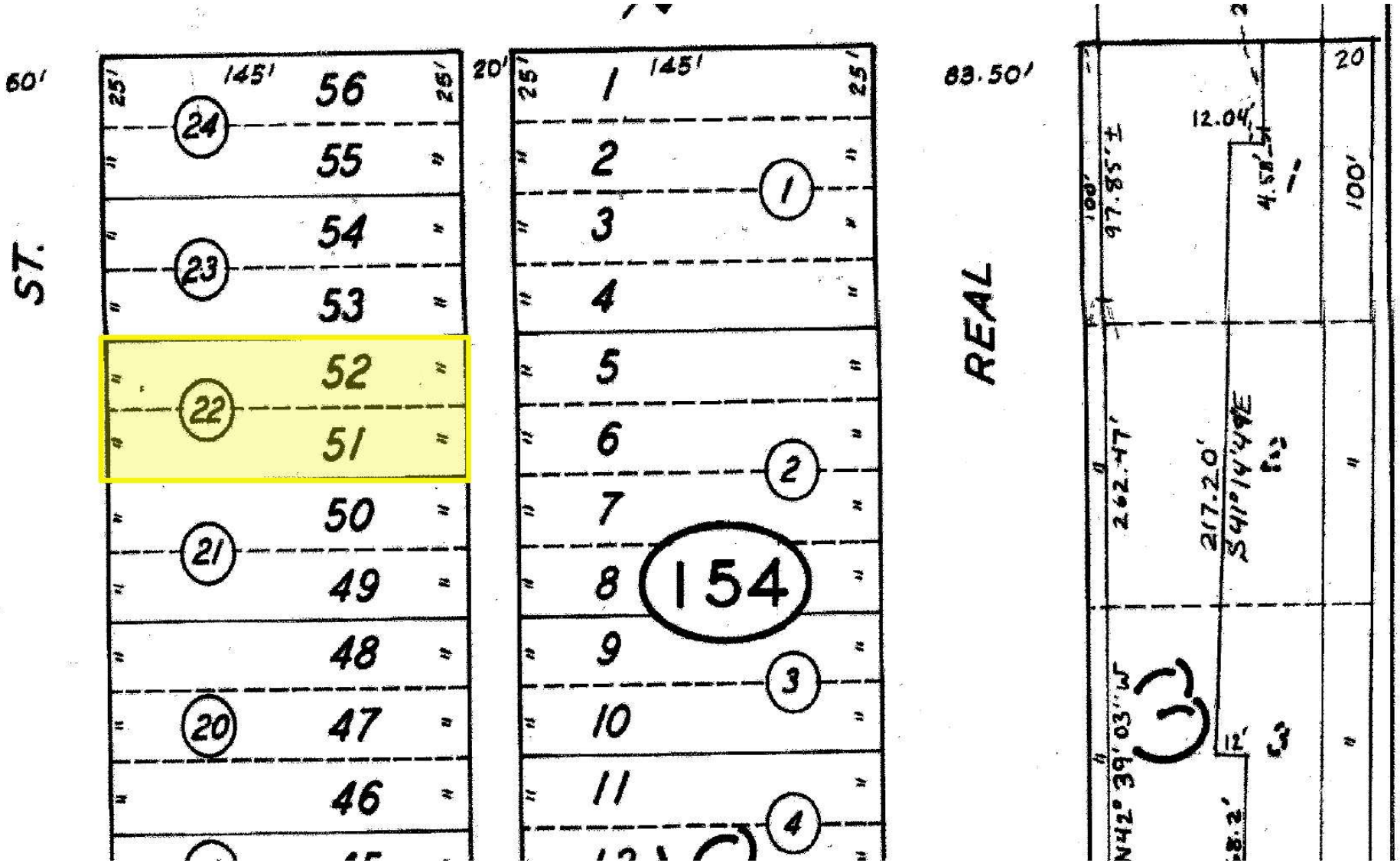
PLAT MAP



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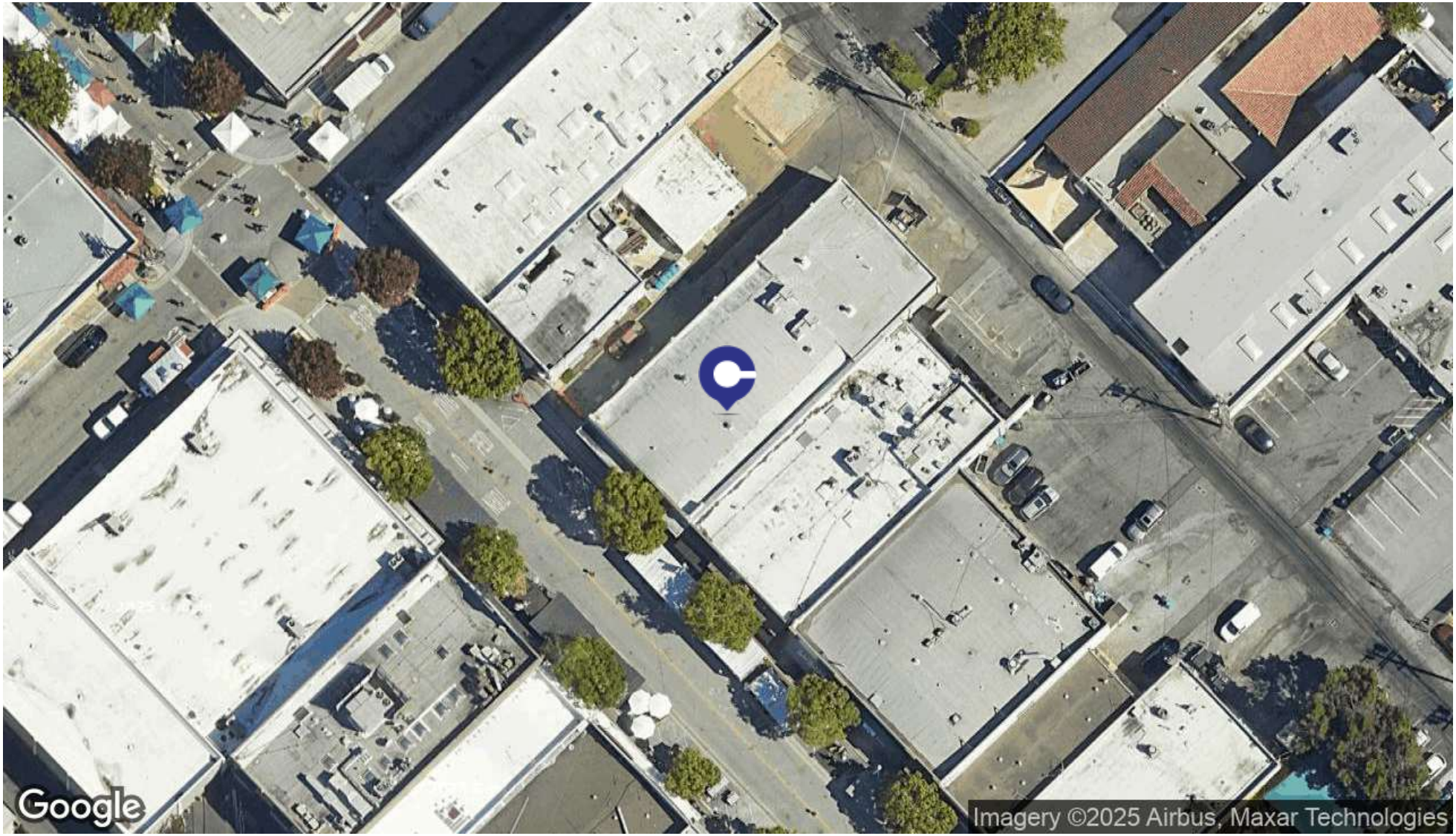
AERIAL MAP



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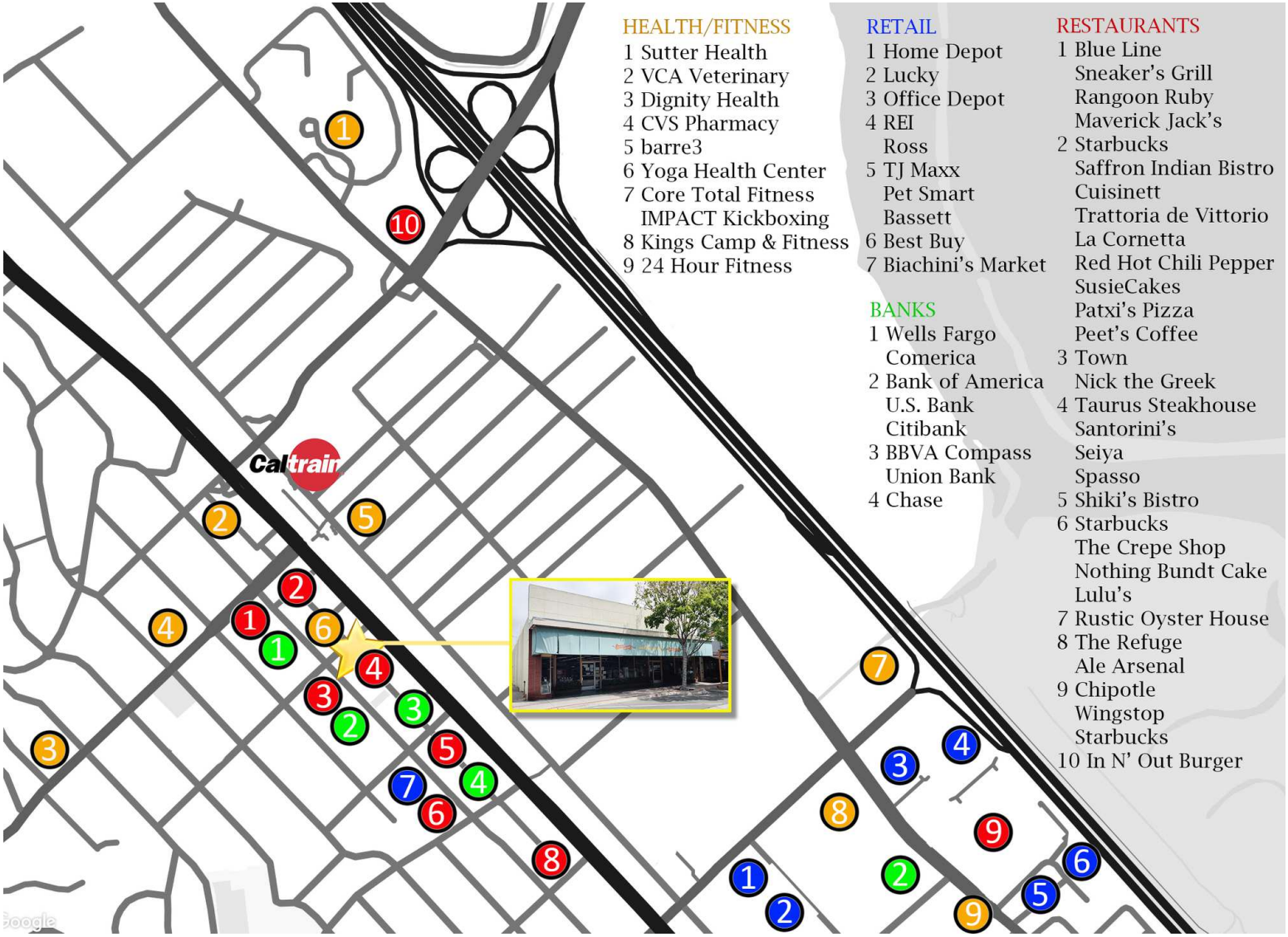
RETAILER MAP



HEALTH/FITNESS
1 Sutter Health
2 VCA Veterinary
3 Dignity Health
4 CVS Pharmacy
5 barre3
6 Yoga Health Center
7 Core Total Fitness
IMPACT Kickboxing
8 Kings Camp & Fitness
9 24 Hour Fitness

RETAIL
1 Home Depot
2 Lucky
3 Office Depot
4 REI
Ross
5 TJ Maxx
Pet Smart
Bassett
6 Best Buy
7 Biachini's Market

BANKS
1 Wells Fargo
Comerica
2 Bank of America
U.S. Bank
Citibank
3 BBVA Compass
Union Bank
4 Chase

RESTAURANTS
1 Blue Line
Sneaker's Grill
Rangoon Ruby
Maverick Jack's
2 Starbucks
Saffron Indian Bistro
Cuisinett
Trattoria de Vittorio
La Cornetta
Red Hot Chili Pepper
SusieCakes
Patxi's Pizza
Peet's Coffee
3 Town
Nick the Greek
4 Taurus Steakhouse
Santorini's
Seiya
Spasso
5 Shiki's Bistro
6 Starbucks
The Crepe Shop
Nothing Bundt Cake
Lulu's
7 Rustic Oyster House
8 The Refuge
Ale Arsenal
9 Chipotle
Wingstop
Starbucks
10 In N' Out Burger

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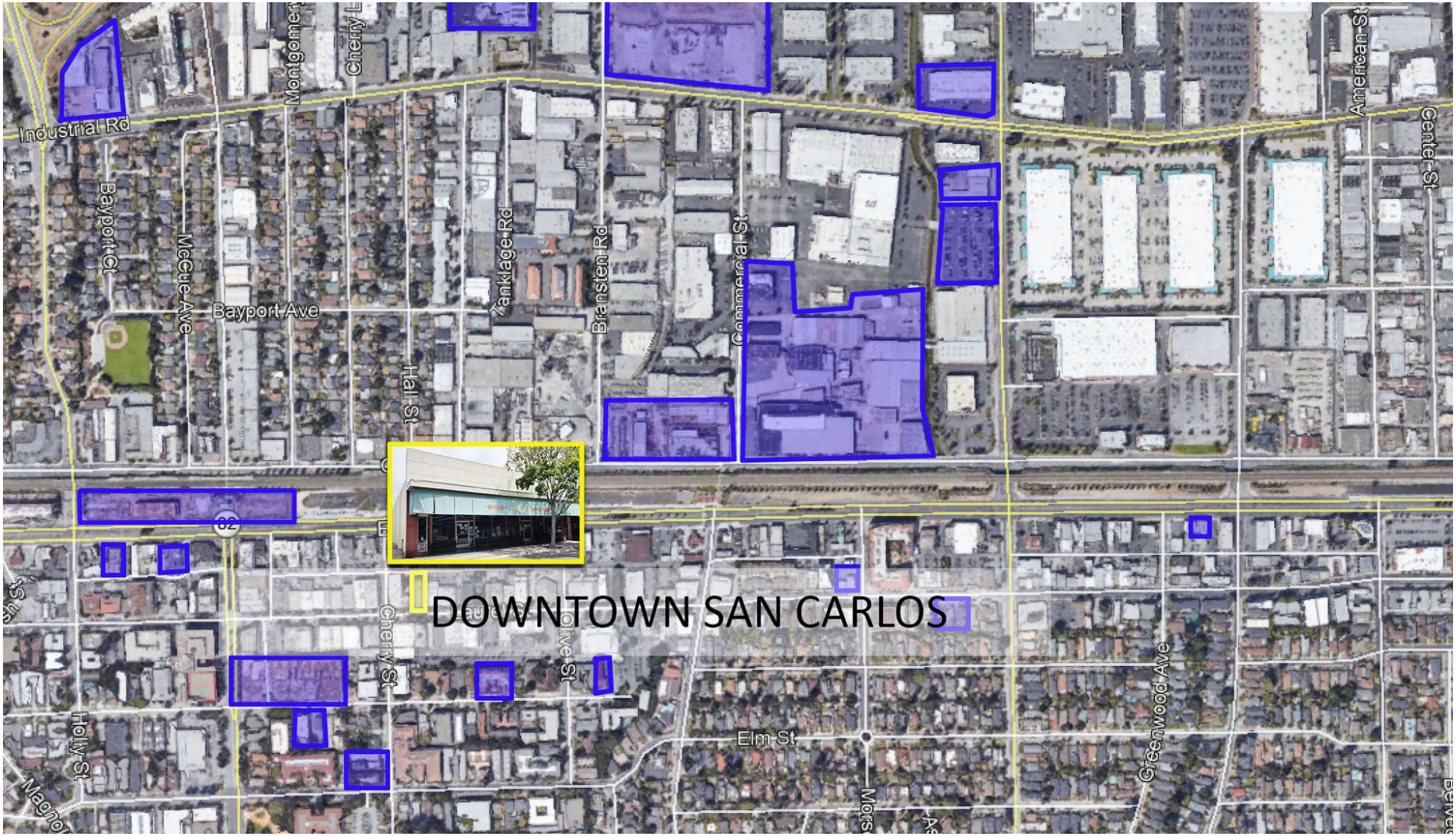
MAJOR DEVELOPMENT PROJECTS



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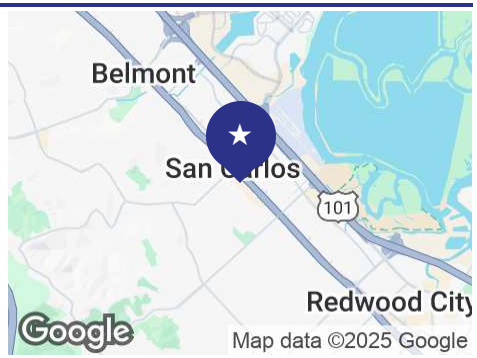
SALE COMPS

PRIME DOWNTOWN RETAIL

717 Laurel Street, San Carlos, CA 94070

Price:	$4,250,000	Bldg Size:	5,550 SF
Lot Size:	7,250 SF	Cap Rate:	N/A
Year Built:	1951		



DOWNTOWN TWO UNIT INVESTMENT

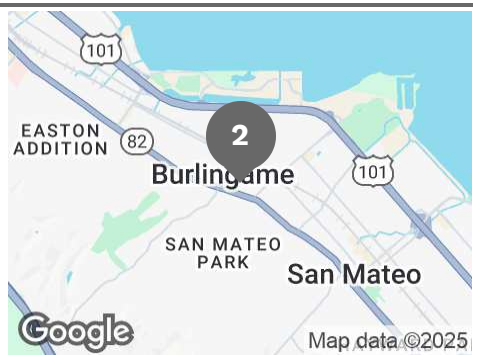
77-79 E. 3rd Avenue , San Mateo, CA 94401

Price:	$3,800,000	Bldg Size:	3,915 SF
Lot Size:	5,527 SF	No. Units:	2
Cap Rate:	N/A	Year Built:	1933
Price/SF:	$970.63		

DOWNTOWN BURLINGAME RETAIL

221-235 Park Road, Burlingame, CA 94010

Price:	$7,200,000	Bldg Size:	6,385 SF
Lot Size:	7,501 SF	Cap Rate:	2.70%
Year Built:	1975	Price/SF:	$1,127.64



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SALE COMPS

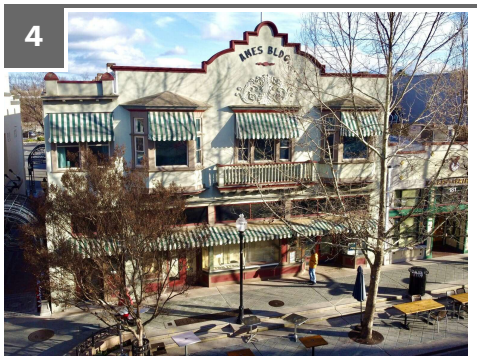
3

LEASED BANK INVESTMENT

1111 S. El Camino Real, San Mateo, CA 94402

Price:	$2,600,000	Bldg Size:	2,770 SF
Lot Size:	8,703 SF	No. Units:	1
Cap Rate:	5.04%	Year Built:	1952
Price/SF:	$938.63		

4



DOWNTOWN MOUNTAIN VIEW MIXED USE

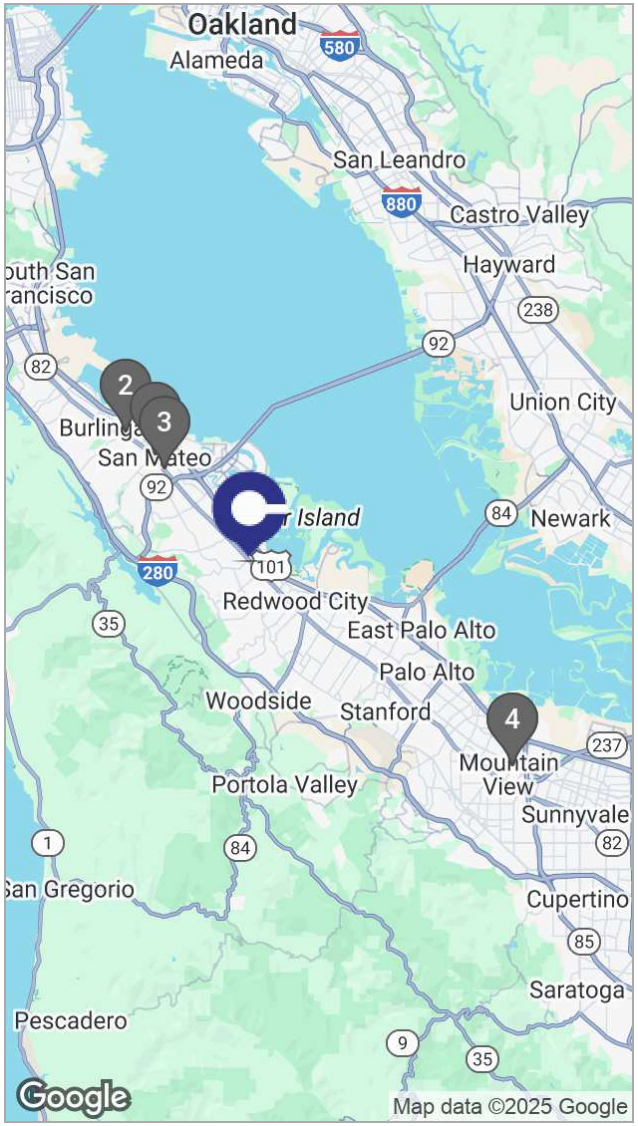
161-175 Castro Street, Mountain View, CA 94041

Price:	$7,400,000	Bldg Size:	7,518 SF
Lot Size:	5,101 SF	Cap Rate:	4.20%
Year Built:	1904	Price/SF:	$984.30

PRIME DOWNTOWN RETAIL | 717 LAUREL STREET SAN CARLOS, CA 94070

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	CAP RATE
★	**Prime Downtown Retail** 717 Laurel Street San Carlos, CA	$4,250,000	5,550 SF	7,250 SF	-	-
1	**Downtown Two Unit Investment** 77-79 E. 3rd Avenue San Mateo, CA	$3,800,000	3,915 SF	5,527 SF	$970.63	-
2	**Downtown Burlingame Retail** 221-235 Park Road Burlingame, CA	$7,200,000	6,385 SF	7,501 SF	$1,127.64	2.70%
3	**Leased Bank Investment** 1111 S. El Camino Real San Mateo, CA	$2,600,000	2,770 SF	8,703 SF	$938.63	5.04%
4	**Downtown Mountain View Mixed Use** 161-175 Castro Street Mountain View, CA	$7,400,000	7,518 SF	5,101 SF	$984.30	4.20%
	AVERAGES	**$5,250,000**	**5,147 SF**	**6,708 SF**	**$1,005.30**	**3.98%**



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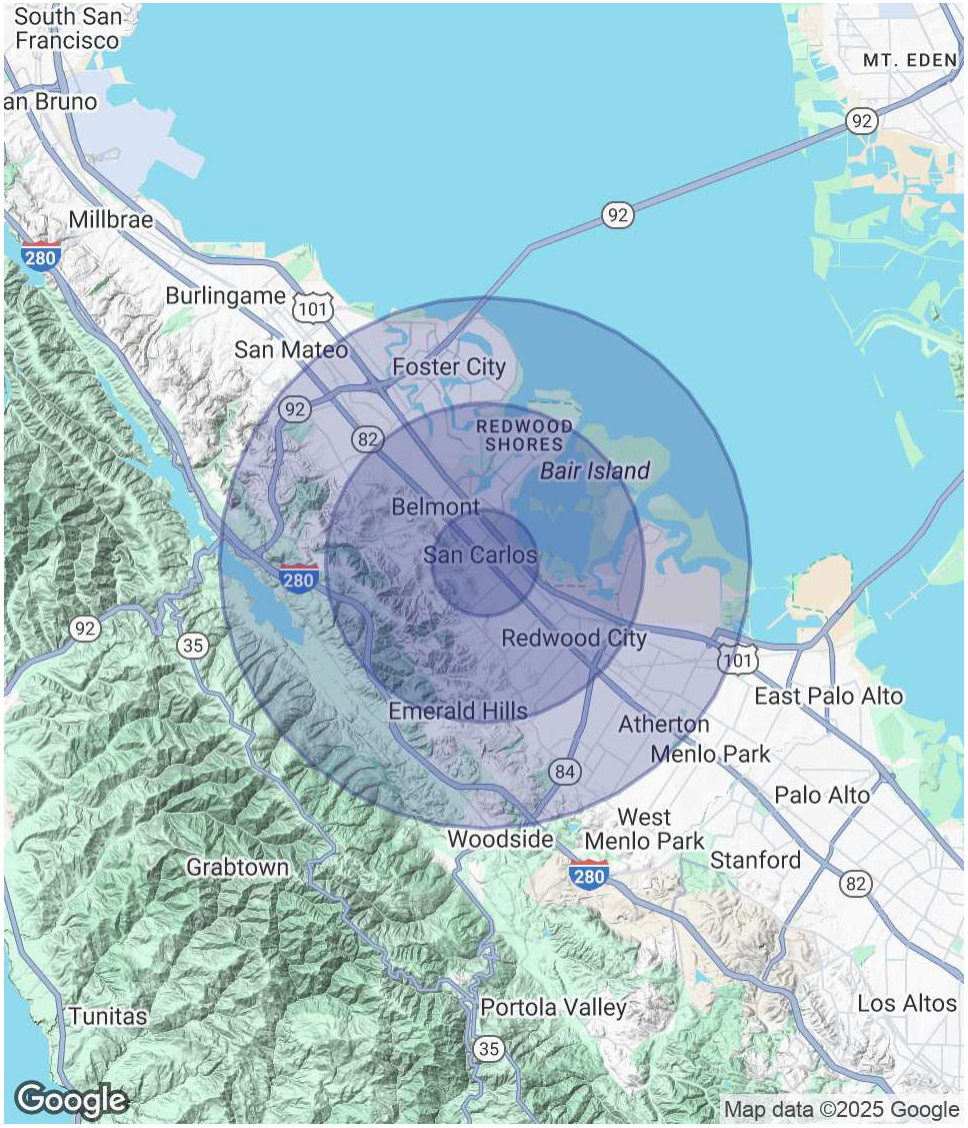
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,606	129,279	271,614
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

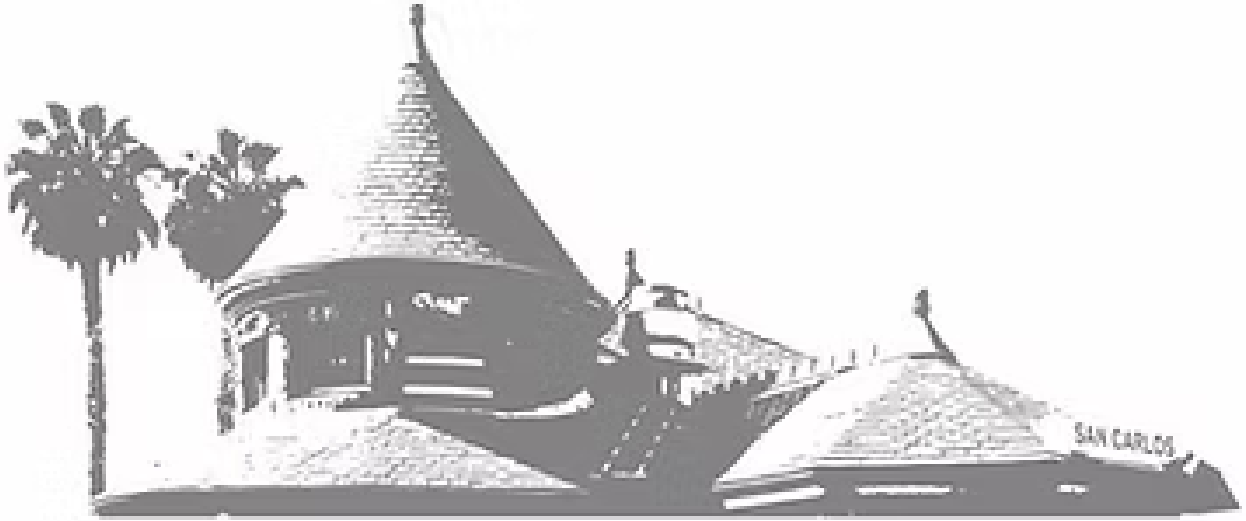
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,536	48,559	99,809
# of Persons per HH	2.5	2.7	2.7
Average HH Income	$274,300	$249,601	$239,774
Average House Value	$1,858,486	$1,733,088	$1,687,615

** Demographic data derived from 2020 ACS - US Census*



CITY OF GOOD LIVING

SAN CARLOS



DOWNTOWN TOGETHER

SAN CARLOS DOWNTOWN SPECIFIC PLAN

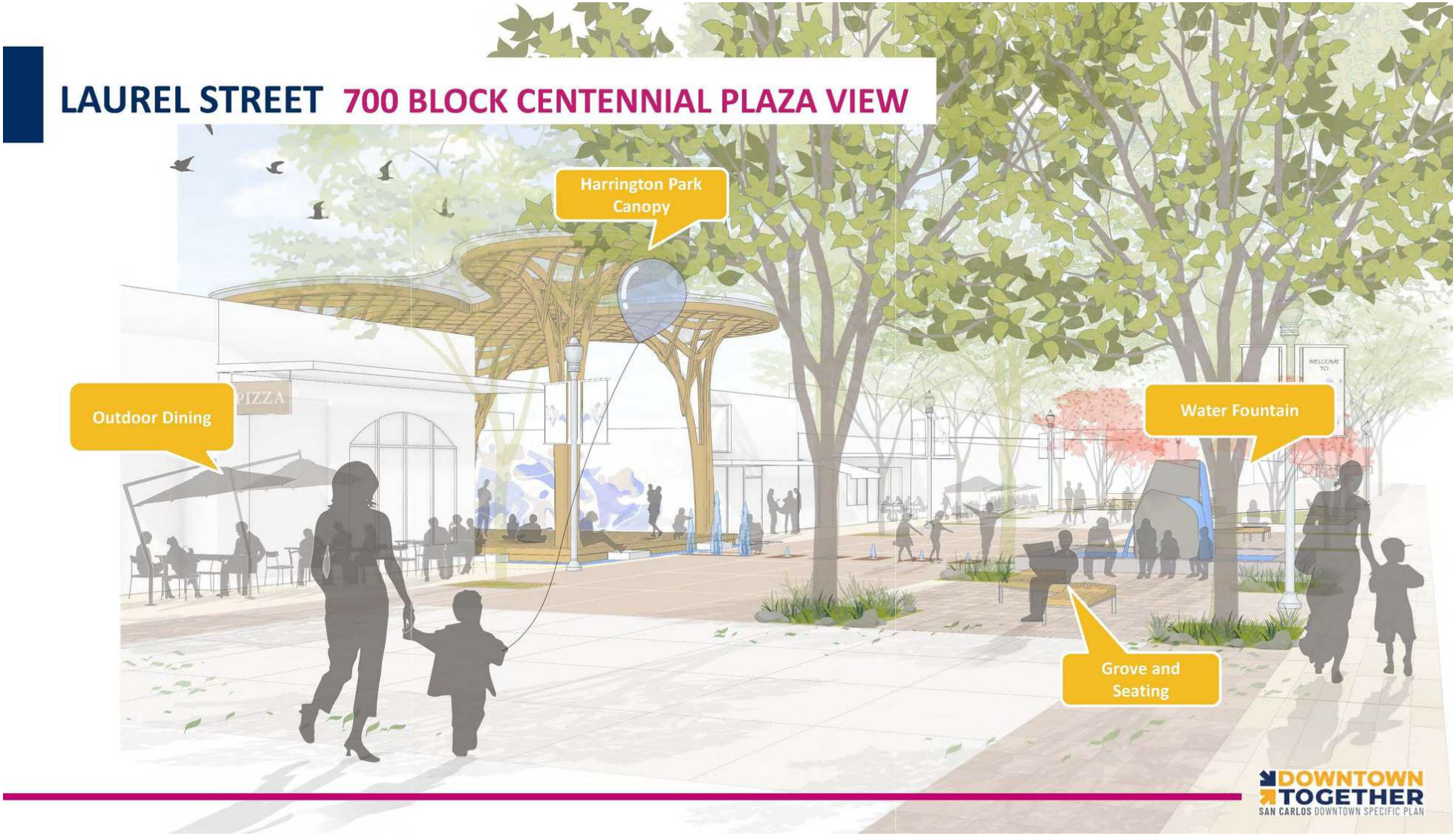
EXCERPTS FROM CITY'S DOWNTOWN PLAN

WWW.SANCARLOSDOWNTOWNPLAN.COM

CITY OF SAN CARLOS
THE CITY OF GOOD LIVING
CALIFORNIA

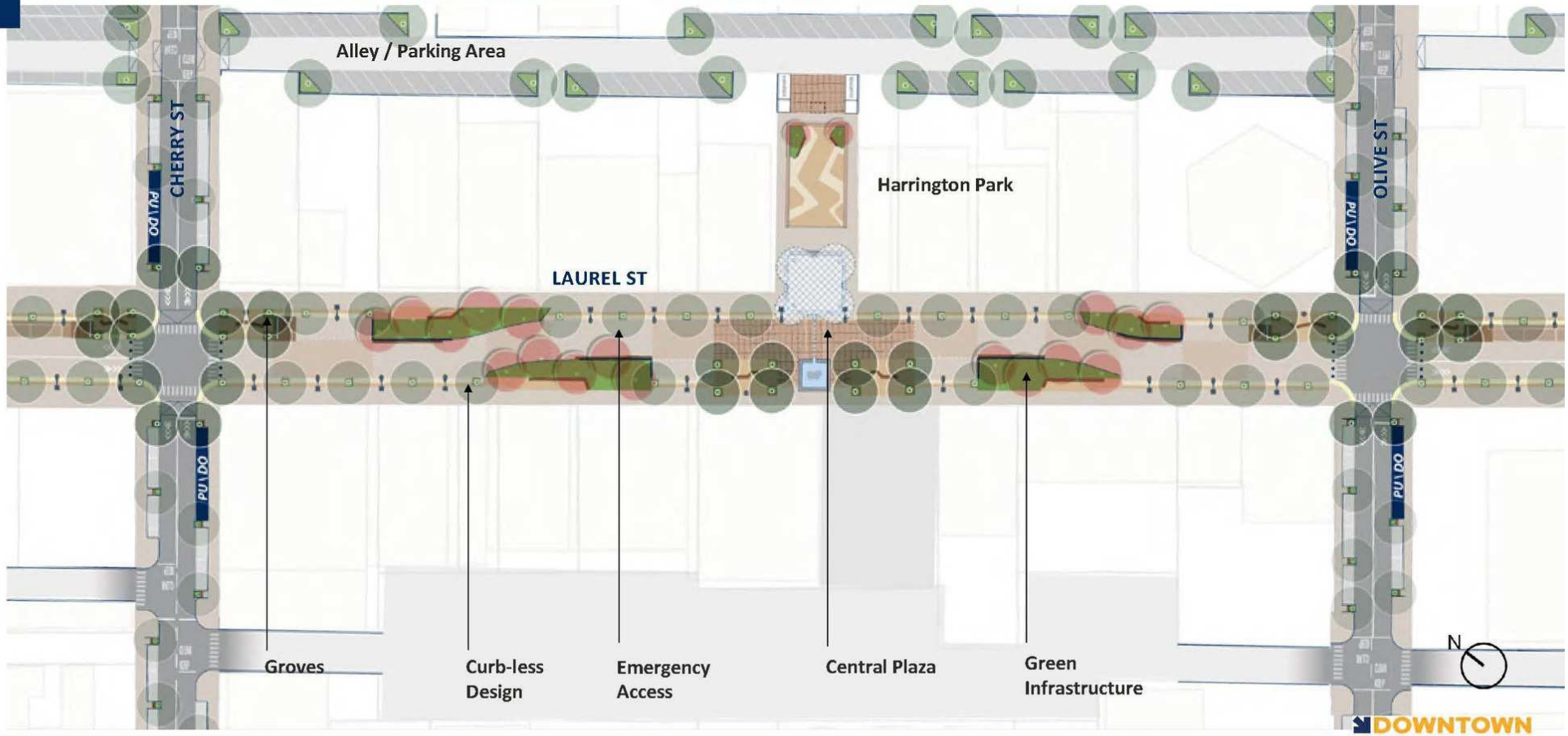
PRIME DOWNTOWN RETAIL | 717 LAUREL STREET SAN CARLOS, CA 94070

EXCERPT FROM THE SPECIFIC PLAN AND STREETSCAPE MASTER PLAN



EXCERPT FROM THE SPECIFIC PLAN AND STREETSCAPE MASTER PLAN

700 BLOCK OF LAUREL STREET - PEDESTRIAN PLAZA



DOWNTOWN TOGETHER
SAN CARLOS DOWNTOWN SPECIFIC PLAN

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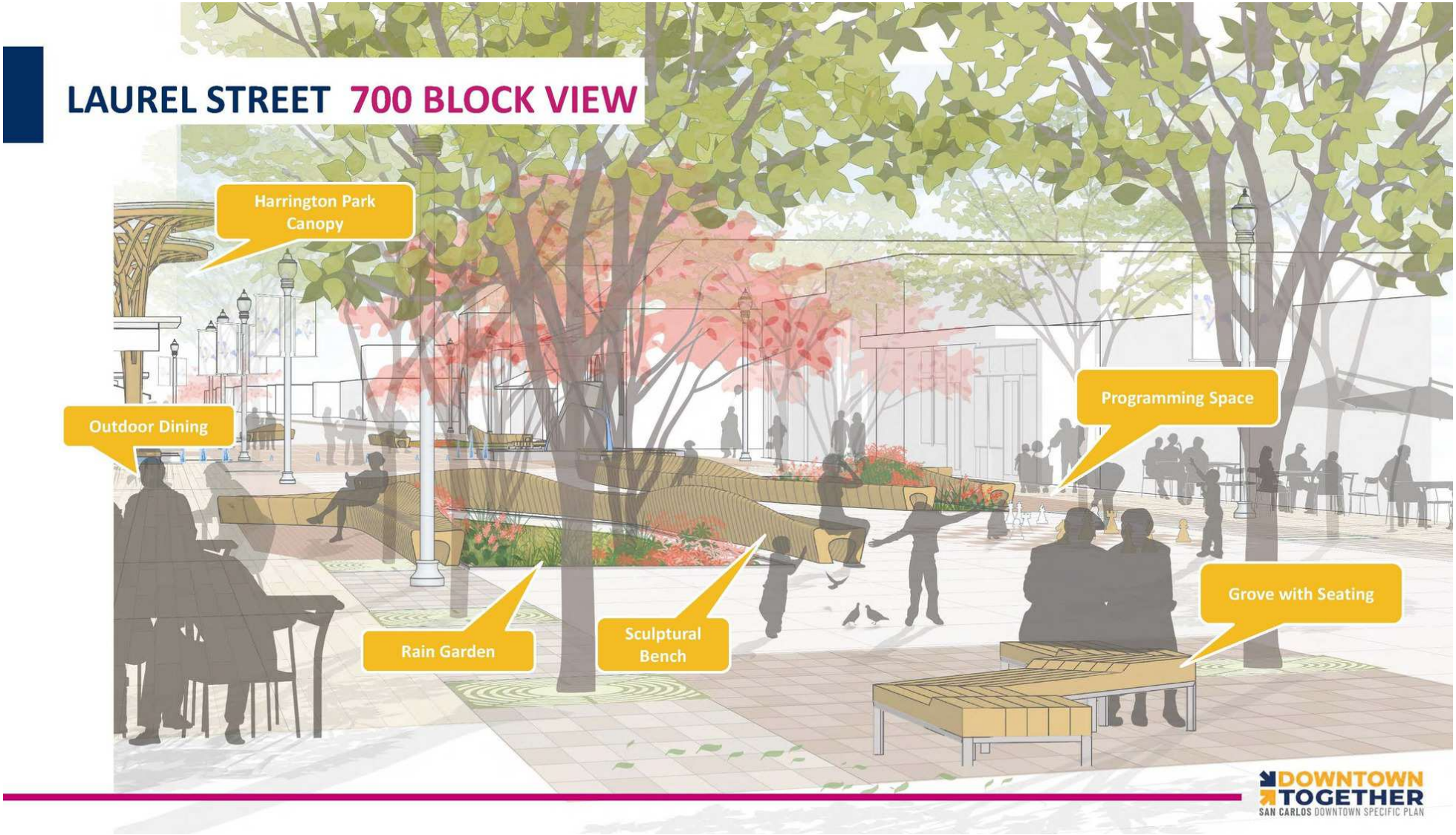
EXCERPT FROM THE SPECIFIC PLAN AND STREETSCAPE MASTER PLAN



EXCERPT FROM THE SPECIFIC PLAN AND STREETSCAPE MASTER PLAN

EXAMPLES OF ACTIVITIES AS POSSIBLE WAYS TO ACTIVATE THE 700 BLOCK OF LAUREL STREET

WATER FEATURE

PUBLIC SEATING

PUBLIC ART

EVENT PLAZA/ PROGRAMMING

STAGE/ PERFORMANCE AREA

OUTDOOR DINING

DOWNTOWN TOGETHER
SAN CARLOS DOWNTOWN SPECIFIC PLAN