

835-883 E. SAN CARLOS AVENUE | SAN CARLOS

AVAILABLE FOR LEASE
UP TO ±20,028 SF OFFICE/R&D
UP TO ±6,000 SF RETAIL



BAYSHORE LANDING

////////// SAN CARLOS, CA

Colliers
INTERNATIONAL

STEVE DIVNEY
CA LICENSE NO. 01216239

BRETT WEBER
CA LICENSE NO. 00901454

JOHN McLELLAN
CA LICENSE NO. 01869489

MAC HART
CA LICENSE NO. 01988510

+1 650 486 2224



Walkable to
Downtown
San Carlos



Façade & Storefront
Improvements
Underway



Less than
1/2 mile to the
Caltrain Station



Next to Brand New
204-Room Marriott
Residence Inn



±223,000
Average Daily
Traffic Count

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Façade and storefront improvements underway



Delivery expected Q1 2019



Asking rates will depend on shell delivery and TI packages



NNN structure with nets anticipated to be \$1.00 PSF/month



Excellent Highway 101 signage



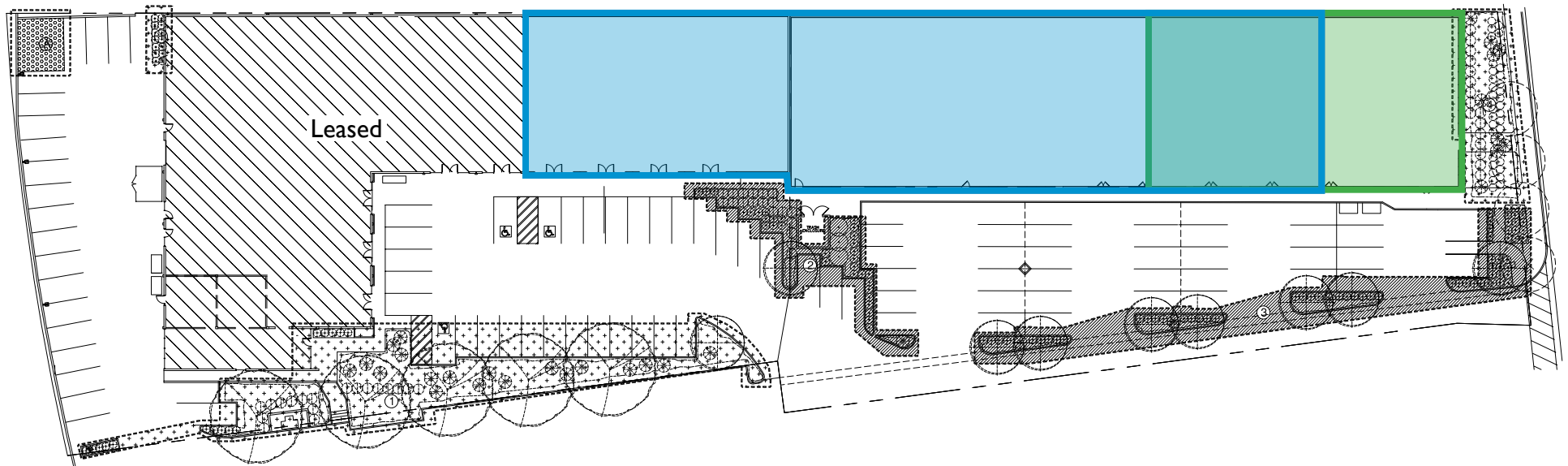
New signal at E. San Carlos Avenue and Industrial Road intersection with dedicated left turn lane and light



SITE PLAN

UP TO ±20,028 SF OFFICE/R&D
(Divisible to ±3,000 SF)

UP TO ±6,000 SF RETAIL
(Divisible to ±1,500)



835-883 E. SAN CARLOS AVENUE | SAN CARLOS

BAYSHORELANDING

////////// SAN CARLOS, CA

EASILY ACCESSIBLE



0.3 MILE | 7 MINUTES



0.3 MILE | 3 MINUTES



0.3 MILE | 4 MINUTES



0.4 MILE | 2 MINUTES

I O I



35 MINUTES

SF



14 MINUTES

PA



40 MINUTES

SF



21 MINUTES

PA



LOCAL TRANSPORTATION



Sutter Health

Residence Inn
Marriott

BAYSHORE LANDING

101

San Carlos Airport



LAUREOLA PARK

San Carlos
Caltrain Station



Caltrain

Downtown
San Carlos

Approved
±500,000 SF Office
Development



✈ San Carlos Airport

BAYSHORE LANDING

Highway 101 (Bayshore Freeway)
±223,000 Average Daily Traffic

Industrial Road
±27,100 Average Daily Traffic

Holly Street

McCue Avenue









E. San Carlos Avenue

Montgomery Street

Cherry Street

Cherry Lane

Hall Street

| DRIVE TIME DEMOGRAPHICS | | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---|-----------------------------|-------------|-------------|--------------|
|  | POPULATION | ±61,265 | ±275,356 | ±424,112 |
|  | HOUSEHOLDS | ±24,255 | ±103,345 | ±158,759 |
|  | MEDIAN HOUSEHOLD INCOME | \$117,674 | \$117,850 | \$122,757 |
|  | AVERAGE HOUSEHOLD INCOME | \$147,196 | \$148,987 | \$160,922 |
|  | TOTAL CONSUMER EXPENDITURES | \$1,811,704 | \$7,710,084 | \$11,773,319 |
|  | TOTAL RETAIL SALES | \$2,958,312 | \$6,158,239 | \$11,890,263 |
|  | TOTAL EMPLOYEES | ±27,058 | ±117,754 | ±174,780 |
|  | TOTAL ESTABLISHMENTS | ±2,830 | ±7,762 | ±13,043 |

BAYSHORELANDING

//// SAN CARLOS, CA

EXCLUSIVE LISTING TEAM



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