

# Hacienda Gardens

1355B SAN CARLOS AVENUE



## Historical Renovated Live/Work Condo For Sale

1355B San Carlos Avenue | San Carlos, CA 94070



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Redwood City, CA 94065  
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## THE OFFERING

Colliers International is pleased to offer for sale 1355B San Carlos Avenue in San Carlos, California.

The information provided herein should not be relied upon by any person interested in purchasing the property. Each potential buyer must perform its own due diligence prior to purchasing the property. Additional information and due diligence material is available upon request. On-site tours of the property for potential buyers can be set up at a future date by appointment with Colliers International.

Please review this Offering Memorandum carefully. If you have any questions or need additional information, please call. We will do everything possible to assist you.

### LISTED BELOW ARE SEVERAL IMPORTANT PIECES OF INFORMATION:

1. This opportunity is being offered at \$798,000.
2. Residential zoning allowed by the Hacienda Gardens Homeowners Association (HGOA) and the City of San Carlos. Buyer to verify and confirm independently.
3. Buyer will be obligated to cooperate with Seller on a 1031 Exchange, if seller elects such an exchange.
4. Call for offers: Buyers to submit offers by March 29, 2018 at 3:00 PM.
5. On-site tours must be arranged by appointment with Colliers International:

**Colliers International**

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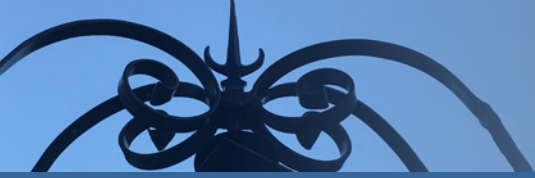


## PROPERTY HIGHLIGHTS

- ±851 rentable square feet.
- Three (3) reserved underground parking spaces.
- ADA lift in place.
- Use of fitness center steps away
- One block to Laurel Street amenities in Downtown San Carlos.
- Walk Score of 92 (Walker's Paradise – daily errands do not require a car).
- Four minute walk to the San Carlos Caltrain Station.
- Historically preserved and renovated Haciendas in 2004. Buyer will need to comply with applicable historical criteria if remodeling the unit.
- HGOA fees are currently \$300 per month.
- Zoning: office and residential uses allowed – to be independently verified.







## PROPERTY PHOTOS





## PROPERTY PHOTOS



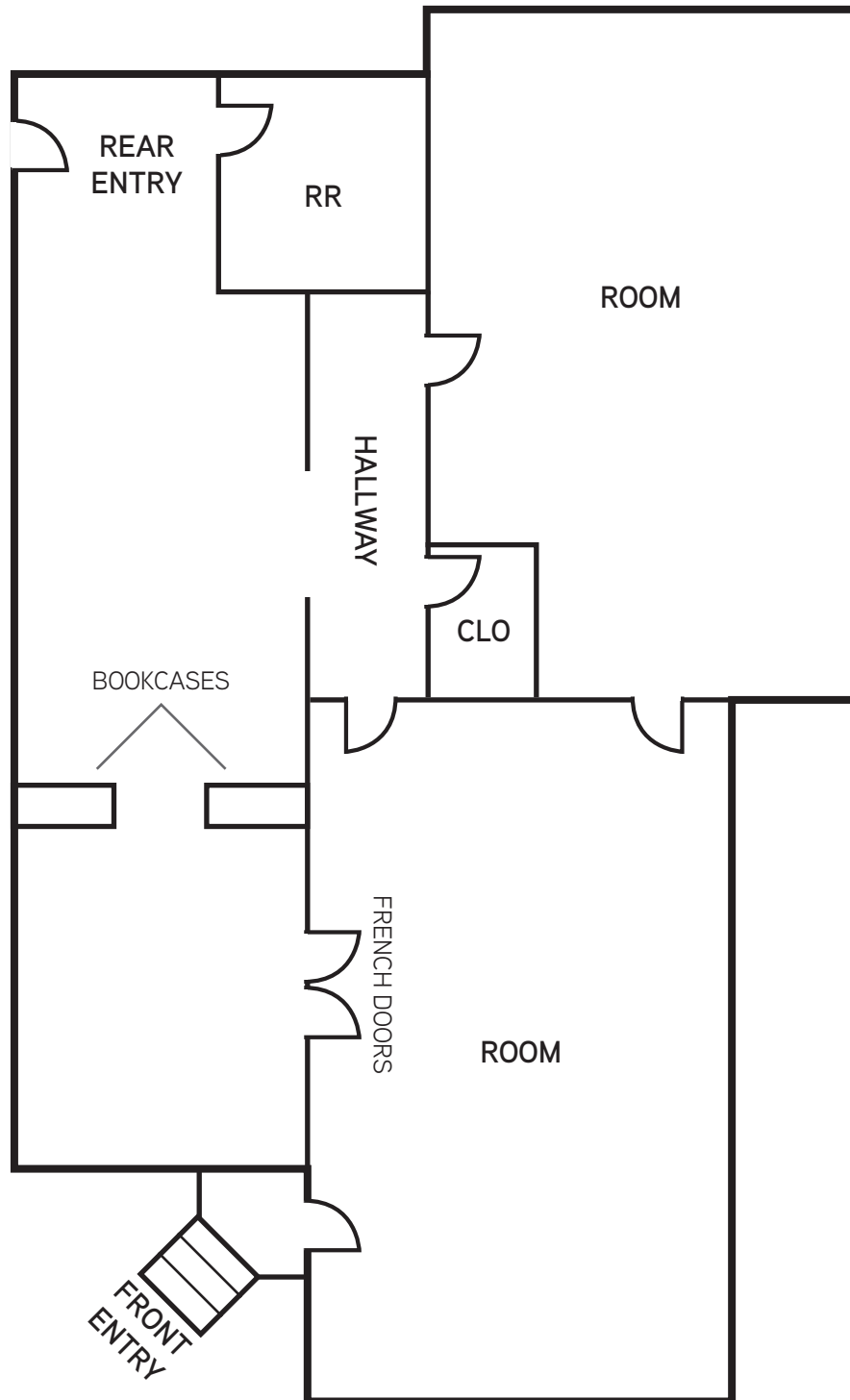


## PROPERTY PHOTOS



# EXISTING OFFICE USE FLOOR PLAN

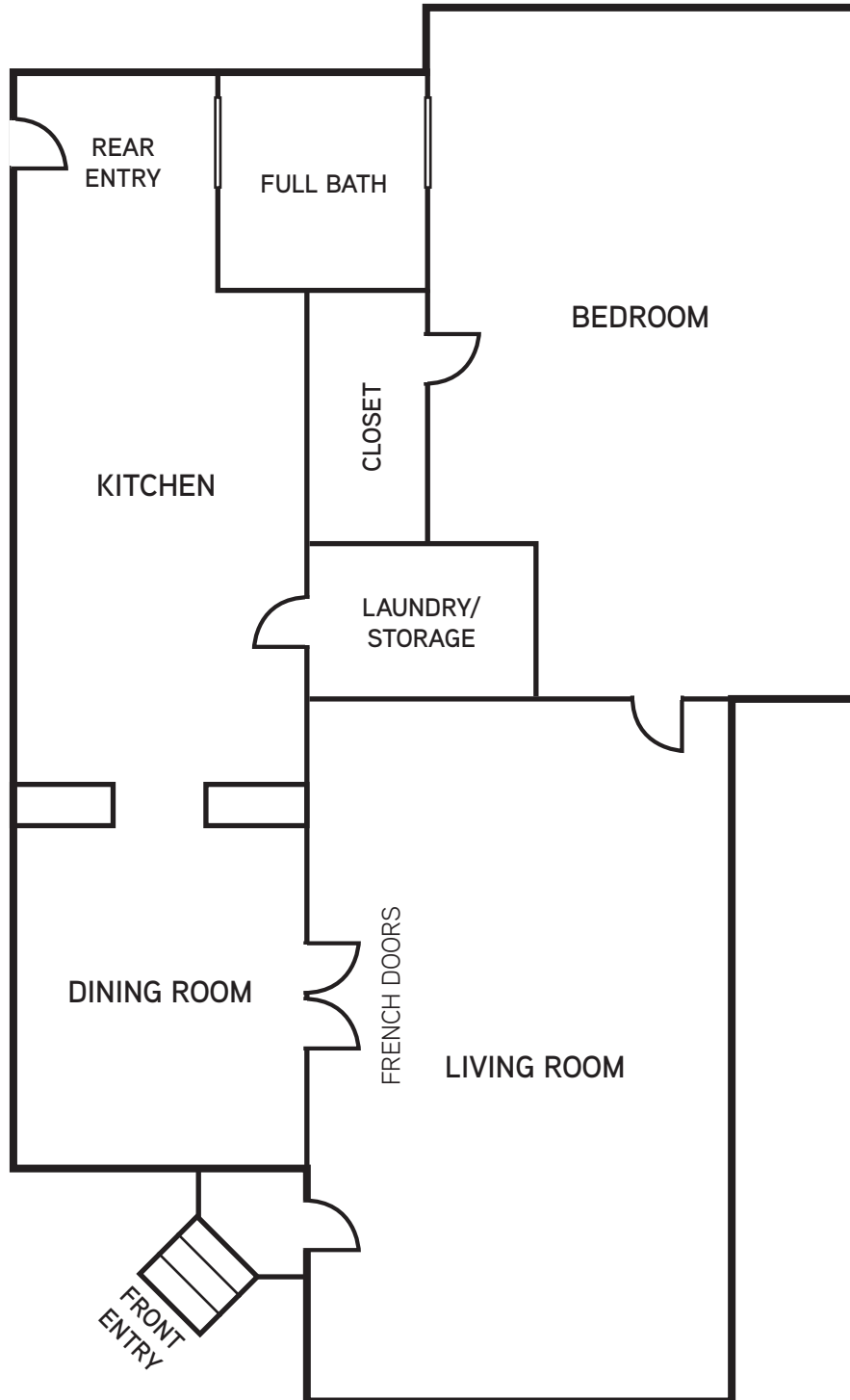
±851 Rentable Square Feet



Drawings Not Exact, Not to Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2018 Colliers International

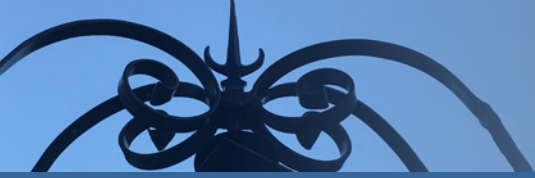
# HYPOTHETICAL RESIDENTIAL FLOOR PLAN

±851 Rentable Square Feet



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## PROPERTY LOCATION





## THE CITY OF SAN CARLOS

Early in its history, the City of San Carlos adopted the motto “City of Good Living”. That phrase stuck and is still used daily. With an ideal climate, charming neighborhoods, a thriving business/industrial district, and a small airport with an adjoining commercial area, San Carlos continually attracts new residents and businesses.



The “City of Good Living” strikes a fine balance between the picturesque neighborhood of its residential areas and the industrial and business-to-business areas east of the railroad tracks along Highway 101. San Carlos’ single family homes are in scarce supply and in high demand due to the favorable amenities, excellent schools, and proximity to Silicon Valley.

The quality of life here is top-rated, with outstanding schools, excellent services for youth and seniors, and wonderful recreational and educational activities for all ages. The City also boasts of an unusually low crime rate. In recent years, San Carlos citizens overwhelmingly endorsed bond issues to build a beautiful library and to upgrade local parks. A volunteer effort, spearheaded by the San Carlos Rotary Club, was responsible for the conceptualization and building of an extensively used Youth Center. With the arrival of Sutter Health’s new San Carlos Center and the construction of the Trestle apartments at the historic depot along with the condos at Wheeler Plaza, San Carlos is poised to become an even more significant presence on the vibrant Mid-Peninsula.





## DOWNTOWN SAN CARLOS AMENITIES



### EATERIES

- 1 AT Sushi
- 2 Cuisinett French Comfort Food
- 3 Delizie
- 4 Red Hot Chili Pepper
- 5 Saffron Indian Bistro
- 6 Sneakers Pub & Grill
- 7 La Corneta Taqueria
- 8 Starbucks
- 9 Bullpen Deli
- 10 Tutti Frutti Frozen Yogurt
- 11 Agora
- 12 King Chuan
- 13 Blue Line Pizza
- 14 Le Boulanger
- 15 Trattoria Da Vittorio
- 16 Nino's Ristorante
- 17 Gherkin's Sandwich Shop
- 18 Siamese Kitchen
- 19 SusieCakes

- 20 Patxi's Pizza
- 21 Peet's Coffee
- 22 Rangoon Ruby
- 23 Town
- 24 Piacere Restaurant
- 25 Seiya Restaurant
- 26 Santorini
- 27 Spasso
- 28 Pranzi Italian Bistro
- 29 Cask Wine Bar
- 30 West Park Bistro
- 31 Shiki Bistro

### RETAIL

- 1 AT&T Retailer
- 2 Poppy
- 3 Earthy Treasures
- 4 The Cabinet Center
- 5 Accent on Jewelry
- 6 The Olive Crush

- 7 The Perfect Rose
- 8 Holly Hill
- 9 Chef Shop
- 10 Diddams Party & Toy Store
- 11 Dona's Hallmark Shop
- 12 Bow Wow Meow
- 13 Footwear etc.
- 14 Sarrtori Fine Apparel
- 15 Bianchini's Market

### SERVICES

- 1 Wells Fargo Bank
- 2 Comerica Bank
- 3 Bank of America
- 4 UPS Store
- 5 US Bank
- 6 Union Bank
- 7 Citi Bank
- 8 United States Post Office
- 9 Chase Bank

## EXCERPT FROM THE HACIENDA GARDENS OWNERS ASSOCIATION CC&RS AMENDMENT

**Section 7.1 is amended to add the following to the beginning of section 7.1:**

Any Unit may be used for either residential purposes as a Residential Unit or for commercial purposes as a Commercial Unit subject to the provisions and requirements of this Declaration and the requirements of the City of San Carlos under the Conditional Use Permit issued by the City for the Project. Any Unit may be used for residential use provided that the Unit has been improved with such improvements as are required by the City for such residential use. A Unit may be used for commercial office uses in accordance with the requirements of the City. Any change in uses from residential use to commercial use or commercial use to residential use is subject to the provisions and requirements of this Declaration and the requirements of the City of San Carlos. Permitted general office uses shall include executive, professional and general office uses, and medical offices and clinics. Not-for-profit general or medical offices or clinics and governmental, civic or foundation offices, are permitted commercial uses. Individual financial consultants or practices are permitted commercial uses with Planning Director approval. Banks and other retail financial institution uses are not permitted uses. The following are not permitted commercial uses: manufacturing, assembly, warehousing, personal services, public assembly, public utilities, convalescent care, rest and retirement facilities and homes, hotels, motels, restaurants and retail stores. Residential and commercial uses adjacent to each other may require and are subject to fire separation requirements as may be required under the applicable Building Code as administered by the City's Building Department. An Owner shall be responsible for determining if any particular use is acceptable under the requirements of the City. Specific remodeling plans and tenant improvement details are subject to review and approval by the City, including the City's architectural historian, the Building Department and the Planning Director for purposes of maintaining and preserving the historically significant features of the Project.



## EXCERPTS FROM THE HACIENDA GARDENS OWNERS ASSOCIATION CC&RS

### ARTICLE VII. USE RESTRICTIONS

In addition to all of the covenants contained in this Declaration, the use of the Project and each Condominium in the Project is subject to the following:

**7.1. Use - Residential Units:** Except as provided herein, no Residential Unit shall be occupied and used except for residential purposes by the Owners, their tenants, and social guests, and no trade or business shall be conducted in any Condominium, except that Declarant, its successors or assigns, may use any Condominium or Condominiums in the Project owned by Declarant for a model home site or sites and display and sales/construction office during construction and until the last Condominium is sold by Declarant, or until three (3) years from the date of closing of the first sale in the Project, whichever occurs first. A Residential Unit may be used as a combined residence and professional office or commercial space by the Owner or occupant thereof, so long as such use does not interfere with the quiet enjoyment by other Condominium Owners. No tent, shack, trailer, basement, garage, outbuilding or structure of a temporary character shall be used within the Project at any time as a residence, either temporarily or permanently.

**7.13. Architectural Control:** There shall be no alteration, modification, painting or other improvement or physical change to any portion of the Association Common Area, to the Building Common Areas of Buildings or to Units ("Alterations") that is in violation of the terms of the Restrictive Covenant-Historic Properties unless and until the same has been approved in writing by the Board, or by an Architectural Control Committee ("Committee") appointed by the Board., and the City of San Carlos. Notwithstanding the foregoing, an Owner may improve or alter any improvements within the interior boundaries of the Owner's Unit, provided such improvement or alteration does not impair the structural or acoustical integrity of any Common Area, the utilities or other systems servicing the Common Area or other Condominiums, does not involve altering any Common Area (including bearing walls), and does not violate the terms of the Restrictive Covenant - Historic Properties.

# Hacienda Gardens

1355B SAN CARLOS AVENUE

Marcos & Marcos DDS  
FAMILY DENTISTRY • PEDIATRIC DENTISTRY

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