



SAN CARLOS MIXED USE BUILDING AVAILABLE FOR SALE

770 EL CAMINO REAL
SAN CARLOS, CA

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PROPERTY SUMMARY

770 El Camino Real San Carlos, CA

Commercial Mixed-Use Property



BUILDING SIZE ±9,715 Sq. Ft. (per 3rd party measurement)

LAND AREA ±14,541 Sq. Ft. (per county records)

PARKING Dedicated lot behind building. ±5,375 sq ft (per 3rd party measurement)

OF UNITS 2 ground level retail spaces
7 small upstairs office units

ZONING Mixed-Use Downtown

YEAR BUILT 1946 (per appraisal)

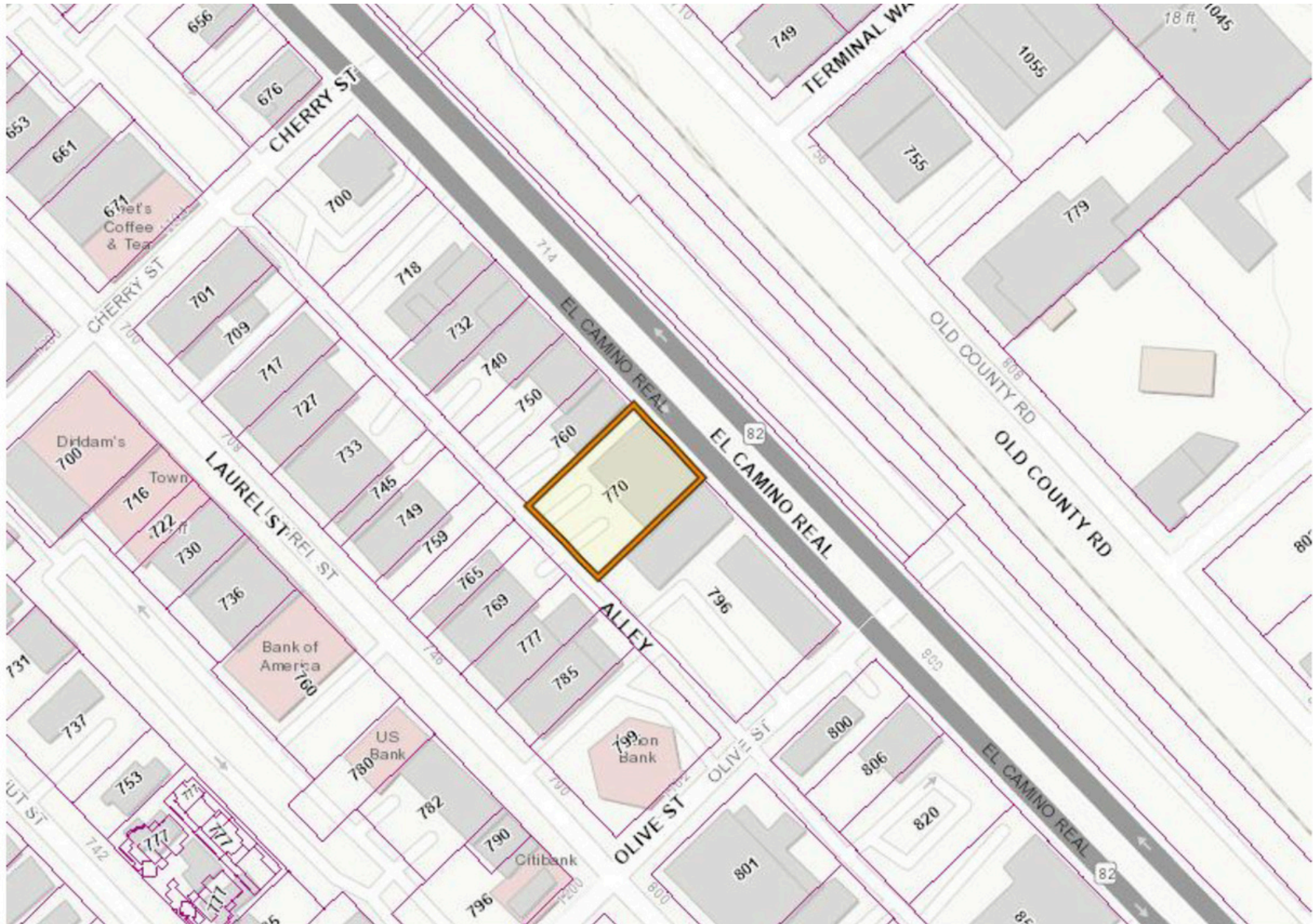
PARCEL # 050-154-070

INVESTMENT HIGHLIGHTS

- Property Use: Retail & Office
- Desirable location- Near US-101, Downtown San Carlos & public transportation
- Great unit mix
- Ground level storefront
- On-site parking

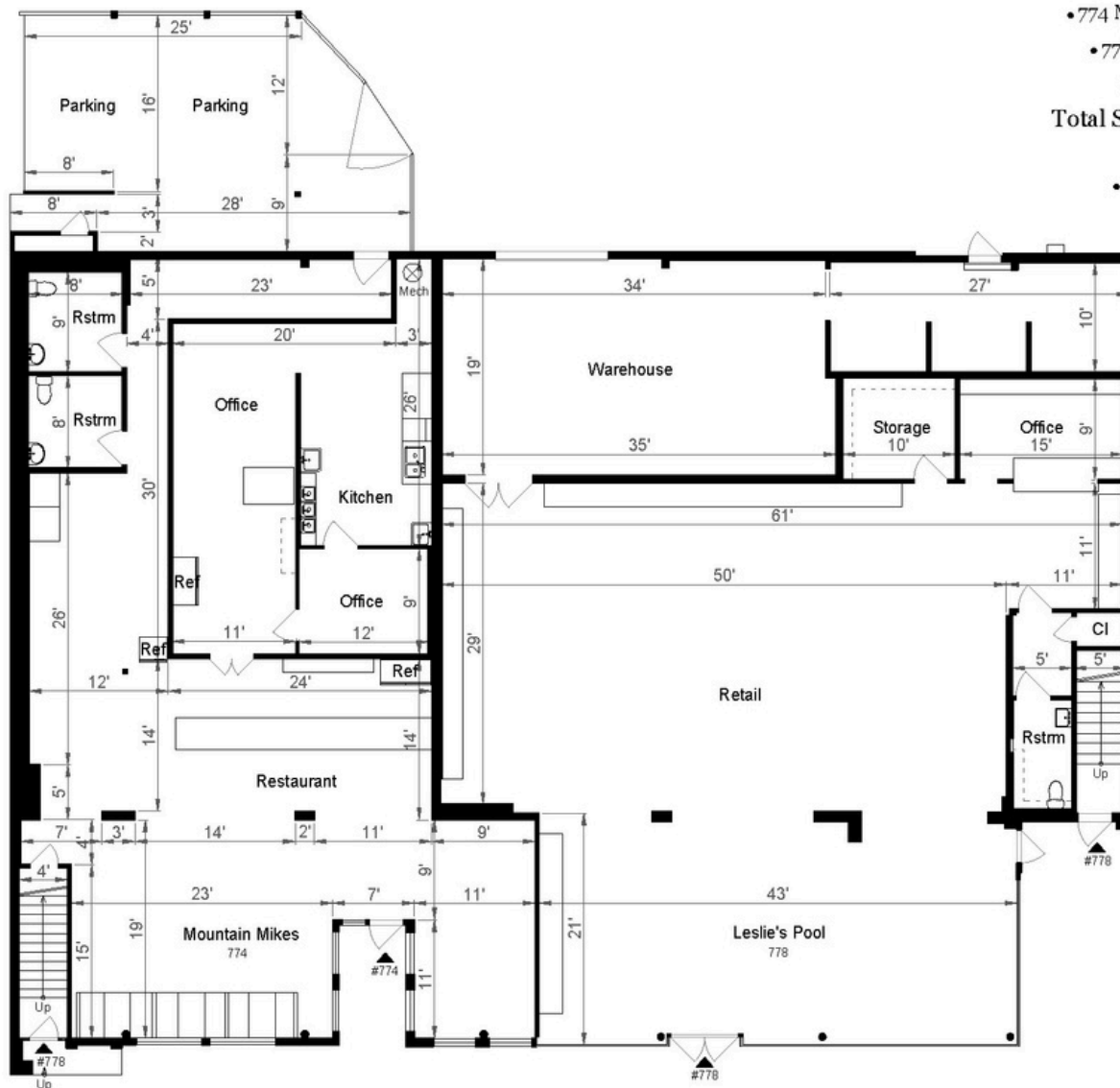
All measurements are approximate. While deemed reliable, no information in this package should be relied upon without independent verification.

PARCEL MAP



FLOOR PLANS

MAIN LEVEL



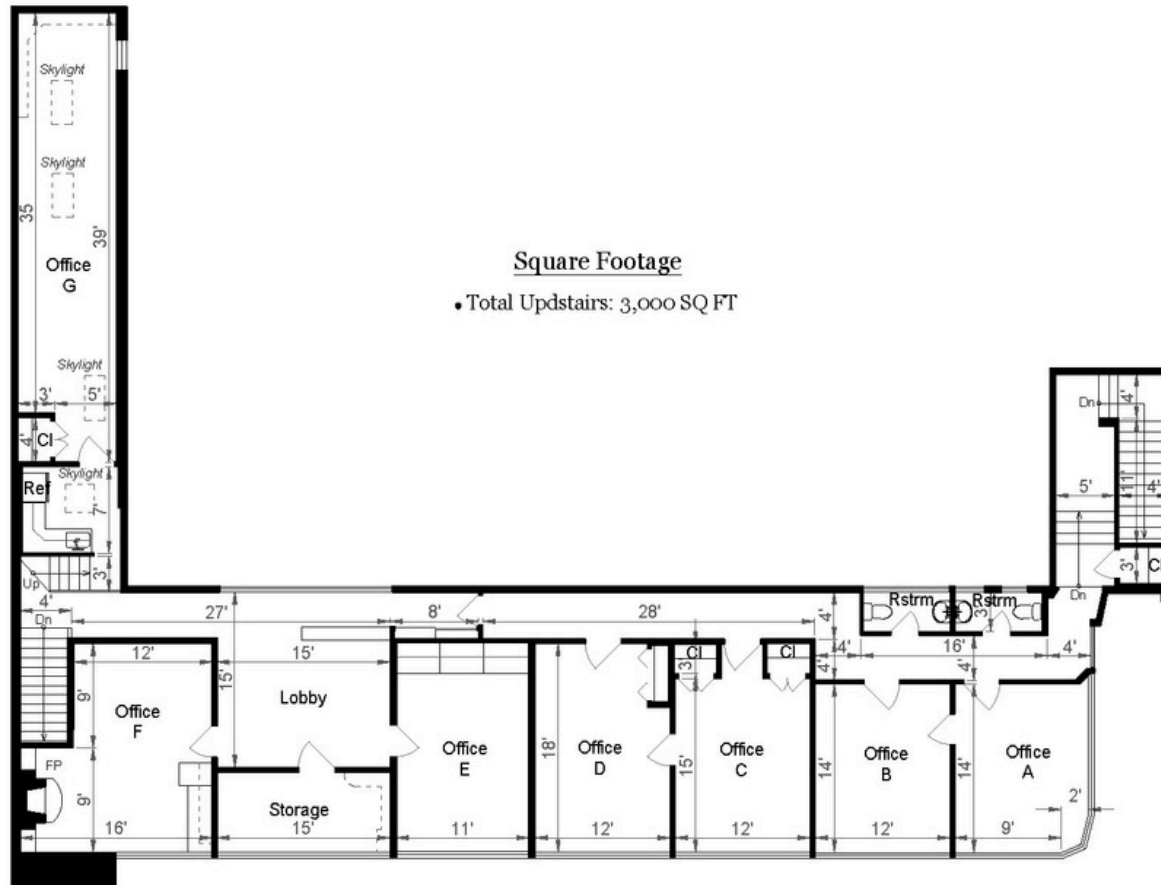
Square Footage

- 774 Mountain Mikes: 2,780 SQ FT
- 778 Leslie's Pool: 3,935 SQ FT
- Upstairs: 3,000 SQ FT
- Total Square Footage: 9,715 SQ FT**

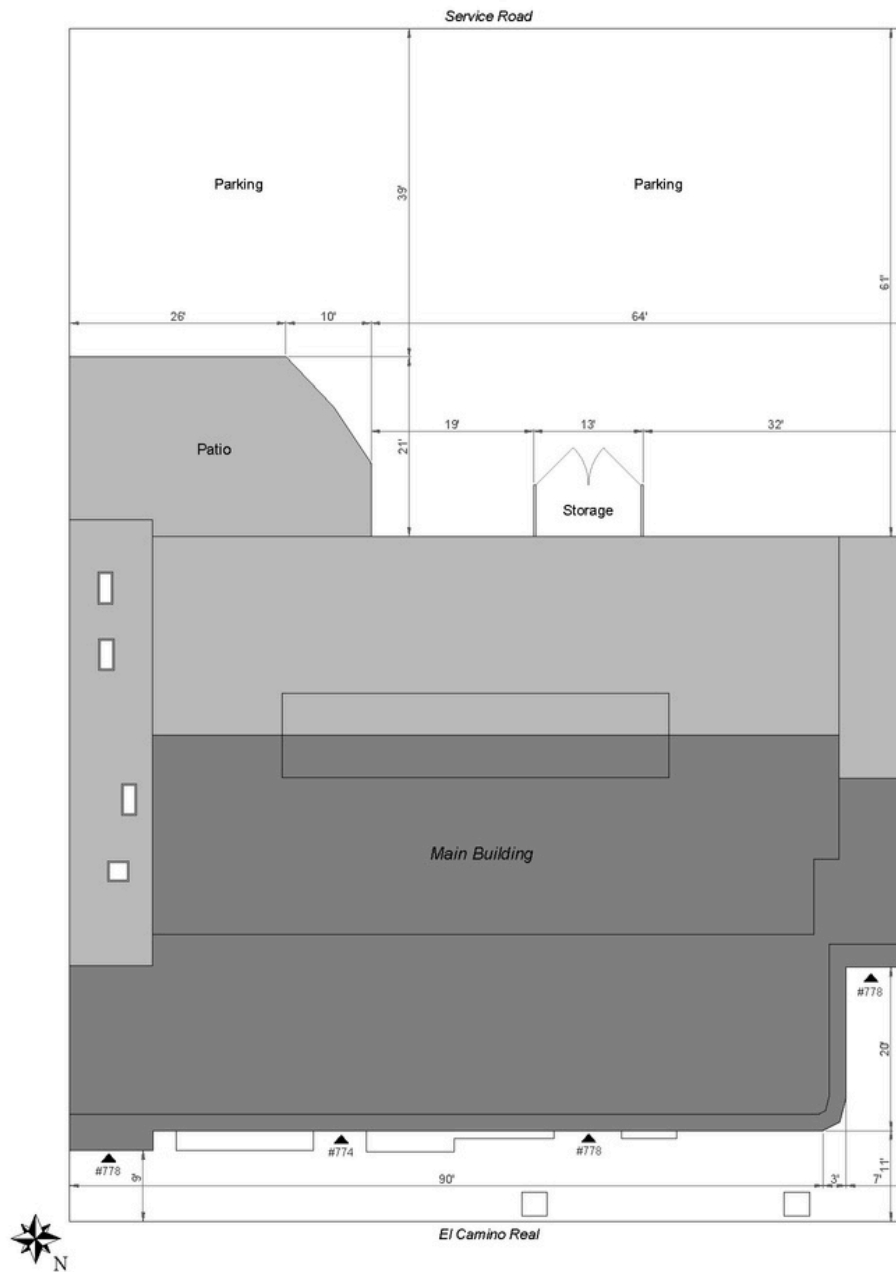
- Outside Patio: 675 SQ FT
- Parking: 5,375 SQ FT

FLOOR PLANS

UPPER LEVEL



SITE PLAN



RENT ROLL

ADDRESS	TENANT	UNIT SQ. FT.	LEASE EXPIRATION	RENT/MONTH
770	Leslie's Pool Supplies	3,950 (per lease)	10/31/26	\$14,220.50 + Prorated RE Taxes
774	Mountain Mike's Pizza	2,997 (per lease)	2/28/34 with 5 year option	\$8,300 + OPEX
770 - Main	Ann Berljafa	±200	Month-to-month	\$1,000
770 - Suite A	Sally Marrott	±200	Month-to-month	\$750
770 - Suite B	Shining Light Speech	±200	Month-to-month	\$750
770 - Suite C	Michelle Mayes	±200	Month-to-month	\$750
770 - Suite D	Sabrina Harris	±200	Month-to-month	\$750
770 - Suite E	AKD Development	±200	Month-to-month	\$750
770 - Suite F	Rebu Tax Services	±200	Month-to-month	\$750
				\$28,020.50+
				\$336,246.50+



2024 FINANCIAL SUMMARY

Income

Annual Base Rental Income \$328,416

Gross Income \$328,416

Annual Operating Expenses

Real Estate Taxes (will increase) \$8,237

Property Insurance \$11,250

Repairs and Maintenance (est.) \$63,157

Management Fee (est. 5% - owner managed) \$16,500

General and Administrative (est.) \$11,869

Utilities \$11,581

Accounting \$7,800

Total Operating Expenses \$130,394

CALL FOR PRICING



ACTIVE LISTINGS

FOR SALE - RETAIL

PHOTO	ADDRESS	ASKING PRICE	BLDG. SQ. FT.	LOT SQ. FT.	\$/SQ. FT. BUILDING	\$/SQ. FT. LAND	COMMENTS
	770 El Camino Real San Carlos	None Listed	±9,715	14,541	-	-	Subject Property
1 	612 El Camino Real San Carlos	\$2,895,000	3,042	7,536	\$951.68	\$384.16	Rails Sports Bar
2 	1724 Laurel St San Carlos	\$3,456,000	6,496	7,500	\$532.02	\$460.80	Multi-tenant office
3 	1464 El Camino Real Belmont	\$2,500,000	6,100	9,148	\$409.84	\$273.28	California Sports
4 	935-965 Brewster Redwood City	\$5,500,000	7,581	15,246	\$725.50	\$360.75	3 unit office/retail
5 	1001 El Camino Real Menlo Park	\$3,900,000	5,200	3,049	\$750.00	\$1,279.11	Mountain Mike's + 4 residential

COMP AVERAGES

\$/SQ. FT. BUILDING	\$/SQ. FT. LAND
\$673.81	\$551.62

SALES COMPARABLES

PHOTO	ADDRESS	SALE PRICE	SALE DATE	BLDG. SQ. FT.	LOT SQ. FT.	\$/SQ. FT. BUILDING	\$/SQ. FT. LOT	COMMENTS
	770 El Camino Real San Carlos	None Listed	TBD	±9,715	14,541	-	-	Subject Property
1 	1717 S El Camino Real San Mateo	\$7,000,000	1/15/25	12,870	17,468	\$543.90	\$400.73	Mixed use commercial
2 	1243-1247 Broadway Burlingame	\$2,100,000	12/13/24	3,582	1,873	\$586.26	\$1,121.20	50% office, 50% retail
3 	3248 Middlefield Rd Menlo Park	\$3,000,000	7/1/24	4,800	6,273	\$625.00	\$478.00	
4 	1600 El Camino Real, San Carlos	\$3,800,000	4/15/24	6,586	5,663	\$576.98	\$671.02	Lencioni Construction
5 	77-79 E. 3rd Ave, San Mateo	\$3,800,000	3/28/24	3,950	5,227	\$962.03	\$726.99	3rdAve Sports Bar
6 	806 El Camino Real San Carlos	\$2,300,000	3/5/24	5,375	7,405	\$427.91	\$310.60	Clocksmith

COMP AVERAGES

\$/SQ. FT. BUILDING	\$/SQ. FT. LOT
\$620.35	\$618.09

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CONTACT THE LISTING TEAM:

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