



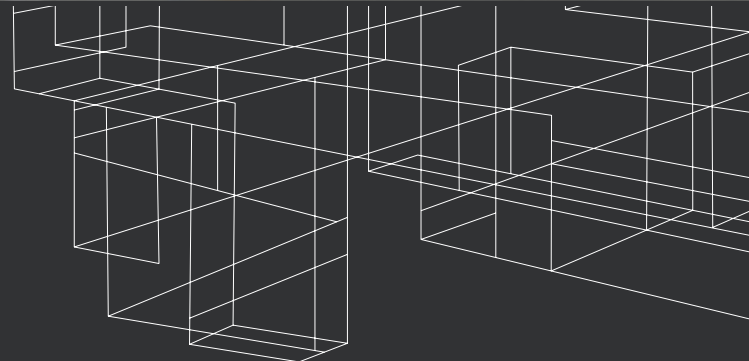
1001 LAUREL ST

Premier Commercial Condos For Sale in Downtown San Carlos

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PROPERTY HIGHLIGHTS

Reserved and secure on-site parking for employees/owners

Walker's Paradise: Walk score of 94 on Walkscore.com

Four blocks to the San Carlos Caltrain station

Four condos to be sold together or separately as individual units

Outdoor amenity area

AVAILABILITIES

Suite #	Square Feet	Asking Price
A	±2,870	\$3.5M
B	±1,240	\$1.5M
C	±1,205	\$1.46M
D	±947	\$1.15M

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FOR SALE

RENT ROLL

Unit	SF	Tenant	Base Rent	Annual Rent	Sales Price	Cap Rate	2024 Annual Rent	2024 Cap Rate	LED	Options
Suite A	2,870	Chicago Title	\$7,749	\$92,988	\$3,157,000	2.95%	\$98,650.97	3.12%	March 1, 2027	(1) 3 year
Suite B	1,240	One Life Counseling	\$4,030	\$48,360	\$1,364,000	3.55%	\$51,305.12	3.76%	March 1, 2029	None
Suite C	1,205	One Life Counseling	\$3,675	\$44,100	\$1,325,500	3.33%	\$46,785.69	3.53%	February 28, 2028	None
Suite D	947	Edward Jones	\$2,450	\$29,403.24	\$1,041,700	2.82%	\$31,193.90	2.99%	August 31, 2022	None



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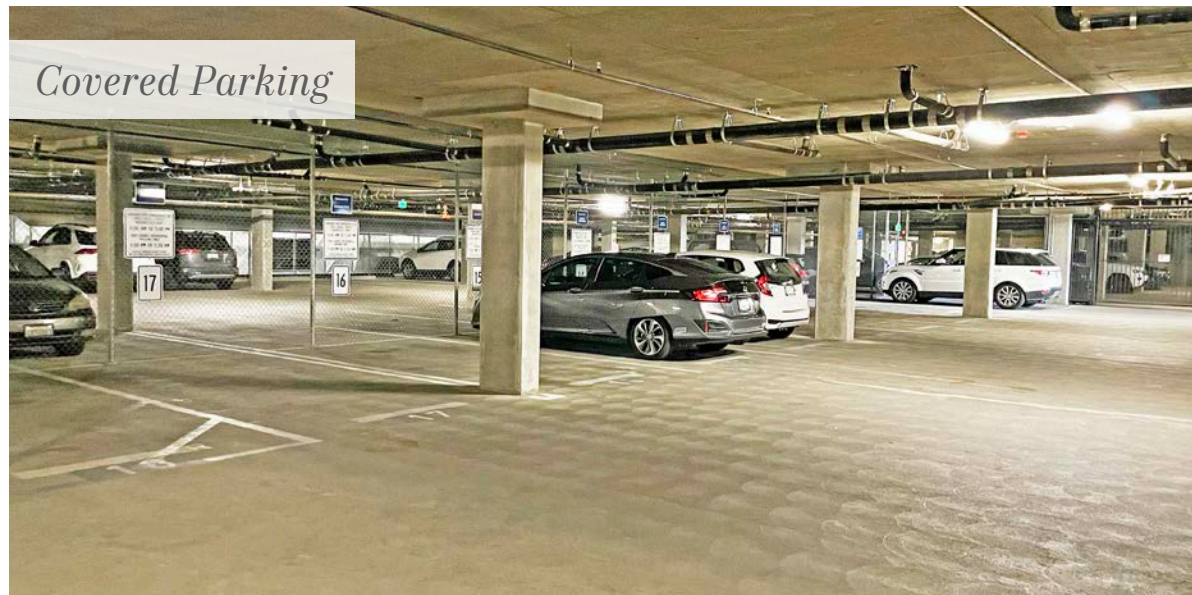
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Shared Outdoor Amenity



Covered Parking

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km Kidder
Mathews

FOR SALE

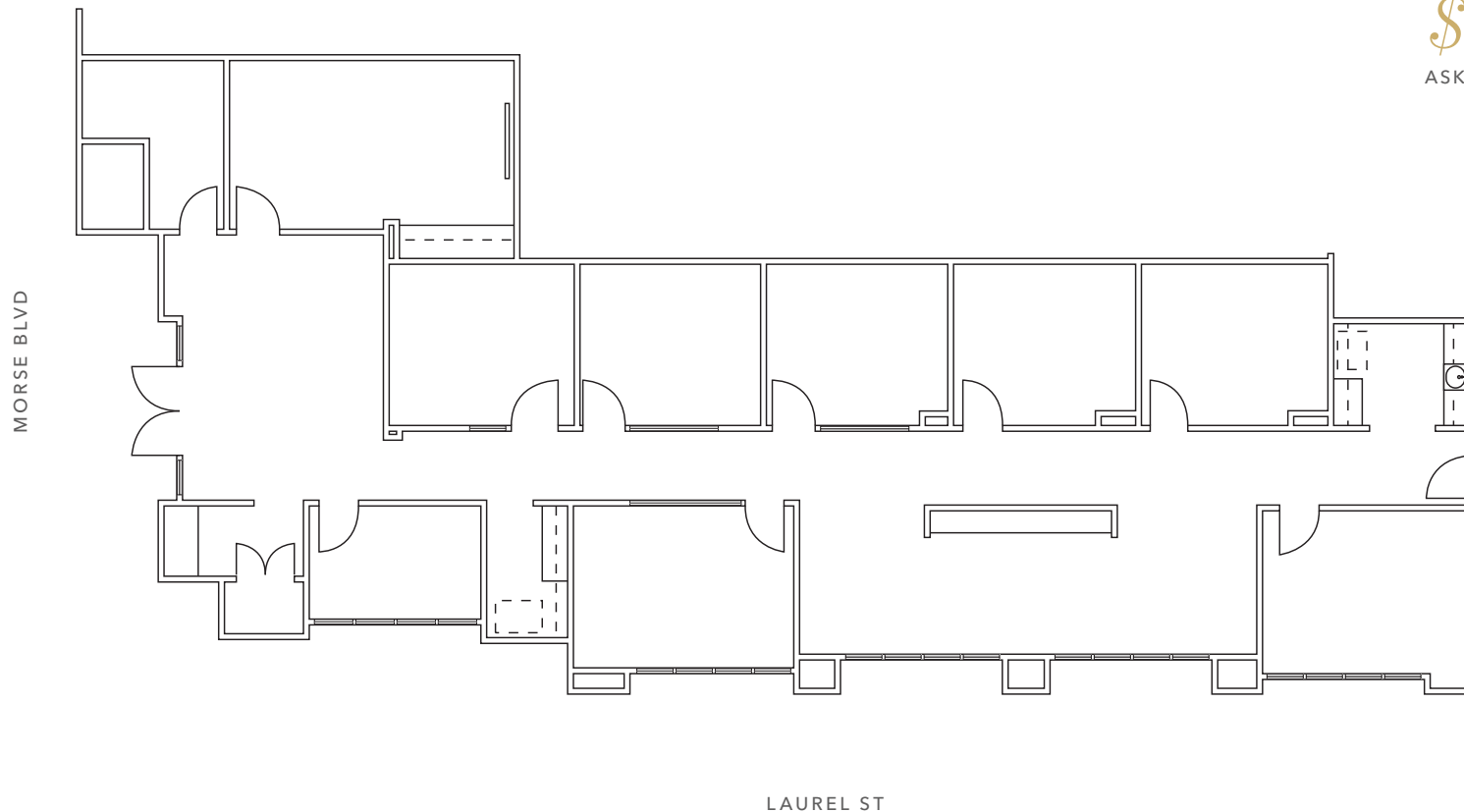
SUITE A FLOOR PLAN

±2,870 SF

AVAILABLE

\$3.5M

ASKING PRICE



FLOOR PLAN NOT TO SCALE

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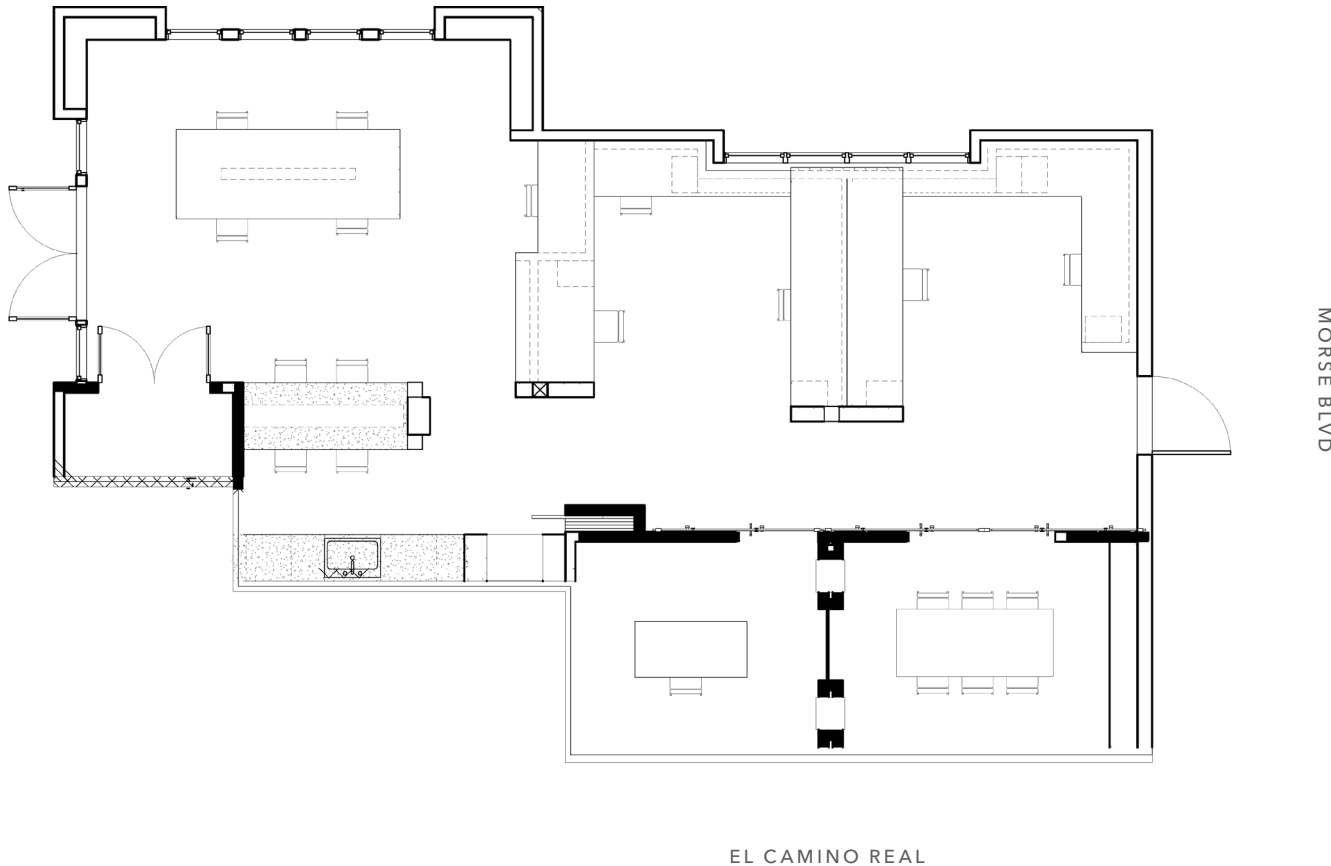
SUITE B FLOOR PLAN

±1,240 SF

AVAILABLE

\$1.5M

ASKING PRICE



FLOOR PLAN NOT TO SCALE

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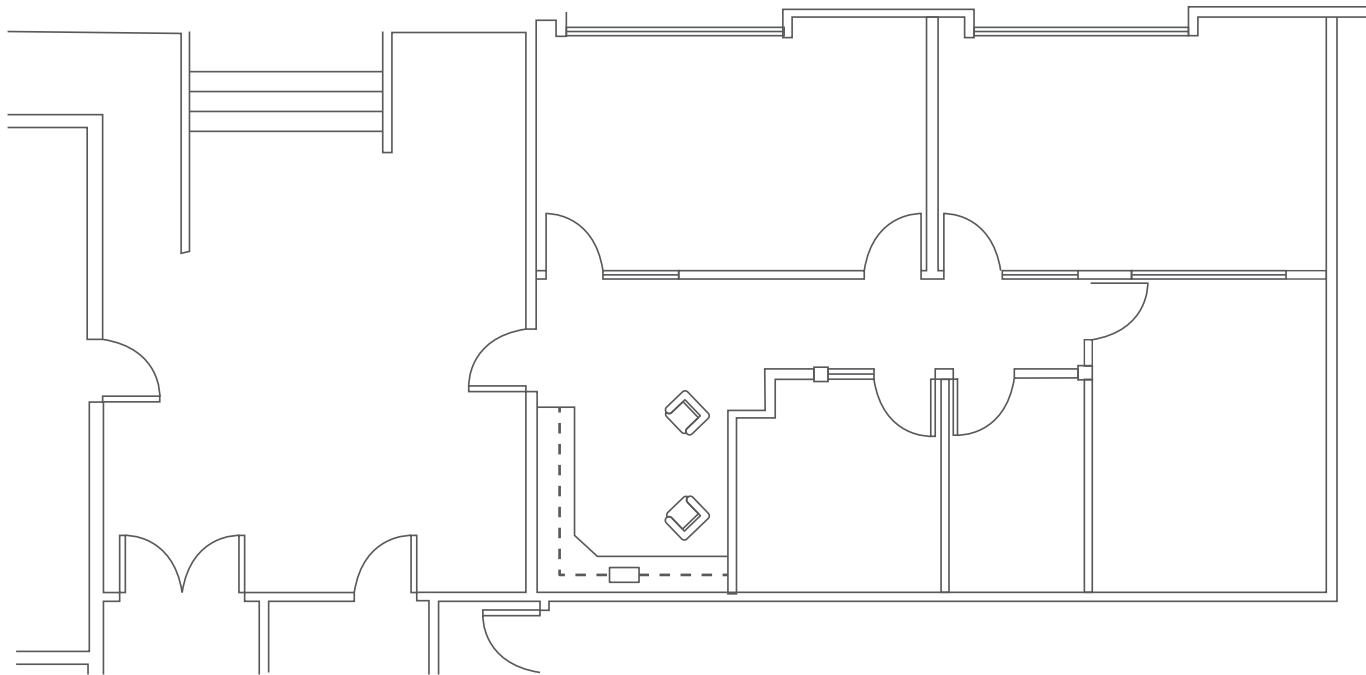
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FOR SALE

SUITE C FLOOR PLAN

EL CAMINO REAL



±1,250 SF

AVAILABLE

\$1.46M

ASKING PRICE

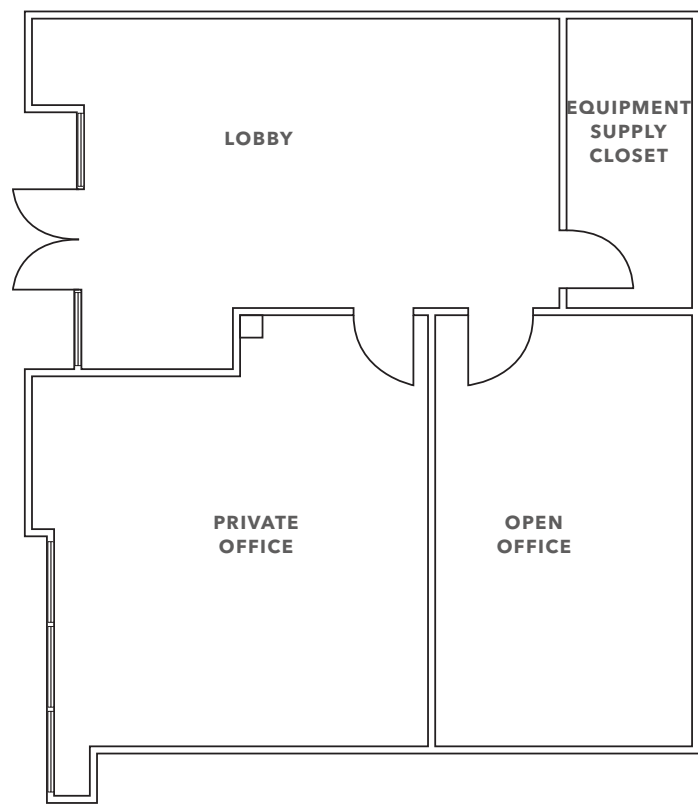
FLOOR PLAN NOT TO SCALE

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SUITE D FLOOR PLAN



±947 SF

AVAILABLE

\$1.15M

ASKING PRICE

FLOOR PLAN NOT TO SCALE

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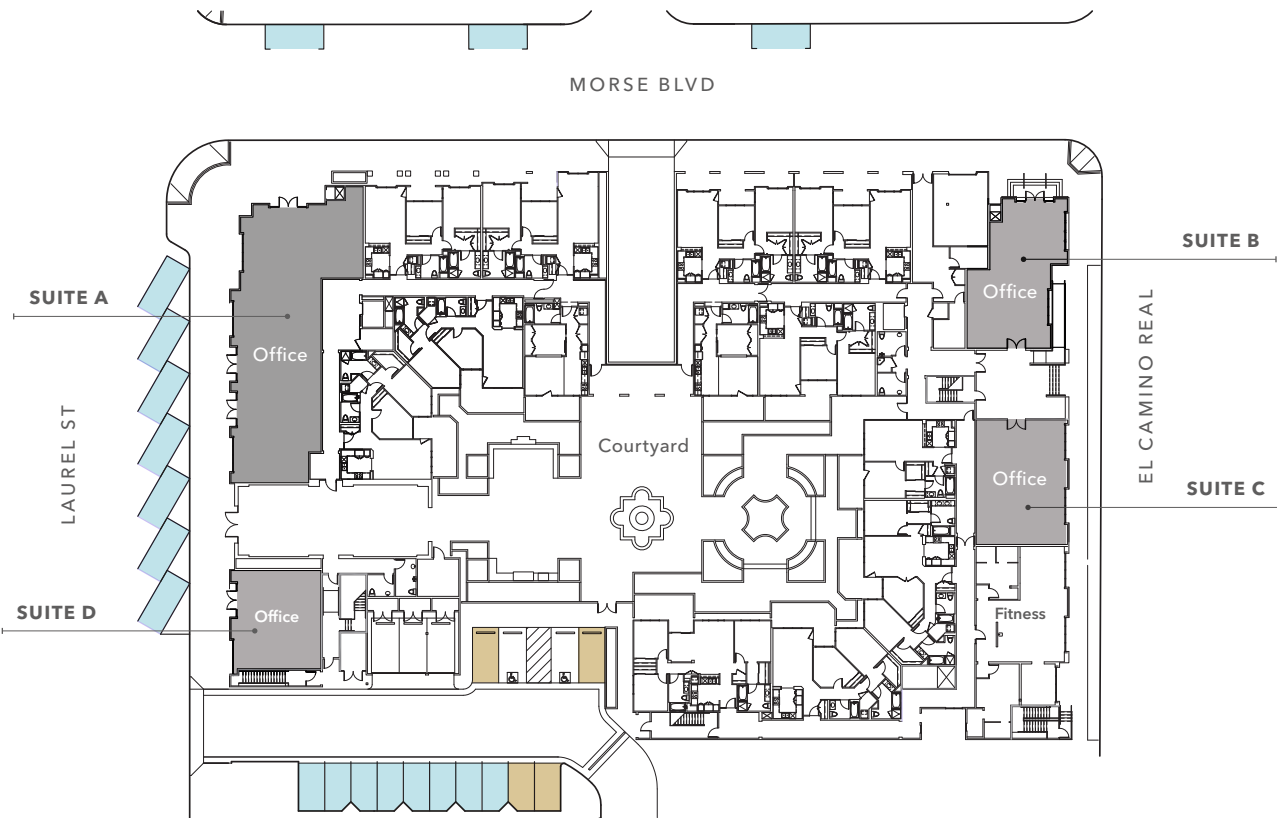
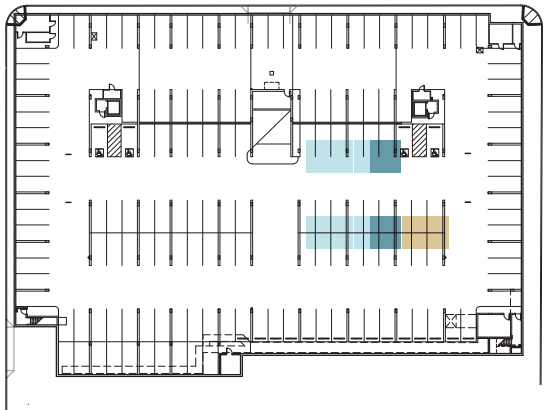
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SITE PLAN

- Commercial Customers
- Residential Visitors
- Commercial Employees

PARKING LOT



FLOOR PLAN NOT TO SCALE

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