

FOR LEASE

RETAIL/COMMERCIAL CONDOMINIUM UNITS

1245 SAN CARLOS AVE, UNIT A & B, SAN CARLOS



Combined for ±5,078 RSF in Downtown San Carlos

Unit A - ±3,262 RSF & Unit B - ±1,816 RSF

On-site parking open to public

Two (2) underground reserved parking spaces per unit

Reserved and secure on-site parking for employees

Cold shell condition

18'-20' clear height

91 Walk score "Walker's Paradise"

One (1) block to the San Carlos Caltrain station

Asking Rent: \$4.25 NNN/SF/Mo

Time for tenant improvements

BRETT WEBER
650.771.3000
brett.weber@kidder.com
LIC N° 01869489

STEVE DIVNEY
650.400.8065
steve.divney@kidder.com
LIC N° 01216239

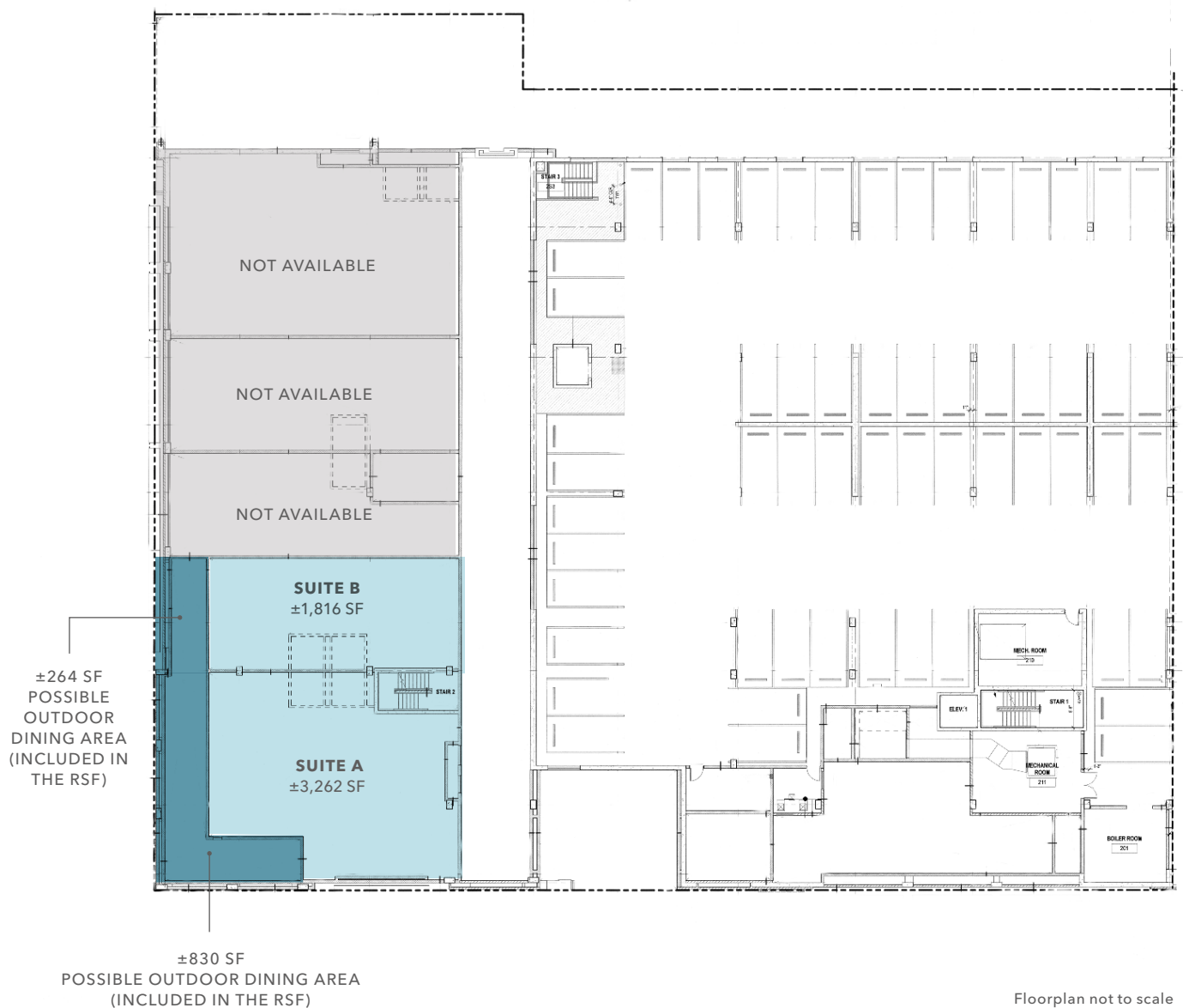
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UNITS A & B CAN BE COMBINED



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ZONING

All uses conducted on the Site, including, without limitation, all activities provisions of the San Carlos Municipal Code, the CC&R's and the continuing covenants set forth in the grant deeds conveying the Site to Developer and in the other documents authorized to be recorded under this Agreement to ensure compliance with the requirements of this Article 4.

The Developer understands and agrees that the development of the Site contemplated by this Agreement is of major importance to the City, given the financial assistance and other contributions of the City and the Successor Agency provided for hereunder and the fact that the properties assembled for the development of the Site represent a vital opportunity site for maintaining and enhancing the vibrancy of downtown San Carlos. In recognition of those facts, the Developer covenants and agrees, for itself, its successors, its assigns, and every successor in interest to the Site or any part thereof, to devote, use, operate and maintain

the Site and the improvements thereon in accordance with this Agreement, the CC&R's and the grant deeds conveying the Site to the Developer. Specifically, it is the intent of the city and Developer that the uses of the Commercial Space on the Site shall be first quality reputable retail and restaurant uses. Further, except as may otherwise be agreed by the City Manager from time to time in his or her sole discretion, the following uses that would otherwise be permitted in the Mixed-Use Downtown Core zoning district in the City's Municipal Code Chapter 18.05 (and as further defined therein) will not be permitted in the Commercial Space on the Site:

- Family Day Care (Small)
- Residential Care Facilities (Limited)
- Community Garden
- Park and Recreation Facilities
- Banks and Financial Institutions
- Food Preparation

- Lodging (Bed and Breakfast)
- Offices (Walk-In Clientele)
- Utilities, Minor

The following uses that would otherwise be permitted in the Mixed-Use Downtown Core zoning district in the City's Municipal Code Chapter 18.05 (and as further defined therein) may only be permitted after review and approval of a Minor Use Permit by the Zoning Administrator:

- Personal Services (General)
- Convenience Markets

The use covenants contained in this Section 4.2 shall remain in effect until the earlier of: (a) the ninety-ninth (99) anniversary of the date the grant deeds for conveyance of the City Parcels and the Successor Agency Parcel to the Developer are recorded in the official records of San Mateo County; or (b) the useful life of the improvements constructed on the Site pursuant to this Agreement.





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