

PRICE IMPROVED

\$4,500,000 **\$3,995,000**



SAN CARLOS MIXED USE BUILDING AVAILABLE FOR SALE

770 EL CAMINO REAL
SAN CARLOS, CA



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The Guglielmi Group

PROPERTY SUMMARY

770 El Camino Real
San Carlos, CA

Commercial Mixed-Use Property

BUILDING SIZE	±9,947 Sq. Ft. (per 3rd party measurement)
PRICE PER SQ. FT. (BUILDING)	\$401.63
LAND AREA	±14,541 Sq. Ft. (per county records)
PRICE PER SQ. FT. (LAND)	\$274.71
PARKING	Dedicated lot behind building — 14 regular spaces + 1 ADA space (±5,375 sq ft per 3rd party measurement). FRESHLY REPAVED & RESTRIPED
# OF UNITS	2 ground level retail spaces 7 fully leased upstairs office units
ZONING	Mixed-Use Downtown
YEAR BUILT	1946 (per appraisal)
PARCEL #	050-154-070

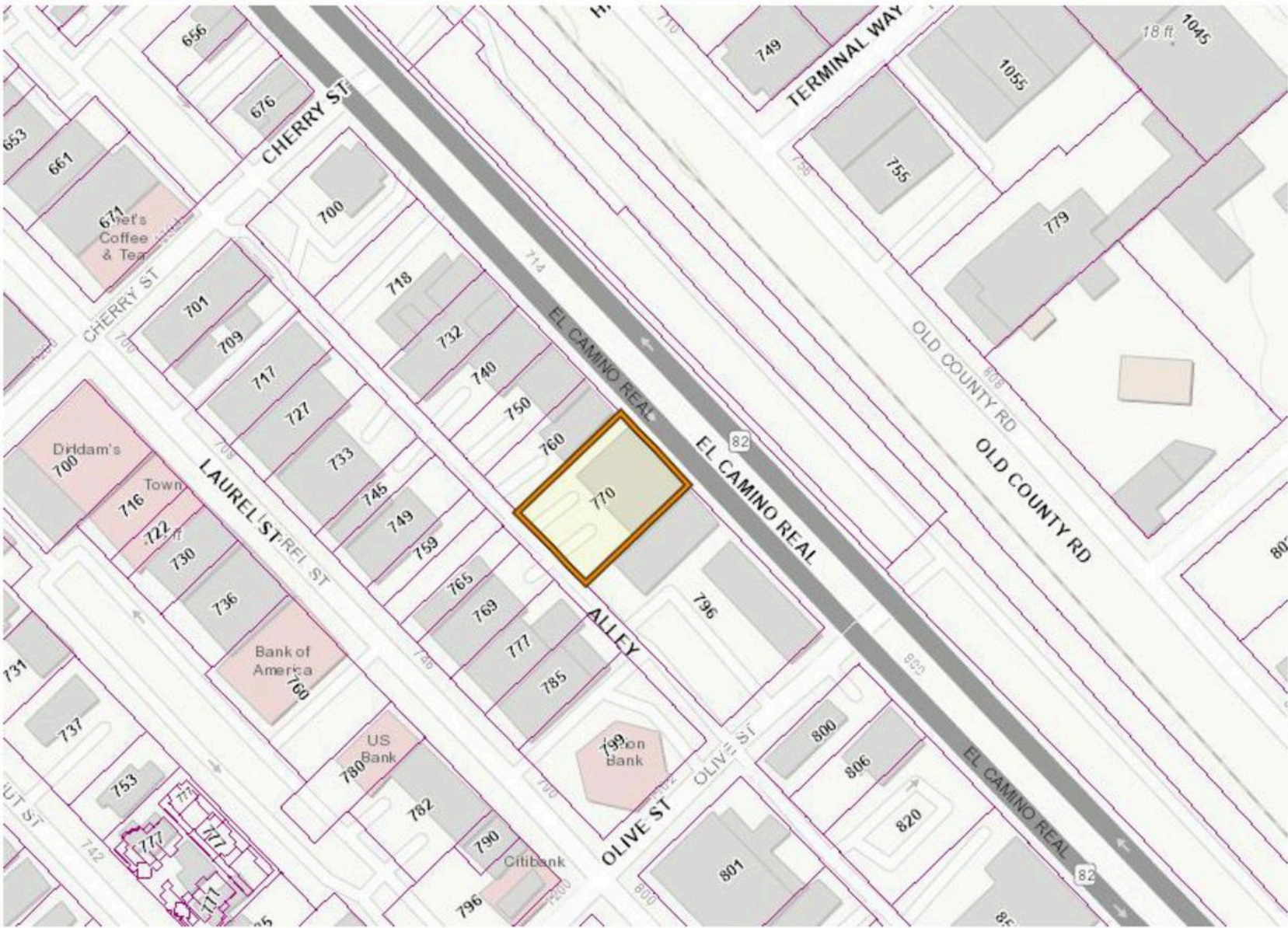
All measurements are approximate. While deemed reliable, no information in this package should be relied upon without independent verification.



INVESTMENT
HIGHLIGHTS

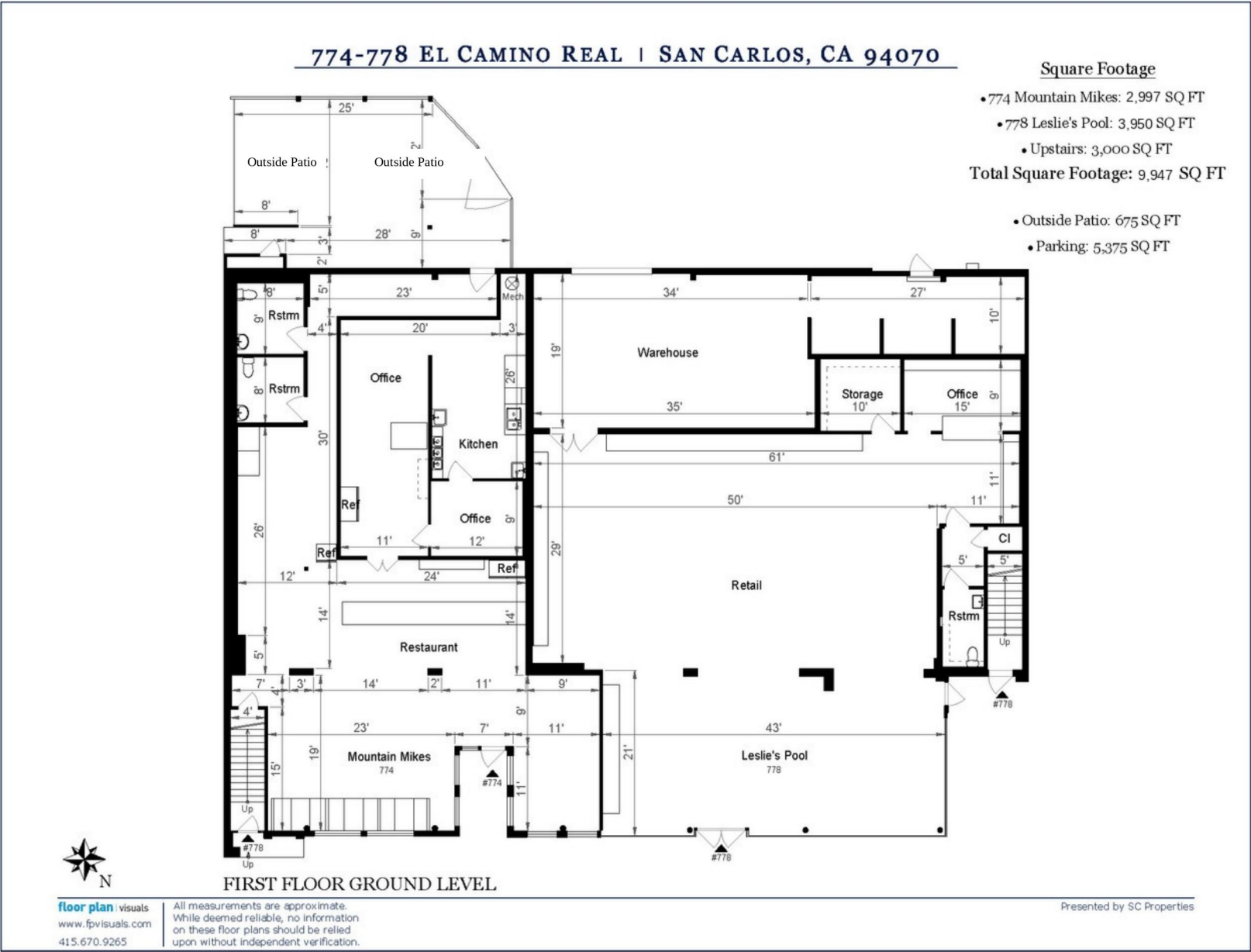
- Property Use: Retail & Office
- Highly visible, well-known El Camino Real location — 100% leased.
- Desirable location – Near US-101, Downtown San Carlos & public transportation
- Great unit mix, with both retail and office space.
- Ground level retail storefront
- Meticulously maintained, including:
 - Freshly paved and striped parking area
 - Fully sealed roof with warranty
 - Upgraded sewer lateral
 - Upgraded electrical main panels
 - Freshly painted

PARCEL MAP



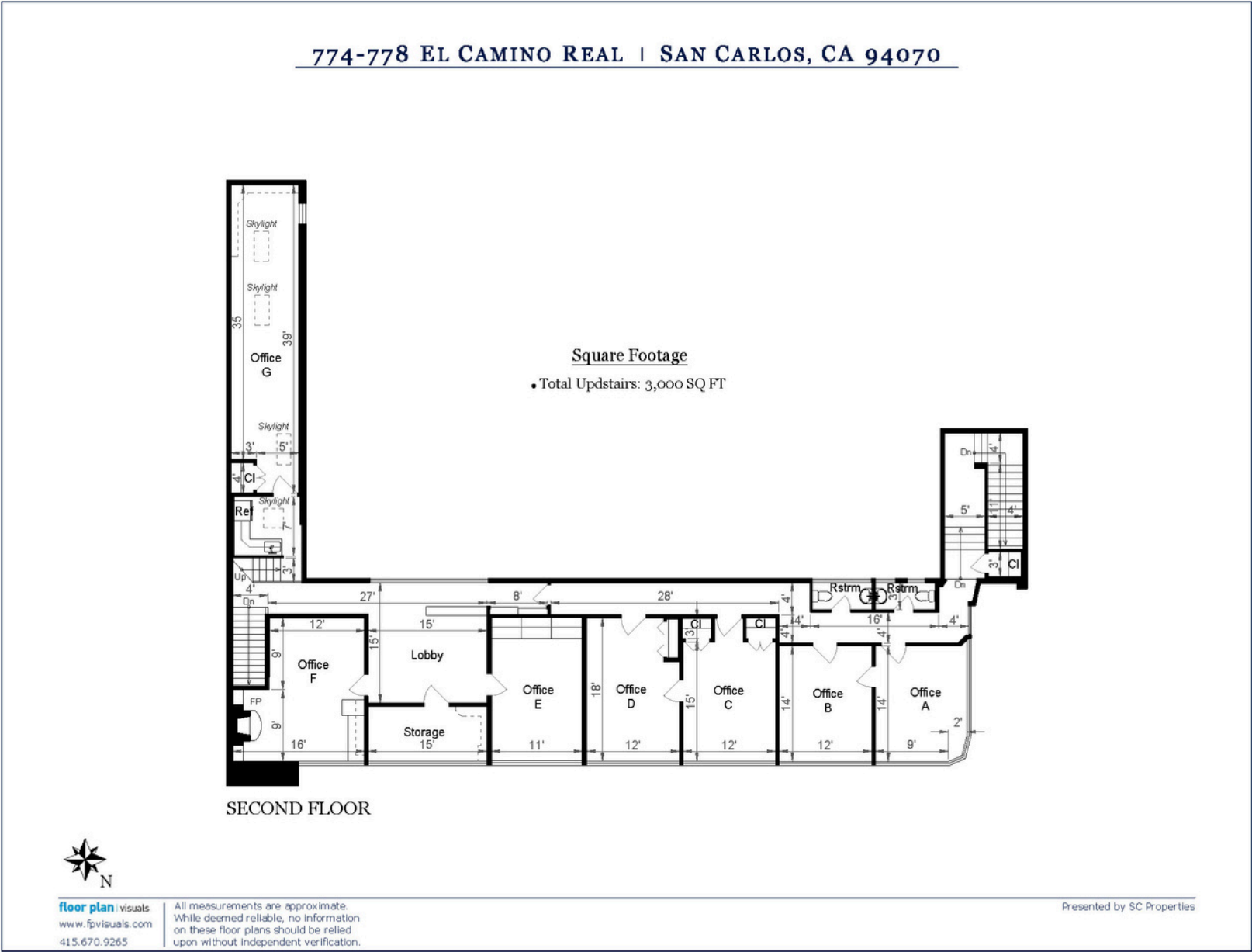
FLOOR PLANS

MAIN LEVEL

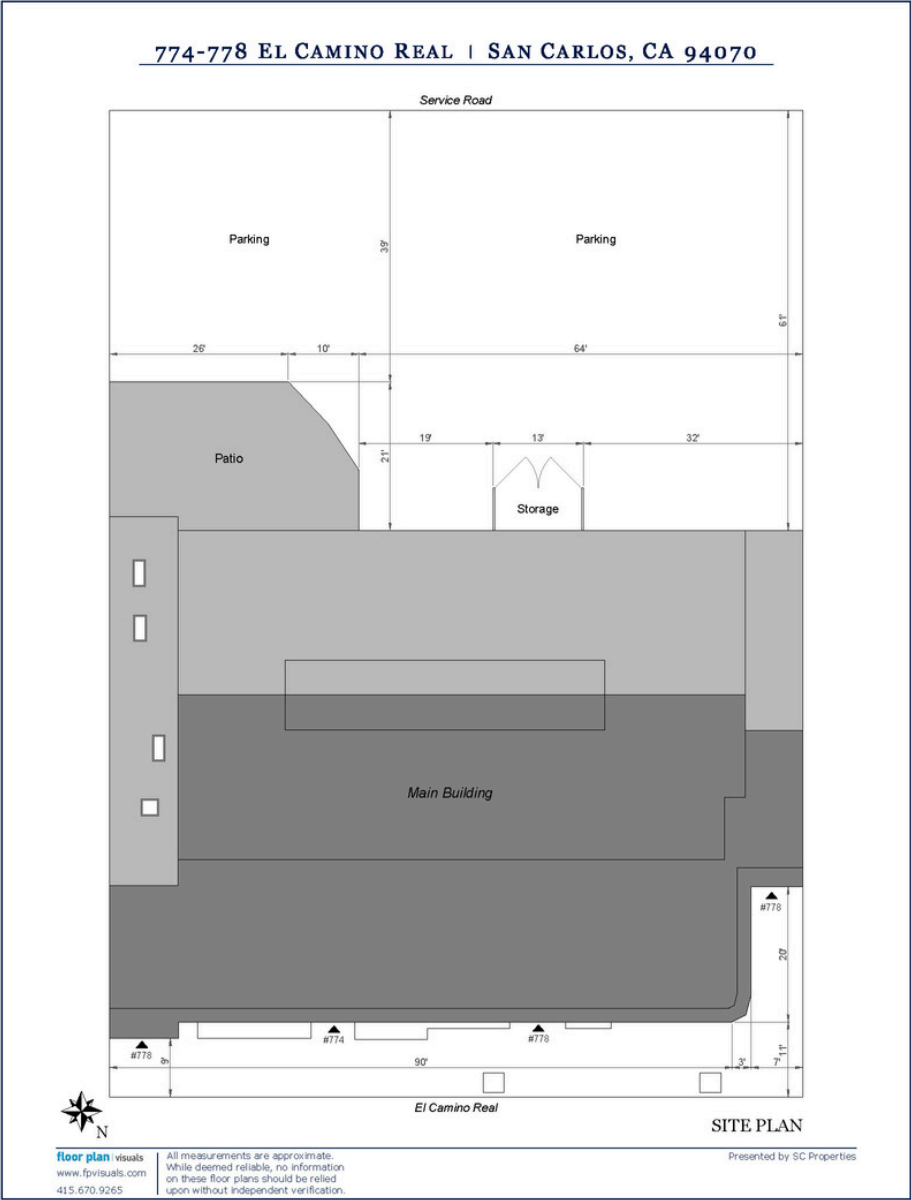


FLOOR PLANS

UPPER LEVEL



SITE PLAN



RENT ROLL | AS OF 9/1/26

ADDRESS	TENANT	UNIT SQ. FT.	LEASE EXPIRATION	ACTUAL RENT/MONTH	PROFORMA RENT/MONTH
770	Leslie's Pool Supplies	3,950 (per lease)	December 31, 2028	\$11,376 + Prorated RE Taxes	\$11,376 + Prorated RE Taxes
774	Mountain Mike's Pizza	2,997 (per lease)	2/28/34 with 5 year option	\$9,507.50 + \$1,000 OPEX	\$9,507.50 + \$1,000 OPEX
770 - Suite G	Ann Berljafa	±200	Month-to-month	\$1,100	\$1,395
770 - Suite A	Sally Marrott	±200	Month-to-month	\$825	\$1,050
770 - Suite B	Shining Light Speech	±200	Month-to-month	\$825	\$1,050
770 - Suite C	Michelle Mayes	±200	Month-to-month	\$825	\$1,050
770 - Suite D	Mills Perinatal Wellness Group	±200	Month-to-month	\$875	\$1,050
770 - Suite E	Plan A Design Group	±200	Month-to-month	\$825	\$1,050
770 - Suite F	Becky's Waxing Studio	±200	Month-to-month	\$950	\$1,050
Monthly Total				\$27,108.50+	\$28,578.50+
Annual Total				\$325,302+	\$342,942+



FINANCIAL PROFORMA ANALYSIS (ESTIMATE)

Income

Annual Projected Base Rental Income \$342,942

Gross Income \$342,942

Annual Operating Expenses

Real Estate Taxes \$50,000

Property Insurance \$11,250

Repairs and Maintenance \$40,000

Management Fee \$14,300

General and Administrative \$9,500

Utilities \$12,000

Accounting and Legal \$5,000

Total Operating Expenses \$142,050

NOI \$200,892

Price \$3,995,000

Projected Cap Rate 5.03%



ACTIVE LISTINGS

FOR SALE - RETAIL | SAN MATEO → BELMONT → SAN CARLOS → REDWOOD CITY

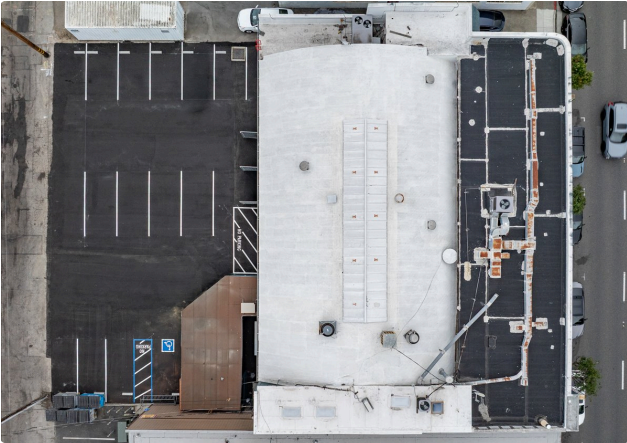
#	ADDRESS	ASKING PRICE	BLDG. SQ. FT.	LOT SQ. FT.	\$/SQ. FT. BUILDING	\$/SQ. FT. LAND	COMMENTS
	770 El Camino Real San Carlos	\$3,995,000	±9,947	14,541	\$401.63	\$274.71	Subject Property
1	100 N El Camino Real San Mateo	\$4,400,000	5,338	10,890	\$824.28	\$404.04	Office building with 17 on-site parking spots
2	Buncke Medical Building 101 N El Camino Real, San Mateo	\$6,500,000	12,800	21,344	\$507.81	\$304.54	Multi-tenant medical office with 20 on-site parking
3	1464 El Camino Real Belmont	\$2,500,000	6,100	8,984	\$409.84	\$278.27	For lease or sale — single tenant retail, current tenant is California Sports and Cyclery. Rear parking for 12 cars tandem
4	717 Laurel Street San Carlos	\$4,500,000	5,550	7,450	\$810.81	\$604.03	Single tenant (Hallmark) — possible ability to demise for multiple retail units
5	280 El Camino Real San Carlos	\$4,500,000	7,532	10,454	\$597.45	\$430.46	±7,568 SF single-tenant retail showroom space (Tempur-Pedic)
6	577 Laurel Street San Carlos	\$4,200,000	6,780	3,920	\$619.47	\$1,071.43	5-unit mixed-use (\$1,050,000/unit, 4% cap rate); four large 2BR/2BA residential units + ground-floor commercial space
7	411-417 Lathrop Street Redwood City	\$3,500,000	7,650	10,454	\$457.52	\$334.80	7 commercial units — smoke shop, beauty salon, warehouse; 6.26% cap rate
8	909-911 Main Street Redwood City	\$3,900,000	4,450	6,534	\$876.40	\$596.88	100% leased retail building; NNN leased restaurant in place; 5.01% cap rate
9	2561-2567 El Camino Real Redwood City	\$4,000,000	6,385	13,068	\$626.47	\$306.09	100% leased mixed-use — 2 ground-floor retail spaces + 4 residential units; 13 on-site parking spaces
COMP AVERAGES					\$636.67	\$481.17	



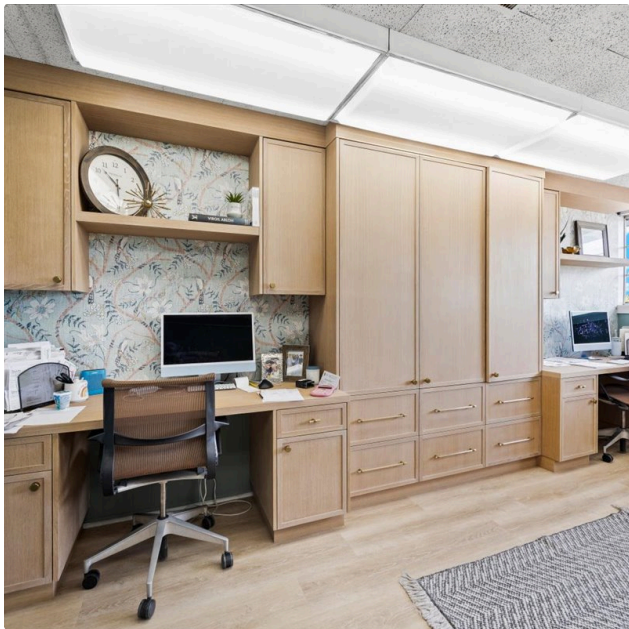
SALES COMPARABLES

SORTED BY SALE DATE, MOST RECENT FIRST

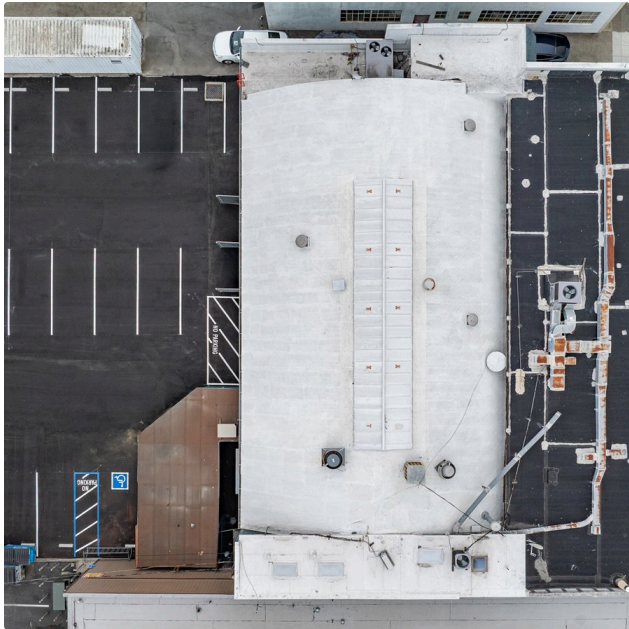
#	ADDRESS	SALE PRICE	SALE DATE	BLDG. SQ. FT.	LOT SQ. FT.	\$/SQ. FT. BUILDING	\$/SQ. FT. LOT	COMMENTS
	770 El Camino Real San Carlos	\$3,995,000	Current Listing	±9,947	14,541	\$401.63	\$274.71	Subject Property
1	215 N San Mateo Dr San Mateo	\$4,350,000	9/16/25	5,793	14,375	\$750.91	\$302.61	Office, 100% leased at sale
2	2015 Pioneer Ct San Mateo	\$5,400,000	8/21/25	15,690	19,166	\$344.17	\$281.75	Office, 91% leased at sale; 6.82% cap rate; 650 days on market (asking \$5,908,000)
3	951 Old County Rd Belmont	\$5,000,000	3/3/25	6,140	15,246	\$814.33	\$327.95	Freestanding multi-tenant retail
4	139 Arch St Redwood City	\$3,134,000	8/15/24	3,808	9,750	\$823.06	\$321.44	Medical office, vacant at sale. Buyer affiliated with Lotus Dental Care. 158 days on market. Asking \$3.4M
5	3248 Middlefield Rd Menlo Park	\$3,000,000	7/1/24	4,800	6,273	\$625.00	\$478.24	Freestanding retail, vacant at sale; buyer plans day-care use; 2.97% cap rate; 103 days on market
6	111 E 5th Ave San Mateo	\$3,950,000	5/26/24	7,500	7,963	\$526.67	\$496.04	Office; sold to HIP Housing for owner-occupied use (San Mateo expansion); 372 days on market
7	1600 El Camino Real San Carlos	\$3,800,000	4/1/24	6,586	5,663	\$576.98	\$671.02	Office, 100% leased at sale; 8.54% cap rate (NOI ~\$324,589); 53 days on market
8	77-79 E 3rd Ave San Mateo	\$3,800,000	3/28/24	3,915	5,227	\$970.63	\$726.99	Storefront retail, 1031 exchange; ~50% occupied at sale; 4.14% cap rate
COMP AVERAGES						\$678.96	\$450.76	



INTERIOR PHOTOGRAPHY



AERIAL & DRONE PHOTOGRAPHY





CONTACT THE LISTING TEAM:



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