



RETAIL SPACE FOR LEASE AT SAN CARLOS MARKETPLACE

1127 INDUSTRIAL RD, SAN CARLOS

Katie Singer

Lic. 01745709

Katie.Singer@cbre.com

C: (925) 330 0439

Meaghan Post

Lic. 01889217

Meaghan.Post@cbre.com

C: (925) 286-3003



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1127 INDUSTRIAL RD, SAN CARLOS

RETAIL OPPORTUNITY

- Rare retail opportunity in one of the only anchored centers on the Peninsula along Highway 101
- Highly Visible Super Regional Center
- Strong national tenant line-up including HomeGoods/TJ Maxx, Best Buy, PetsMart, Chipotle and Starbucks
- Located directly off the major thoroughfare of Bayshore Freeway/Highway 101, with direct visibility from **212,123 vehicles daily**
- The center has **2.1 million visits annually** from 584.2K visitors with an average dwell time of 49 minutes
- High-volume **T.J. Maxx, ranking #1** out of 113 stores statewide for visitation

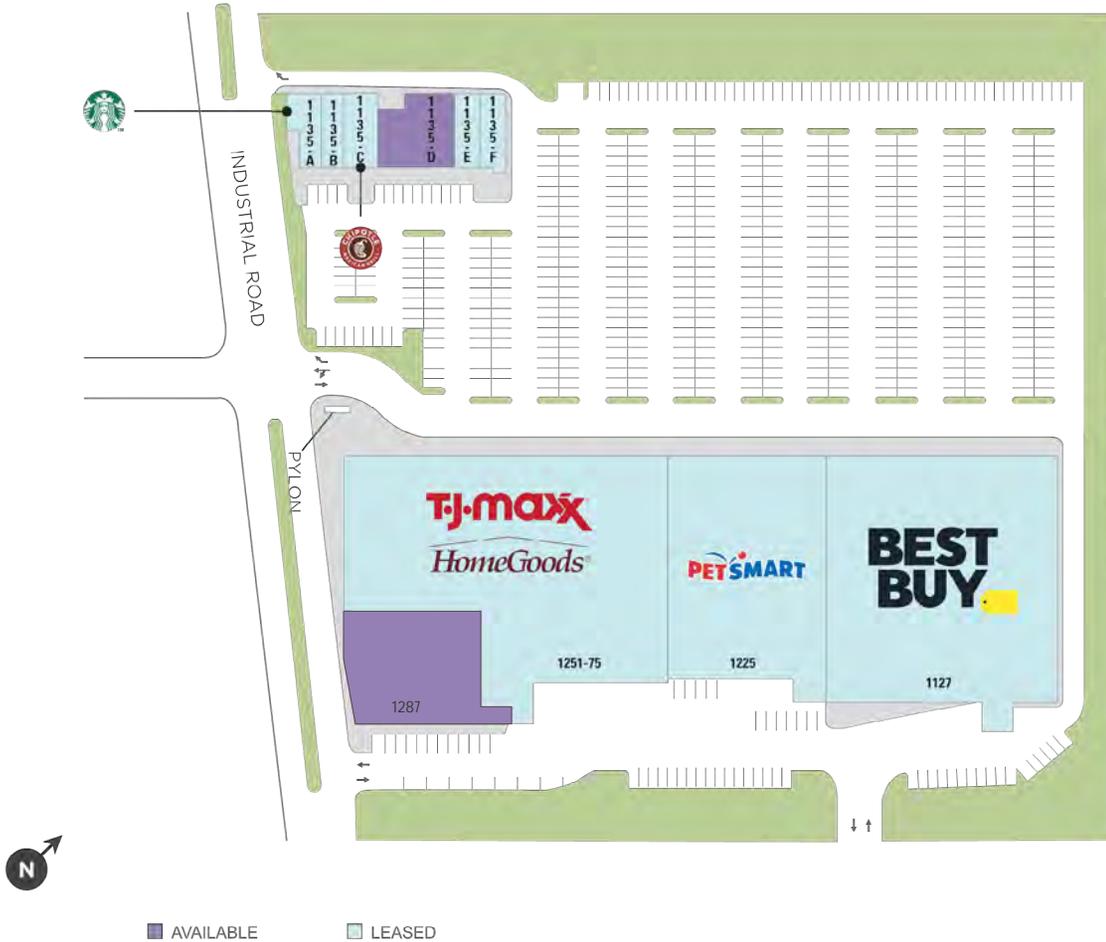


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1127 INDUSTRIAL RD, SAN CARLOS

SITE PLAN

CENTER SIZE: 153,510



SPACE	TENANT	SF
1135-D	AVAILABLE *See pages 5 & 6	4,214
	Demising Option 1:	2,034 SF and 2,180 SF
	Demising Option 2:	1,674 SF and 2,540 SF
1287	AVAILABLE	15,486
1127	BEST BUY	45,751
1135-A	STARBUCKS	1,803
1135-B	FALAFEL TAZAH	1,192
1135-C	CHIPOTLE MEXICAN GRILL	2,115
1135-E	WINGSTOP	1,513
1135-F	JAMBA JUICE	1,251
1225	PETSMART	28,185
1251-75	TJ MAXX	52,000

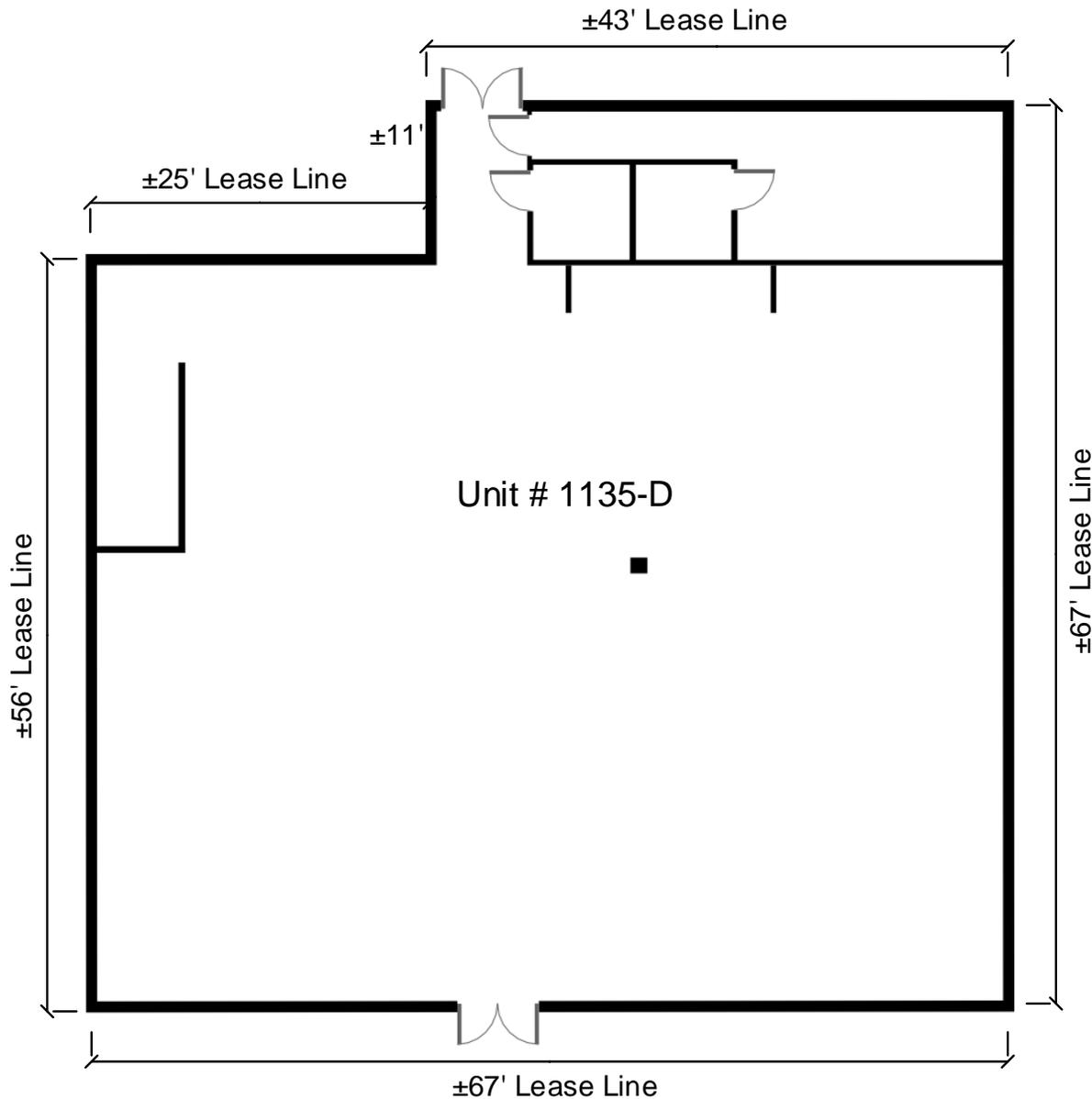
BAYSHORE FREEWAY HWY 101



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FLOOR PLAN - 1135 D

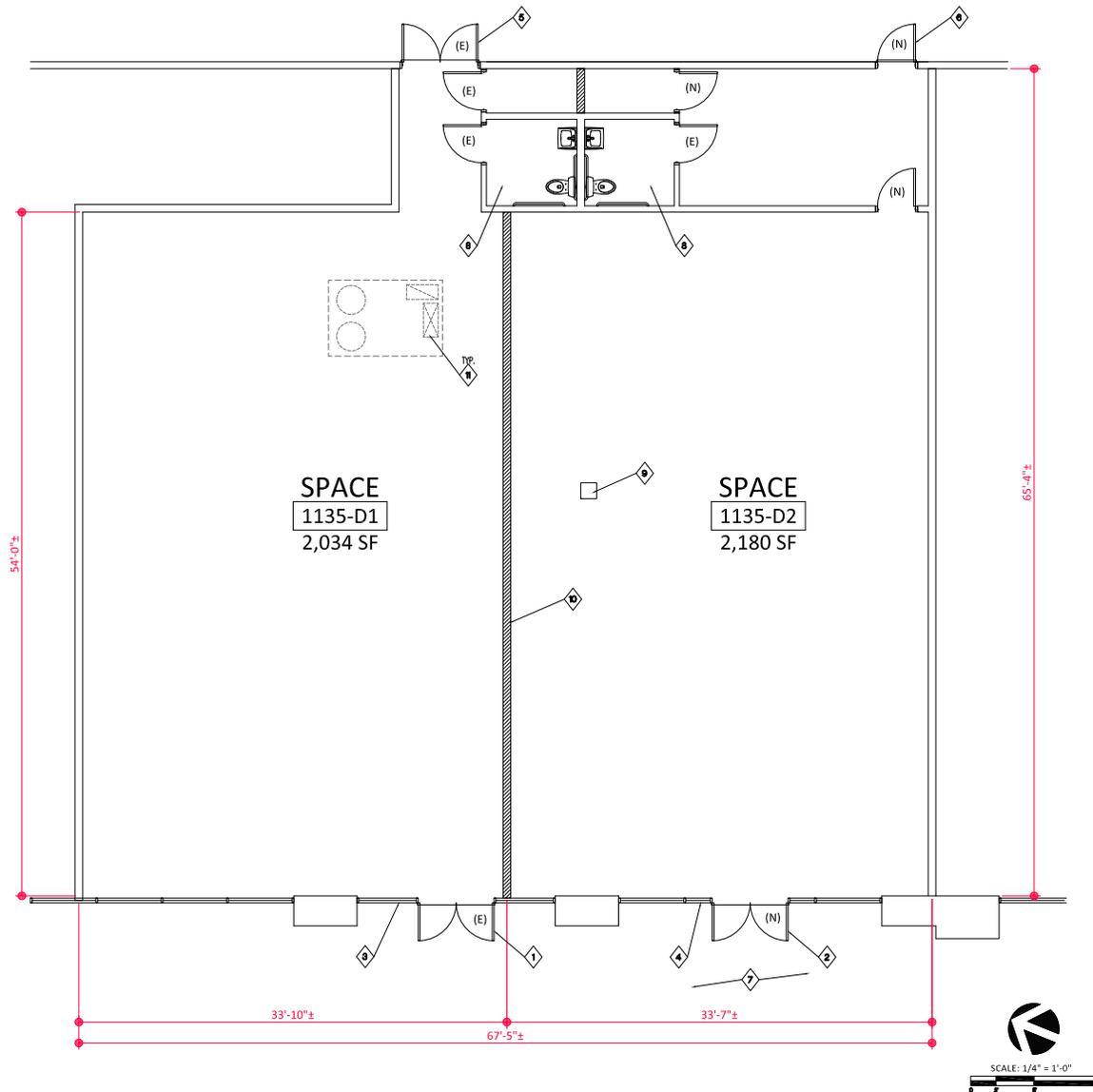


- Space 1135-D
- 4,124 SF
- Available Now

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DEMISING OPTION I - 1135 D

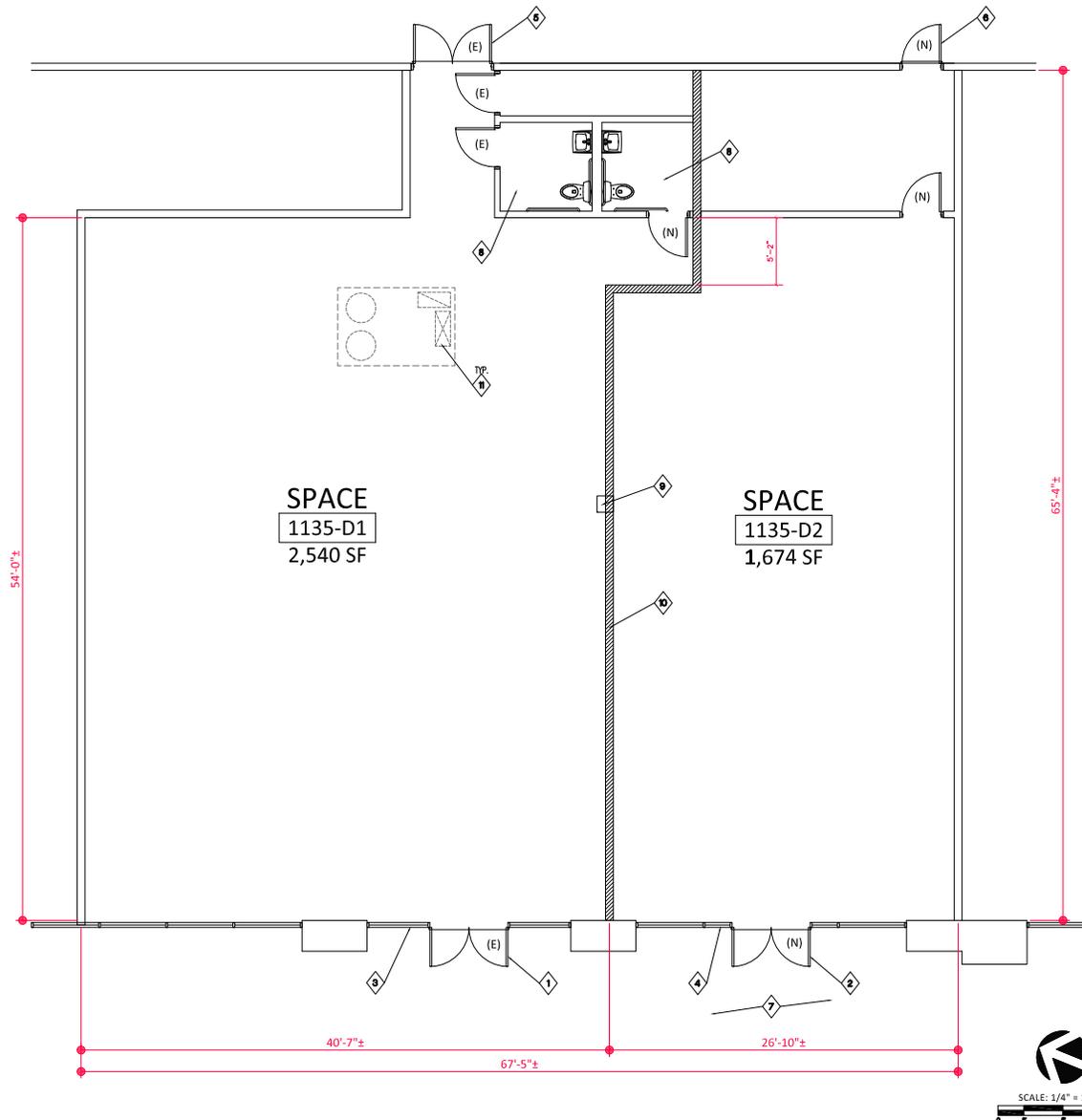


- Space 1135-D
- Demising Options:
 - Space D1: 2,034 SF
 - Space D2: 2,180 SF
- Available Now

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DEMISING OPTION 2 - 1135 D

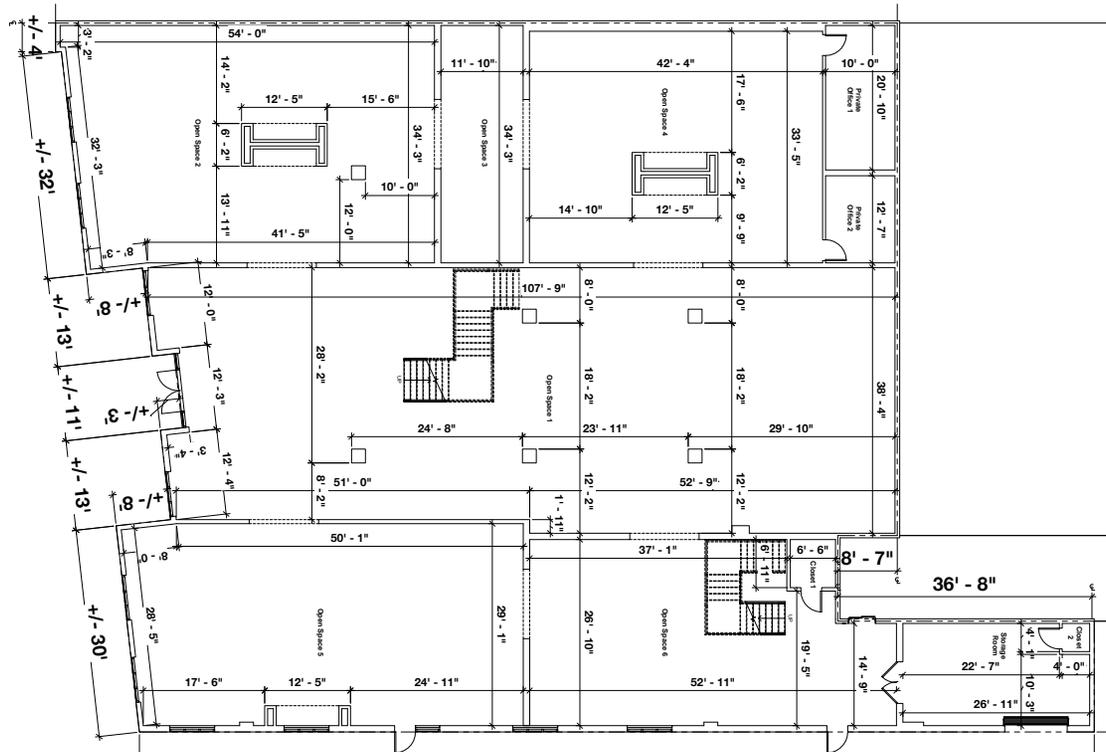


- Space 1135-D
- Demising Options:
 - Space D1: 2,540 SF
 - Space D2: 1,674 SF
- Available Now

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FLOOR PLAN - 1287

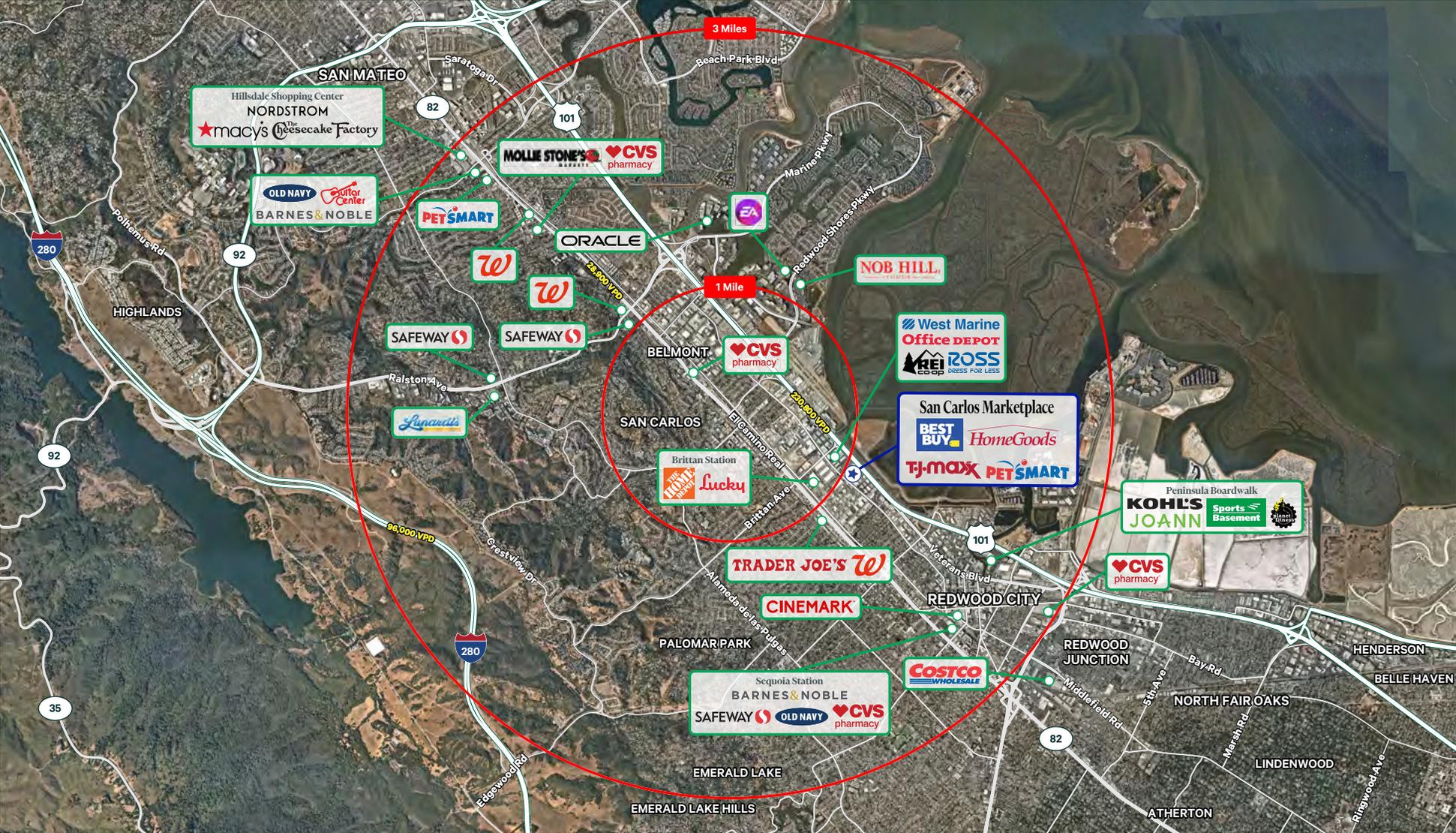


- Space 1287
- 15,486 SF
- Available Now

RETAIL SPACE FOR LEASE AT SAN CARLOS MARKETPLACE

1127 INDUSTRIAL RD, SAN CARLOS

RETAIL TRADE AREA AERIAL



SAN CARLOS MARKETPLACE

DEMOGRAPHICS

	1127 Industrial Rd 1 Mile	1127 Industrial Rd 3 Miles	1127 Industrial Rd 5 Miles	1127 Industrial Rd 10 Minutes
Place of Work				
2024 Businesses	1,744	7,258	13,037	7,331
2024 Employees	16,563	77,943	163,461	85,757
Population				
2024 Population - Current Year Estimate	12,961	143,650	280,610	130,037
2029 Population - Five Year Projection	12,894	147,635	287,747	138,740
2020 Population - Census	12,655	139,240	271,154	123,680
2010 Population - Census	12,644	127,835	248,660	113,425
2020-2024 Annual Population Growth Rate	0.46%	0.60%	0.66%	0.96%
2024-2029 Annual Population Growth Rate	-0.10%	0.55%	0.50%	1.30%
Race and Ethnicity				
2024 Population	12,961	143,650	280,610	130,037
White	7,156	63,706	122,880	52,138
Black or African American	177	2,228	4,366	2,922
Asian	2,507	30,755	75,245	26,188
American Indian or Alaska Native	101	1,775	2,610	1,925
Pacific Islander	67	905	1,977	1,619
Other Race	1,182	24,027	36,873	26,937
Two or More Races	1,771	20,255	36,660	18,307
Education				
Some College - No Degree	1,189	11,832	21,363	10,972
Associate's Degree	558	6,098	11,779	5,505
Bachelor's Degree	3,238	31,323	64,925	27,429
Graduate or Professional Degree	3,197	30,813	65,123	25,273
Households				
2024 Households - Current Year Estimate	5,357	51,222	101,419	45,878
2029 Households - Five Year Projection	5,291	52,019	102,838	48,241
2020 Households - Census	5,324	50,620	99,972	44,338
2020 - 2024 Compound Annual Household Growth Rate	0.12%	0.23%	0.27%	0.65%
2024 - 2029 Annual Household Growth Rate	-0.25%	0.31%	0.28%	1.01%
2024 Average Household Size	2.39	2.74	2.72	2.78
Household Income				
2024 Average Household Income	\$273,415	\$260,149	\$269,508	\$243,983
2029 Average Household Income	\$293,305	\$283,001	\$291,947	\$262,643
2024 Median Household Income	\$189,789	\$174,586	\$186,790	\$163,600
2029 Median Household Income	\$207,268	\$201,613	\$211,311	\$184,669
2024 Per Capita Income	\$110,480	\$93,026	\$97,588	\$86,031
2029 Per Capita Income	\$117,711	\$100,005	\$104,522	\$91,268
Housing Value				
2024 Median Value of Owner Occ. Housing Units	\$1,796,099	\$1,864,871	\$1,881,332	\$1,773,922
2024 Average Value of Owner Occ. Housing Units	\$1,714,466	\$1,735,758	\$1,754,088	\$1,677,125

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RETAIL OPPORTUNITY





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