

# For Lease

# Home Depot Outparcel

1129 Old County Road | San Carlos, CA



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# **NA**Pence Capital

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# Lease

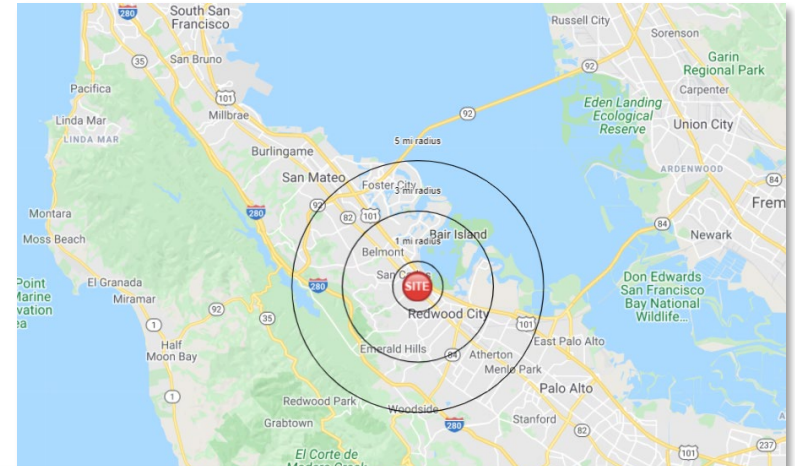
Space Available:  $\pm 1,800 - 5,500$  Sq Ft

Asking Rent: Contact Broker

Traffic Counts: Old County Rd @ Brittan Ave -  $\pm 18,000$  ADT  
Old County Rd @ Howard Ave -  $\pm 18,000$  ADT

Rare San Carlos stand alone in Home Depot / Lucky anchored shopping center.

- Rare Stand Alone pad building anchored by Home Depot & Lucky
- Excellent visibility and access along Old County Road
- Average household income over \$135,000 within 3 mile radius
- Ample parking
- Convenient access to the 101 and El Camino Real
- Located within an area of substantial redevelopment and growth
- Strong retail synergy nearby
- Excellent for restaurants, automotive, pet stores and more!





# Market View





# Aerial



# Demographics

| Population                 | 1 mi   | 3 mi    | 5 mi    |
|----------------------------|--------|---------|---------|
| 2020 Estimated Population: | 17,735 | 142,883 | 275,548 |
| 2025 Projected Population: | 17,623 | 142,266 | 274,317 |
| 2010 Census Population:    | 16,468 | 129,033 | 247,882 |
| 2025 Projected Growth:     | -0.1%  | -       | -       |

| Households                 | 1 mi  | 3 mi   | 5 mi    |
|----------------------------|-------|--------|---------|
| 2020 Estimated Households: | 7,237 | 53,214 | 102,973 |
| 2025 Projected Households: | 7,344 | 54,186 | 104,888 |
| 2010 Census Households:    | 6,816 | 48,556 | 94,199  |
| Projected Growth:          | 0.3%  | 0.4%   | 0.4%    |

| Businesses                       | 1 mi   | 3 mi   | 5 mi    |
|----------------------------------|--------|--------|---------|
| 2020 Estimated Total Businesses: | 2,103  | 9,140  | 16,124  |
| 2020 Estimated Total Employees:  | 18,503 | 96,205 | 191,003 |

| Income                      | 1 mi      | 3 mi      | 5 mi      |
|-----------------------------|-----------|-----------|-----------|
| 2020 Estimated Average HHI: | \$214,084 | \$196,670 | \$209,478 |

| Race & Ethnicity                               | 1 mi  | 3 mi  | 5 mi  |
|--|-------|-------|-------|
| 2020 Estimated White:                          | 72.7% | 60.4% | 58.4% |
| 2020 Estimated Black/African American:         | 1.4%  | 2.4%  | 2.4%  |
| 2020 Estimated Asian/Pacific Islander:         | 13.5% | 17.7% | 23.0% |
| 2020 Estimated American Indian/Native Alaskan: | 0.4%  | 0.5%  | 0.4%  |
| 2020 Estimated Hispanic:                       | 16.7% | 28.0% | 23.2% |
| 2020 Estimated Other Races:                    | 12.0% | 19.0% | 15.9% |

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