



916 American Street

San Carlos, California



PROPERTY OVERVIEW

FLEX OFFICE/WAREHOUSE AVAILABLE FOR LEASE

HIGHLIGHTS

- $\pm 8,000$ SF Building
- $\pm 10,000$ SF Lot
- Single-tenant Building
- Power: 600 Amps / 3-Phase
- 18' Clear Height (at Highest Point)
- Convenient Access to Hwy 101, Hwy 280, and Woodside Rd/Hwy 84
- Minutes from Downtown San Carlos and SFO

ASKING RATE

- **\$2.00 PSF NNN**
- *\$2.27 PSF Effective*

ZONING

IA:
INDUSTRIAL
ARTS



SEE ZONING DATA

Allows for a wide range of industrial, commercial and business service uses

LEASE OPPORTUNITY → ±8,000 SF FLEX OFFICE/WAREHOUSE

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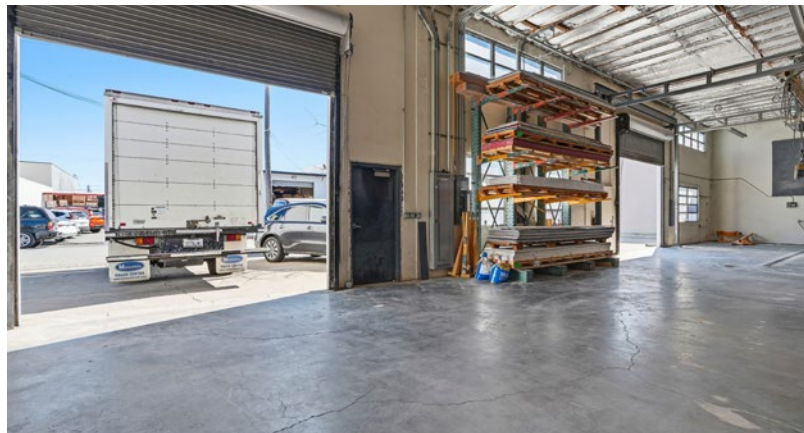
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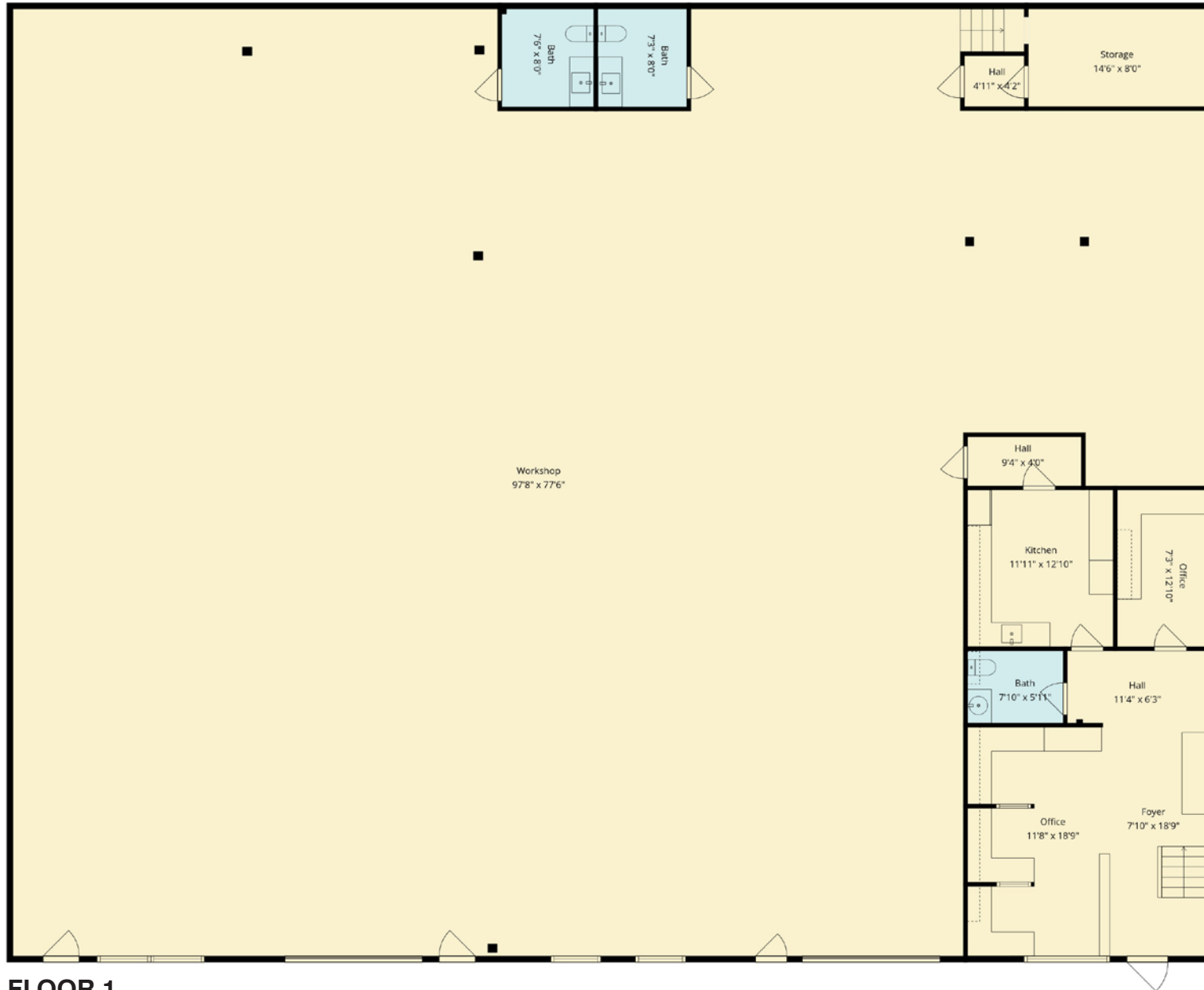
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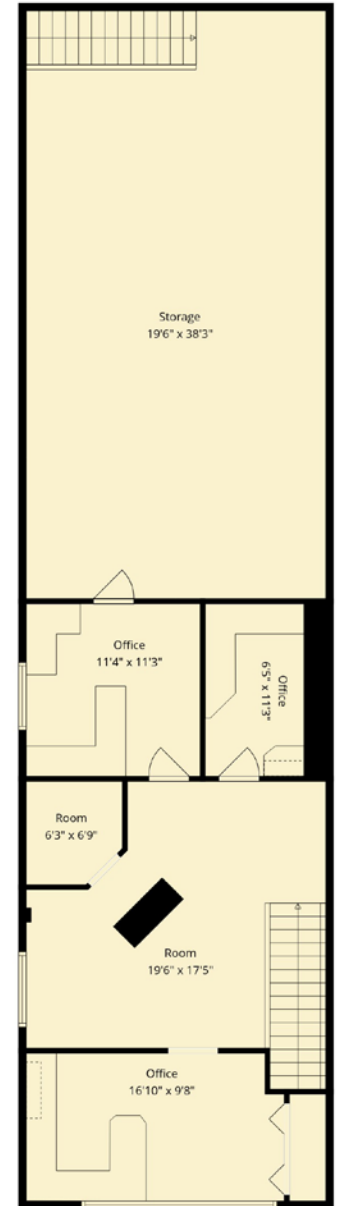
PROPERTY PHOTOS: WAREHOUSE & SITE

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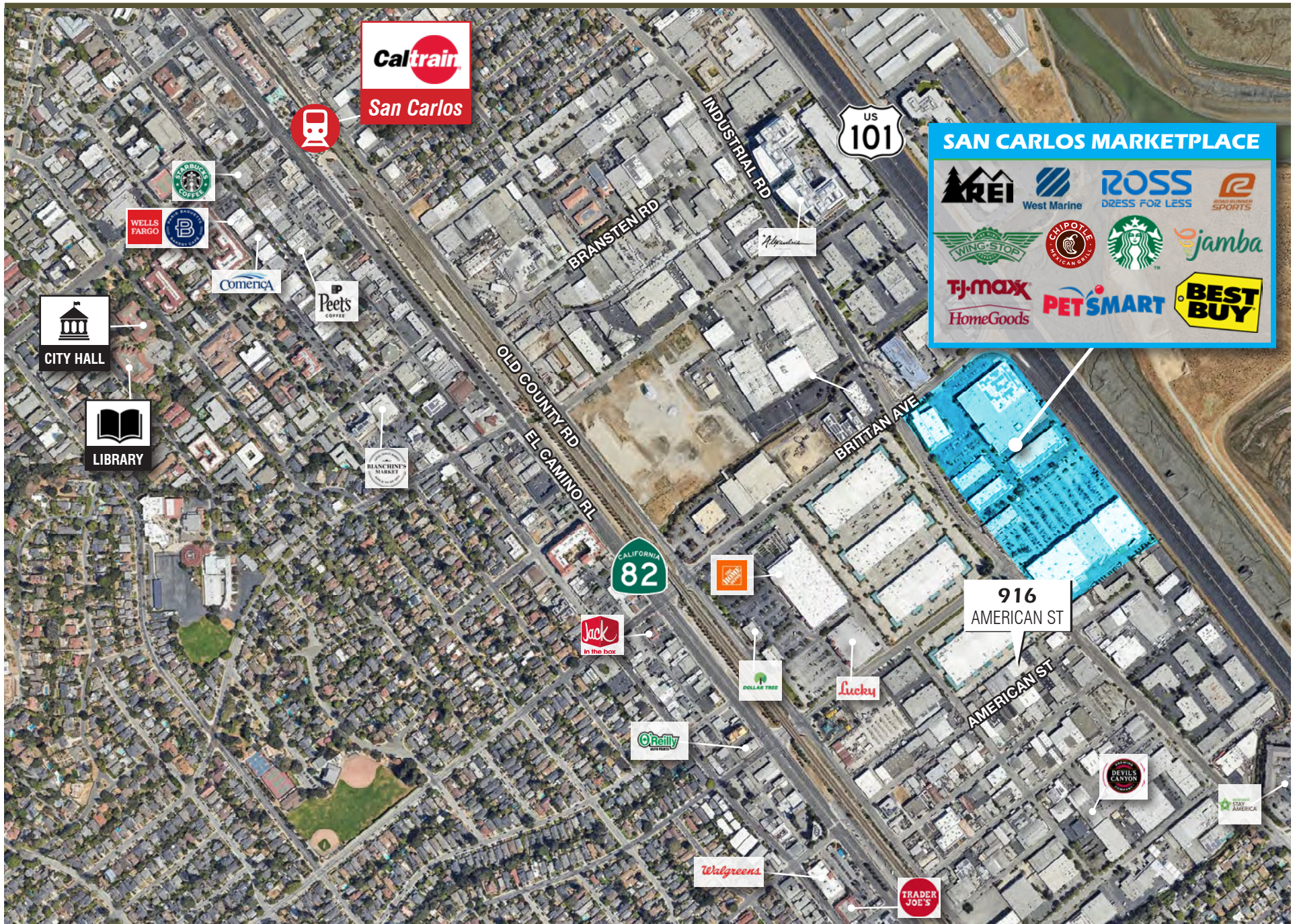
FLOOR 1



FLOOR 2

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LOCATION OVERVIEW

DOWNTOWN SPECIFIC PLAN AREA



916 American Street, San Carlos

TABLE 18.07.020: LAND USE REGULATIONS—INDUSTRIAL DISTRICTS

Use Classification	IA	IL	IH	IP	Additional Regulations
Public and Semi-Public Uses					
Colleges and Trade Schools, Public or Private	C	C	C(8)	-	
Government Offices	-	C	C	C	(11) See Chapter 18.14A
Hospitals and Clinics	See subclassification below				
Hospitals	-	-	-	C	(11) See Chapter 18.14A
Public Safety Facilities	-	M	M	-	(11) See Chapter 18.14A
Commercial Uses					
Adult-Oriented Business	C(1)	C(1)	C(1)	-	See Section 18.23.040 , Adult-oriented businesses (11) See Chapter 18.14A
Animal Care, Sales and Services	See subclassifications below				
Kennels	-	M	-	-	(11) See Chapter 18.14A
Veterinary Services	-	M	-	-	(11) See Chapter 18.14A
Artist's Studio	P	P	-	-	(11) See Chapter 18.14A
Automobile/Vehicle Sales and Services	See subclassifications below				
Automobile/Vehicle Sales and Leasing	-	C(3)	C(5)	C(5)	
Automobile/Vehicle Repair, Major	P	P	P	C	

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Use Classification	IA	IL	IH	IP	Additional Regulations
Automobile/Vehicle Service and Repair, Minor	P	P	P	-	See Section 18.23.050 , Automobile/vehicle sales and services (11) See Chapter 18.14A
Automobile/Vehicle Washing	-	P	-	-	
Large Vehicle and Equipment Sales, Service and Rental	-	P	P	-	
Service Station	-	P(6)	-	-	
Towing and Impound	-	M	M	-	See Section 18.23.160 , Outdoor storage (11) See Chapter 18.14A
Vehicle Storage	-	M	M	-	
Business Services	P	P	P	P	(11) See Chapter 18.14A
Commercial Entertainment and Recreation	See subclassifications below				
Large-Scale	-	C	C	-	(11) See Chapter 18.14A
Small-Scale	-	C	C	-	(11) See Chapter 18.14A
Eating and Drinking Establishments	See subclassifications below				
Full Service	-	-	-	M(2)	See Section 18.23.140 , Outdoor dining (11) See Chapter 18.14A
Convenience	M(2)	M(2)	M(2)	M(2)	
Food Preparation	P	P	-	-	(11) See Chapter 18.14A
Funeral Parlors and Interment Services	P	-	-	-	(11) See Chapter 18.14A
Maintenance and Repair Services	P	P	P	-	(11) See Chapter 18.14A

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Use Classification	IA	IL	IH	IP	Additional Regulations
Nurseries and Garden Centers	-	M	M	-	See Section 18.23.270 , Commercial cannabis businesses (11) See Chapter 18.14A
Offices	See subclassifications below				
Business and Professional	-	C	C	M	(11) See Chapter 18.14A
Medical and Dental	-	C	-	M	(11) See Chapter 18.14A
Parking, Public or Private	-	P	P	-	See Chapter 18.20 , Parking and Loading (11) See Chapter 18.14A
Personal Services	See subclassification below				
Tattoo or Body Modification Parlor	M	-	-	-	(11) See Chapter 18.14A
Retail Sales	See subclassifications below				
Building Materials and Services	M	M	M	-	(11) See Chapter 18.14A
Cannabis Dispensary	-	-	-	-	
Convenience Markets	M(2)	M(2)	M(2)	M(2)	(11) See Chapter 18.14A
Food and Beverage Sales	M(2)	M(2)	M(2)	M(2)	(11) See Chapter 18.14A
General Retail	M(4)	M(4)	M(4)	M(4)	(11) See Chapter 18.14A
Retail Establishments Selling Ammunition or Firearms	C	C	C	C	See Section 18.23.290 , Retail establishments selling ammunition or firearms (11) See Chapter 18.14A

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Use Classification	IA	IL	IH	IP	Additional Regulations
Industrial Uses					
Construction and Material Yards	P	P	P	-	See Section 18.23.160 , Outdoor storage (11) See Chapter 18.14A
Custom Manufacturing	P	P	P	-	(11) See Chapter 18.14A
Industry, General	P	P	P	-	See Section 18.23.270 , Commercial cannabis businesses (11) See Chapter 18.14A
Industry, Limited	P	P	P	P	(11) See Chapter 18.14A
Recycling Facility	See subclassifications below				
Reverse Vending Machine	P	P	-	-	See Section 18.23.190 , Recycling facilities (11) See Chapter 18.14A
Recycling Collection Facility	-	C	C	-	
Recycling Processing Facility	-	C	C	-	
Research and Development	P	P	P	P	See Section 18.23.270 , Commercial cannabis businesses (11) See Chapter 18.14A
Research and Development Activities Requiring BSL-1 and BSL-2 Containment	P	P	P	P	(11) See Chapter 18.14A
Research and Development Activities Requiring BSL-3 Containment	-	-	-	-	

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Use Classification	IA	IL	IH	IP	Additional Regulations
Research and Development Activities Requiring BSL-4 Containment	-	-	-	-	
Salvage and Wrecking	M(3)	M	M	-	See Section 18.23.160 , Outdoor storage (11) See Chapter 18.14A
Warehousing and Storage	See subclassifications below				
Chemical, Mineral, and Explosives Storage	-	C(7)	C(7)	-	(11) See Chapter 18.14A
Indoor Warehousing and Storage	P	P	P	-	(11) See Chapter 18.14A
Outdoor Storage	P(9)	P	P	-	See Section 18.23.160 , Outdoor storage (11) See Chapter 18.14A
Wholesaling and Distribution	P	P	P	-	See Section 18.23.270 , Commercial cannabis businesses (11) See Chapter 18.14A
Cannabis Microbusiness	P	P	P	-	See Section 18.23.270 , Commercial cannabis businesses (11) See Chapter 18.14A
Transportation, Communication, and Utilities Uses					
Communication Facilities	See subclassifications below				
Antenna and Transmission Towers	See Chapter 18.24 , Wireless Telecommunications Facilities				

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Use Classification	IA	IL	IH	IP	Additional Regulations
Facilities Within Buildings	M	M	M	M	(11) See Chapter 18.14A
Freight/Truck Terminals and Warehouses	-	C	P(10)	-	(11) See Chapter 18.14A
Light Fleet-Based Services	P	P	P	-	(11) See Chapter 18.14A
Utilities, Major	C	C	C	C	(11) See Chapter 18.14A
Utilities, Minor	P	P	P	P	(11) See Chapter 18.14A
Waste Transfer Facility	-	P	P	-	(11) See Chapter 18.14A
Other Applicable Types					
Accessory Uses and Structures	See Sections 18.23.030 , Accessory uses, and 18.15.020 , Accessory buildings and structures (11) See Chapter 18.14A				
Nonconforming Use	Chapter 18.19 , Nonconforming Uses, Structures, and Lots				
Temporary Use	Chapter 18.31 , Temporary Use Permits (11) See Chapter 18.14A				

Specific Limitations:

1. Permitted only in the area shown on Figure 18.23.040-B: Adult-Oriented Business Area.
2. Permitted only as an ancillary use. The combined floor area of all eating and drinking uses on a site shall not exceed two thousand five hundred (2,500) square feet unless a conditional use permit is approved.
3. Shall be conducted entirely within an enclosed building.
4. Permitted only as an ancillary use, not to occupy more than one thousand (1,000) square feet, unless a conditional use permit is approved.