



FOR LEASE | RARE SMALLER RETAIL/OFFICE UNIT  
**1121 Industrial Road, Suite 500**  
San Carlos, California

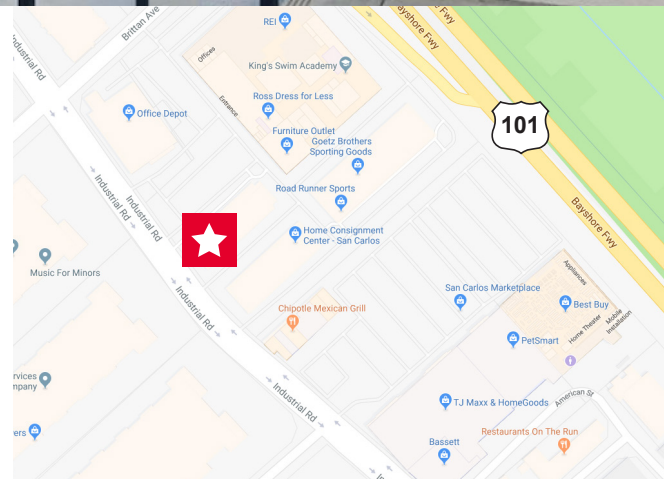


**±1,435 SF - Retail/Office Space**

**\$3.45 NNN PSF**

### PROPERTY HIGHLIGHTS

- Former Xpress Kitchen, Bed & Bath showroom/warehouse
- Corner unit with extensive glassline
- Build-out approximately 75% improved space / 25% warehouse
- 1 Grade-level loading door
- Located immediately off HWY 101, Holly St./Brittan Ave. exit
- Great Retail/Office or R&D location
- Restaurants, shopping nearby
- Neighbors include: Starbucks, REI, Ross, Office Depot, Road Runner Sports, Jamba Juice, Chipotle, Best Buy & more
- Approximately 3/1,000 parking
- Caltrain Station 1 mile away



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**CUSHMAN &  
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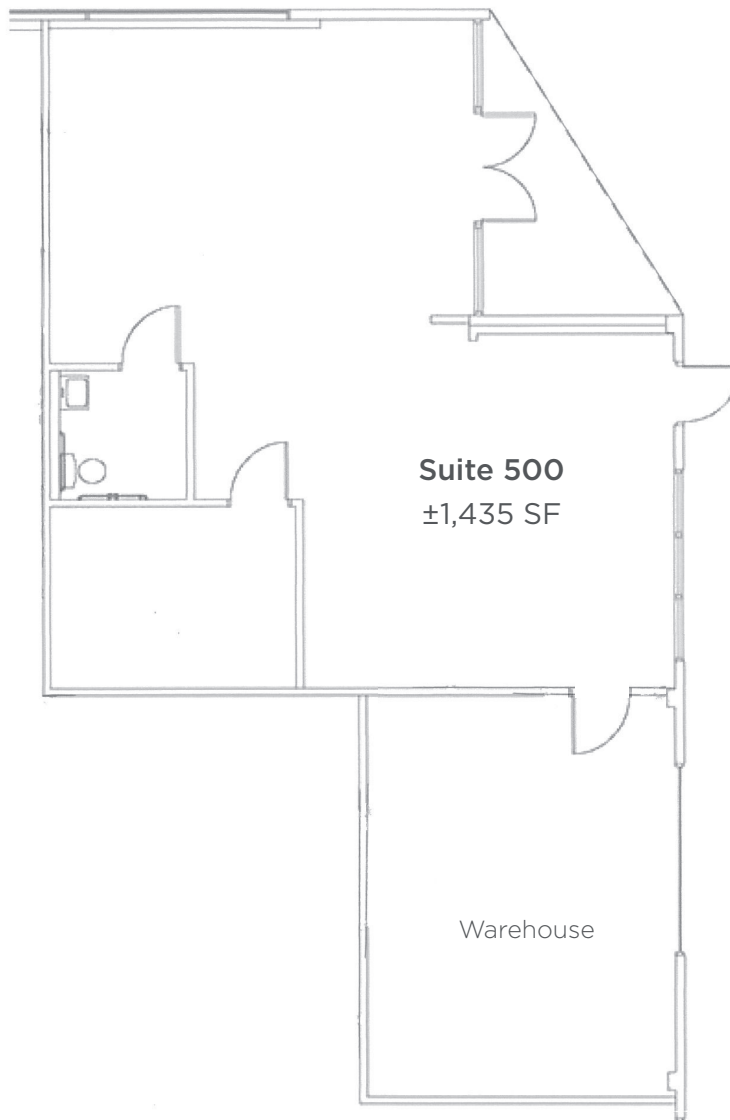
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## Floor Plan

**Suite 500: ±1,435 SF**



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FUTURE  
Hilton

BRITTAN AVE.



West Marine

King's Swim Academy

ROSS

Office DEPOT

SATELLITE  
HEALTHCARE



SUITE  
500

INDUSTRIAL RD.



GameStop

