

# 990 Industrial Road SAN CARLOS

## FOR LEASE

### ±1,949 SF Retail Available



- ◆ Prime Two-Story Office / Retail Building
- ◆ Comcast Business Coax & Fiber Services Available
- ◆ High Exposure Location across from Large Retail Center and San Carlos Market Place
- ◆ New Exterior & Interior Remodel
- ◆ Excellent Traffic Counts and Area Demographics
- ◆ Flexible Retail Built-to-Suit Opportunity
- ◆ Convenient Elevator Access
- ◆ Grade Level Loading on Ground Floor
- ◆ Immediate Access to Highway 101
- ◆ Flexible Lease Terms

CB Richard Ellis, Inc.  
Broker Lic. 00409987



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**CBRE**  
CB RICHARD ELLIS

LOCALLY OWNED AND MANAGED BY  
**Black Mountain**  
PROPERTIES, LLC

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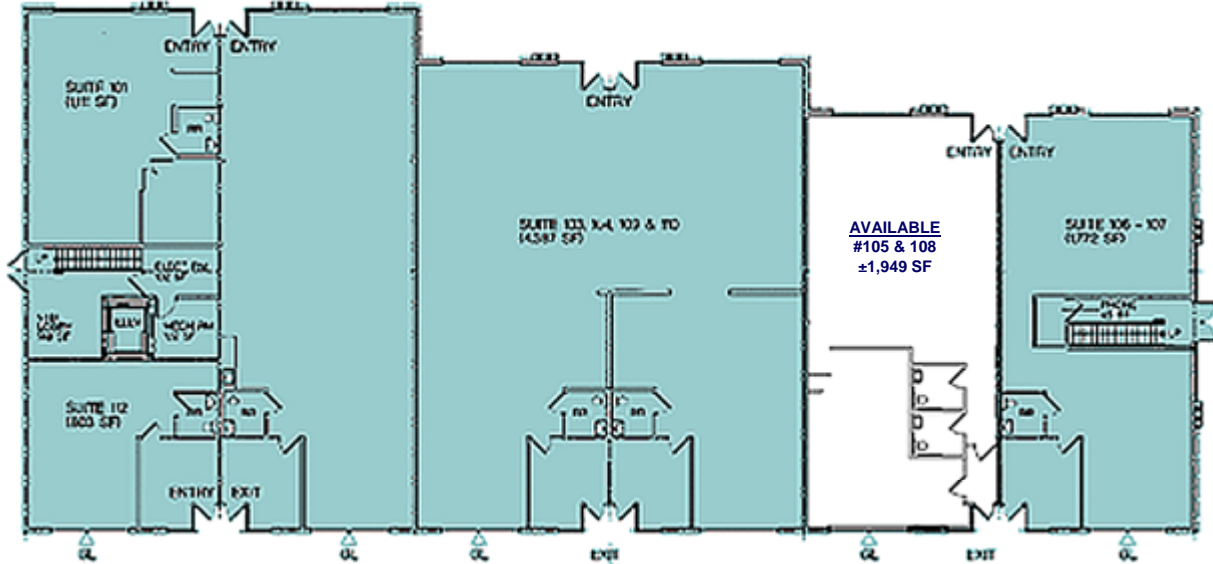


### First Floor - Retail

\$1.45/SF/mo. NNN (NNN = \$0.35)

Suite 105-108: ±1,949 SF

- *Tenant pays for Utilities and Janitorial Expenses*



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