



# Duplex + Cottage

## OFFERING MEMORANDUM

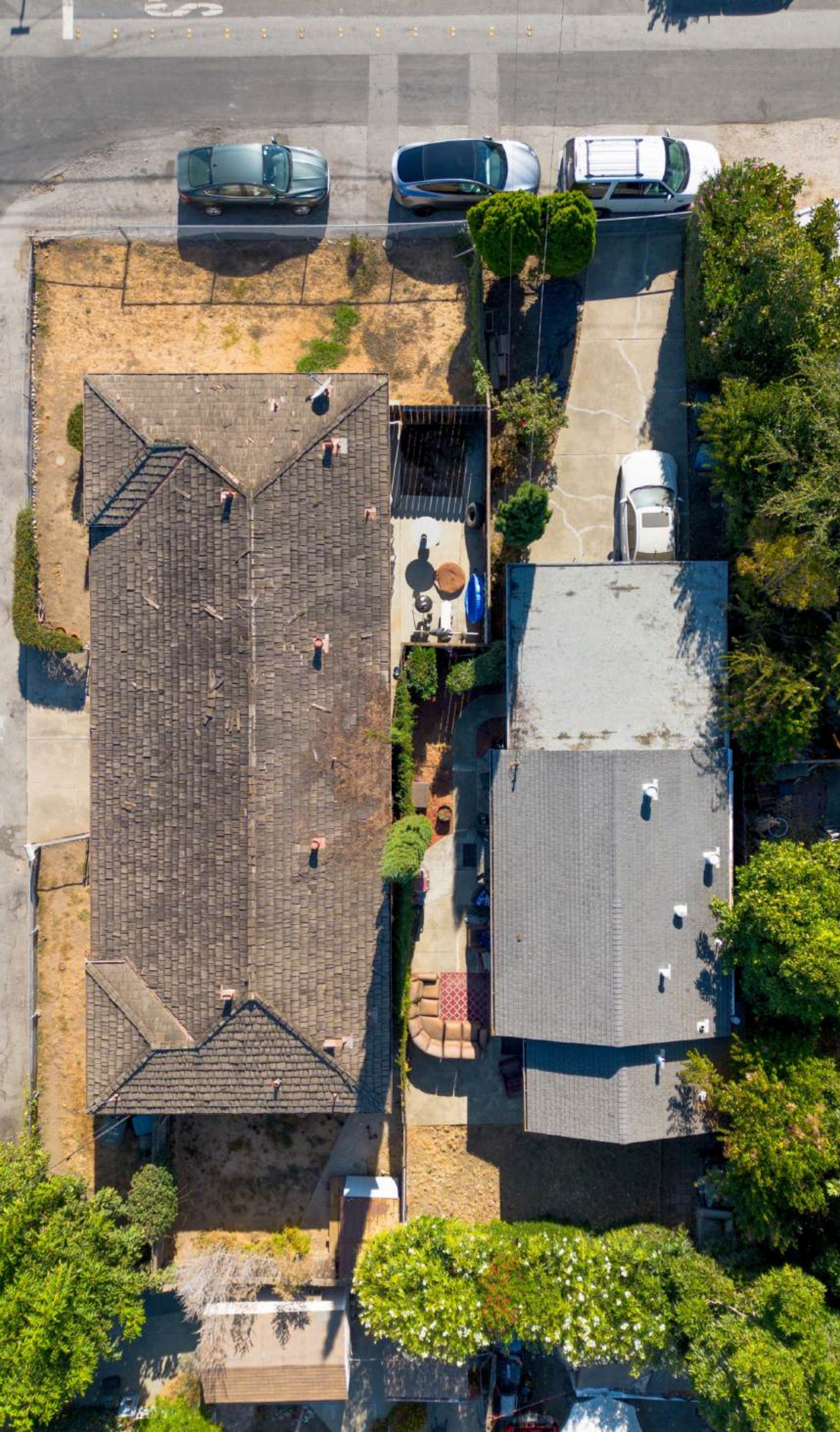
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COMPASS



Emilie Highley

690 Carlos Avenue, Redwood City



Offering Memorandum



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# Executive Summary

EXPLORE THE POTENTIAL OF A TIMELESS INVESTMENT OPPORTUNITY

This charming triplex, located at 690 Carlos Avenue, presents a unique opportunity for investors and homeowners alike. Spanning approximately 2,065 sq. ft. of total living space on an expansive 8,220 sq. ft. lot, this property offers versatility, income potential, and endless possibilities. The property includes two 1-bedroom units and one 2-bedroom unit, making it an ideal investment property or multi-generational living space.

- Property Highlights
- Total Living Space: 2,065 +/- sq. ft.
- Lot Size: 8,220 sq. ft.
- Units:
  - 690 Carlos: 1 bed, 1 bath, 611 sq. ft.
  - 694 Carlos: 1 bed, 1 bath, 611 sq. ft.
  - 185 Nueva: 2 beds, 1 bath, 843 sq. ft.
- Parking: 2-car garage and additional carport
- Current Rental Income: \$6,800/month total for all three units
- Leases: Month-to-month arrangements with current tenants
- Potential Upside: Possibility to increase rents over time or explore value-add opportunities
- Outdoor Space: Spacious yard areas perfect for gardening, outdoor entertaining, or relaxation

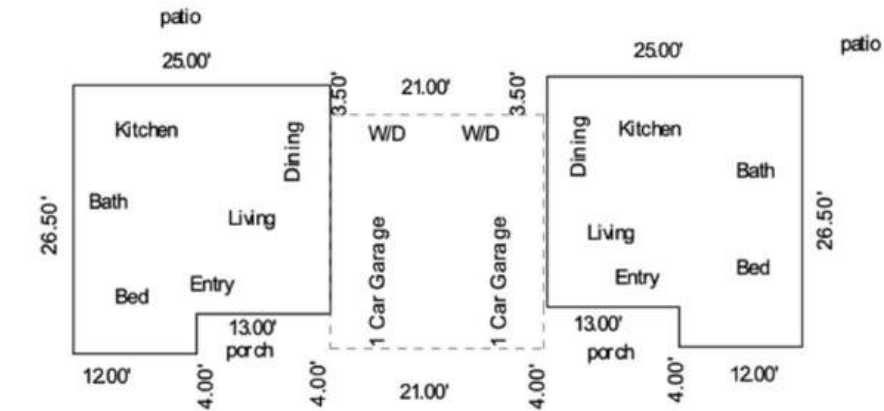
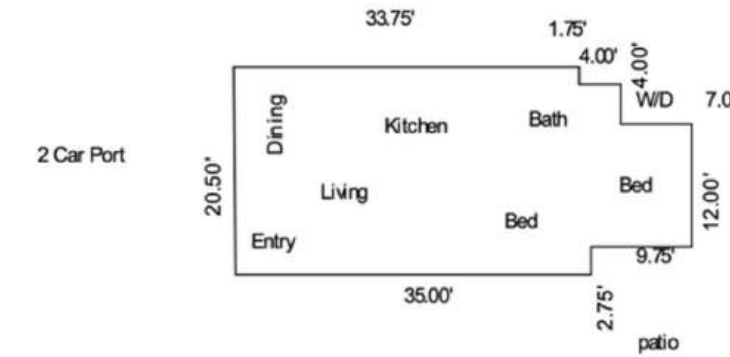
690 Carlos Avenue, Redwood City



# The Units at a Glance

Each unit is well-maintained and features functional layouts that maximize the available square footage. Here's a quick breakdown of each:

- **690 Carlos:**
  - 1 bed, 1 bath | 611 sq. ft.
  - Current rent: \$1,900/month
  - Lease start date: 11/16/21
  - Occupied (tenant with a dog)
- **694 Carlos:**
  - 1 bed, 1 bath | 611 sq. ft.
  - Current rent: \$2,100/month
  - Lease start date: 12/01/16
  - Occupied (tenant with a dog)
- **185 Nueva:**
  - 2 beds, 1 bath | 843 sq. ft.
  - Current rent: \$2,800/month
  - Lease start date: 8/1/22
  - Occupied (tenant with a dog)



SKETCH CALCULATIONS		Perimeter	Area
<b>Living Area</b>			
<b>Unit#690</b>			
A1 : 25.0 x 22.5 =			562.5
A2 : 12.0 x 4.0 =			48.0
			<b>610.5</b>
<b>Unit#694</b>			
A3 : 25.0 x 22.5 =			562.5
A4 : 12.0 x 4.0 =			48.0
			<b>610.5</b>
<b>Unit#185</b>			
A5 : 33.8 x 1.8 =			59.1
A6 : 37.8 x 4.0 =			151.0
A7 : 44.8 x 12.0 =			537.0
A8 : 35.0 x 2.8 =			96.3
			<b>843.4</b>
<b>Total Living Area</b>			<b>2064.4</b>
<b>Garage Area</b>			
<b>Attached Garage</b>			
A9 : 21.0 x 23.0 =			483.0
			<b>483.0</b>
<b>Total Garage Area</b>			<b>483.0</b>

# 690 Carlos Avenue, Redwood City CA



# Rent Roll

	690 Carlos:	694 Carlos:	185 Nueva	Notes
Number of Beds and Baths	1 bed & 1 bath	1 bed & 1 bath	2 bed & 1 bath	4 Bedroms & 3 baths TOTAL
Approx Square Footage	611	611	843	2065 Total SF
What is the current rental income?	\$1,900	\$2,100	2800	\$6,800.00
Security Deposit	\$0.00	\$1,000.00	\$2,800.00	
Unit currently occupied?	YES	YES	YES	
Currently has a dog	YES	YES	YES	
Lease or Month-to-Month?	Month to month	Month to Month	Month to Month	
Lease Start Date	11-16-21	12-1-2016	8-1-2022	
Who Pays Gas / Electricity / Water / Garbage	Tenant	Tenant	Tenant	Owner pays \$320 for gardener

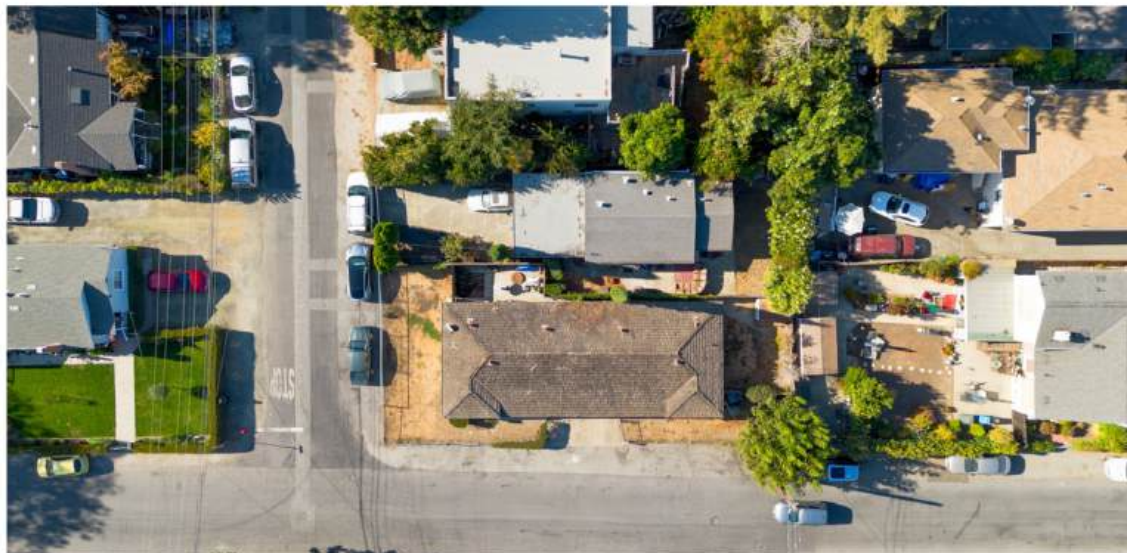
# 690 Carlos Avenue, Redwood City CA

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# Exterior Photos



690 Carlos Avenue, Redwood City CA



# Location



## Discover Redwood City's Vibrant Community

690 Carlos Avenue is nestled in one of Redwood City's most desirable areas, known for its warm climate and rich cultural scene. The property's prime location offers easy access to the best of the Bay Area while maintaining a charming, close-knit neighborhood feel.

### Nearby Highlights Include:

- Downtown Redwood City: A lively hub with boutique shopping, a wide range of dining options, and regular community events such as outdoor movie nights and farmer's markets.
- Red Morton Park: Just a short distance away, this park offers expansive green spaces, playgrounds, and sports facilities, perfect for outdoor activities.
- Caltrain Station: Only minutes from the property, providing a convenient connection to San Francisco and the heart of Silicon Valley, making it ideal for commuting professionals.
- Stanford University & Medical Center: A 15-minute drive to one of the most prestigious universities and its cutting-edge medical center, boosting the area's appeal for academics and healthcare professionals alike.
- Tech Giants Nearby: Companies such as Oracle, Facebook (Meta), and Google are all within a short commute, ensuring high demand from tech industry renters.
- Cultural & Entertainment Venues: Enjoy proximity to the Fox Theatre, art galleries, and the city's history museum, fostering a dynamic lifestyle in a walkable neighborhood.
- Outdoor Adventure: A short drive to the Bay Trail and local nature reserves, offering plenty of options for hiking, cycling, and enjoying nature along the bayfront.

Redwood City is known for its motto, "Climate Best by Government Test," and this property provides the perfect balance between work, leisure, and nature. The area continues to grow in popularity, making it an ideal location for tenants seeking a high quality of life in a vibrant, well-connected community.

# 690 Carlos Avenue, Redwood City CA

# Bay Area Overview



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## Investing in One of the World's Premier Markets

The San Francisco Bay Area is one of the most sought-after real estate markets in the world, known for its thriving economy, world-class institutions, and unparalleled quality of life. Spanning from the iconic Golden Gate Bridge to the heart of Silicon Valley, the region attracts talent and investment from around the globe.

### Key Highlights of the Bay Area:

- **Economic Powerhouse:**
  - The Bay Area boasts one of the highest concentrations of wealth and innovation in the world. Home to technology giants such as Apple, Google, Facebook (Meta), and Tesla, it is the epicenter of the global tech industry. This creates strong demand for housing, especially rental properties, as tech professionals seek residences within close proximity to work.
- **Top Educational Institutions:**
  - The region is home to renowned universities, including Stanford University, UC Berkeley, and the University of San Francisco. These institutions attract students, faculty, and researchers, contributing to a steady stream of potential tenants.
- **Diverse Culture & Lifestyle:**
  - The Bay Area offers a rich cultural tapestry, with world-class dining, arts, and entertainment. From the wine country of Napa and Sonoma to the vibrant nightlife of San Francisco, residents and visitors alike enjoy an unparalleled lifestyle.
- **Transportation & Connectivity:**
  - With multiple international airports, including San Francisco (SFO) and Oakland (OAK), along with an extensive public transit system (BART, Caltrain, VTA), the Bay Area is well-connected to global markets. This accessibility makes it an ideal location for international investors and frequent travelers.
- **Appreciating Real Estate Market:**
  - Bay Area real estate has historically shown strong appreciation, making it a favorable environment for long-term property investments. Despite market fluctuations, demand remains high due to the region's limited housing supply and continuous economic growth.
- **Outdoor Recreation & Scenic Beauty:**
  - The Bay Area offers a unique blend of urban and natural beauty. From the pristine beaches of the Pacific coast to the redwood forests of Marin, and the hiking trails of the East Bay hills, it's easy to see why the area is renowned for outdoor activities.

### Why Redwood City?

Positioned between San Francisco and San Jose, Redwood City is strategically located within the heart of the Peninsula. It benefits from the economic drivers of both cities, while offering a quieter, more suburban lifestyle. Investors can take advantage of the high rental demand driven by tech employees, academics, and healthcare professionals, all while being part of a growing and dynamic community.

690 Carlos Avenue, Redwood City CA



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# Getting Around

## Convenient Access to Public Transit and Major Highways



### Public Transit Options:

- Caltrain Station (Redwood City):
- Located just a few minutes away, Caltrain offers convenient access to San Francisco in the north and San Jose in the south. With frequent service during peak hours, it's an ideal option for tech professionals commuting to Silicon Valley or the city.
- SamTrans Bus Service:
- Redwood City is served by multiple SamTrans routes, offering connections to neighboring cities, BART stations, and key points throughout San Mateo County. The nearby stops ensure that residents without a car can still get around easily.
- BART Access (via Millbrae Station):
- A short drive or Caltrain ride brings you to the Millbrae BART station, which provides rapid transit access to San Francisco International Airport (SFO), Oakland, and other points in the East Bay. This expands the commuting options and enhances regional connectivity.

### Proximity to Major Highways:

- U.S. Route 101:
- The property is located near U.S. 101, providing quick access to both San Francisco and San Jose. This is a critical route for those working in the tech industry or needing to reach key business districts in the Bay Area.
- Interstate 280:
- A scenic alternative to U.S. 101, I-280 is just a short drive from the property and offers a fast route through the Peninsula, while also giving access to beautiful views of the Bay Area's natural landscape.

### Bike-Friendly and Walkable:

Redwood City is known for its walkable downtown, and the surrounding neighborhood offers plenty of amenities within walking distance. Additionally, the area has dedicated bike lanes and paths for those who prefer cycling as their primary mode of transportation.

## 690 Carlos Avenue, Redwood City





**Please make  
offers subject to  
inspection**

**Asking Price:  
\$1,585,000**

**DO NOT  
DISTURB TENANTS**

**690 Carlos Avenue, Redwood City**

# 690 Carlos Avenue Redwood City CA



ROBERT GOSALVEZ

[www.RG2020.com](http://www.RG2020.com)

408.313.8870

  
[robert.gosalvez@compass.com](mailto:robert.gosalvez@compass.com)

CA DRE# 01272788

  
750 University Avenue

Los Gatos, CA 95032

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