

Freestanding Office Property

COMMERCIAL OPPORTUNITY



550 Price Avenue

REDWOOD CITY, CA



Positioned in one of Redwood City's most accessible commercial corridors, this attractive freestanding office property presents a rare opportunity for an owner-user or investor. The property enjoys excellent connectivity, with convenient access to Veterans Boulevard, US Highway 101, Woodside Road, Kaiser Hospital, and Downtown Redwood City's Kaiser vibrant mix of restaurants, services, and amenities.

For many years, the building has been occupied by established legal professionals, a testament to its functionality, visibility, and enduring appeal. The thoughtfully designed single-story layout promotes efficient operations and ease of access for both employees and visitors, while multiple entrances provide flexibility for a variety of occupancy arrangements.

Generous on-site parking, well-maintained grounds, and a practical floor plan enhance the property's versatility, making it suitable for a broad range of professional, medical, administrative, or service-oriented uses. Whether occupied by an owner-user or held as an income-producing investment, the property offers a compelling combination of convenience, flexibility, and long-term value.

Offered at \$4,295,000



PROPERTY HIGHLIGHTS

- APN: 052-411-120
- ±6,380 square foot office building situated on a ±20,000 square foot parcel
- Class C office property suitable for owner-users, investors, or multi-tenant occupancy
- Constructed in 1963 and currently configured as two office suites with separate entrances:
- Suite A: ±3,810 square feet | Suite B: ±2,561 square feet
- 22 on-site parking spaces, including 2 accessible spaces
- Professional office improvements including a reception area, controlled access, security system, and monument signage
- Air-conditioned, single-story design with multiple points of access
- Convenient location with excellent access to US Highway 101, Woodside Road, Downtown Redwood City, and nearby retail, dining, and service amenities





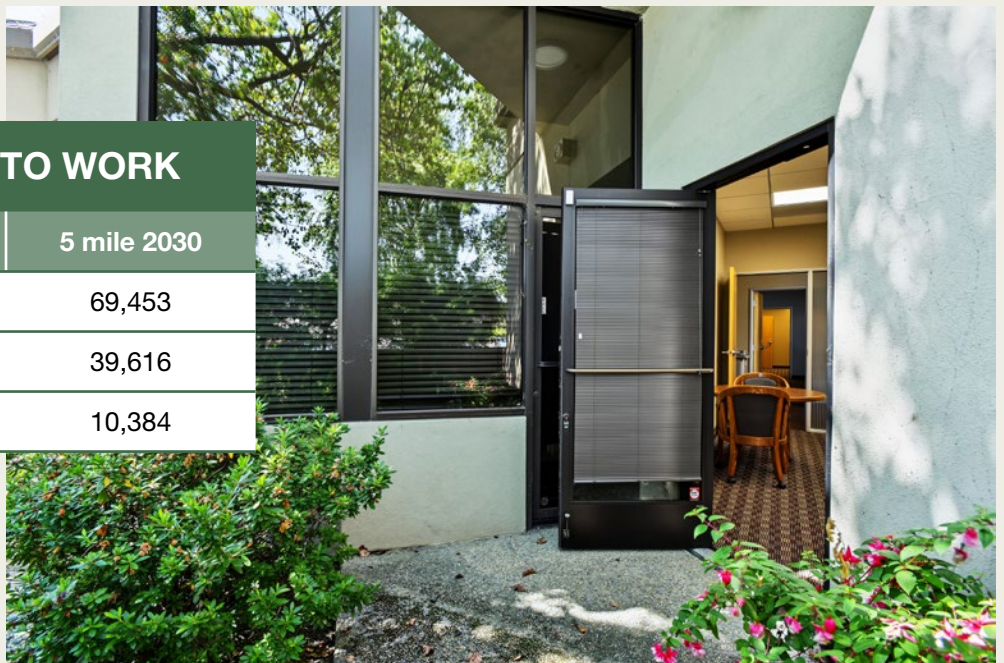
DEMOGRAPHICS

DAYTIME EMPLOYMENT

Radius	2 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	44,245	6,236	7	131,158	18,281	7
Trade Transportation & Utilities	7,121	722	10	17,176	1,784	10
Information	2,004	131	15	10,781	471	23
Financial Activities	3,064	518	6	11,904	1,689	7
Professional & Business Services	8,801	969	9	22,929	2,720	8
Education & Health Services	10,189	2,554	4	34,819	8,604	4
Leisure & Hospitality	4,651	474	10	12,977	1,135	11
Other Services	2,953	731	4	11,153	1,624	7
Public Administration	5,462	137	40	9,419	254	37
Goods-Producing Industries	5,644	664	9	13,852	1,480	9
Natural Resources & Mining	31	11	3	97	34	3
Construction	2,818	421	7	6,380	940	7
Manufacturing	2,795	232	12	7,375	506	15
Total Daytime Employment	49,889	6,900	7	145,010	19,761	7

POPULATION TRAVEL TO WORK

	5 mile 2025	5 mile 2030
< 30 Min	68,760	69,453
30 - 60 Min	39,223	39,616
60+ Min	10,276	10,384



HOUSING

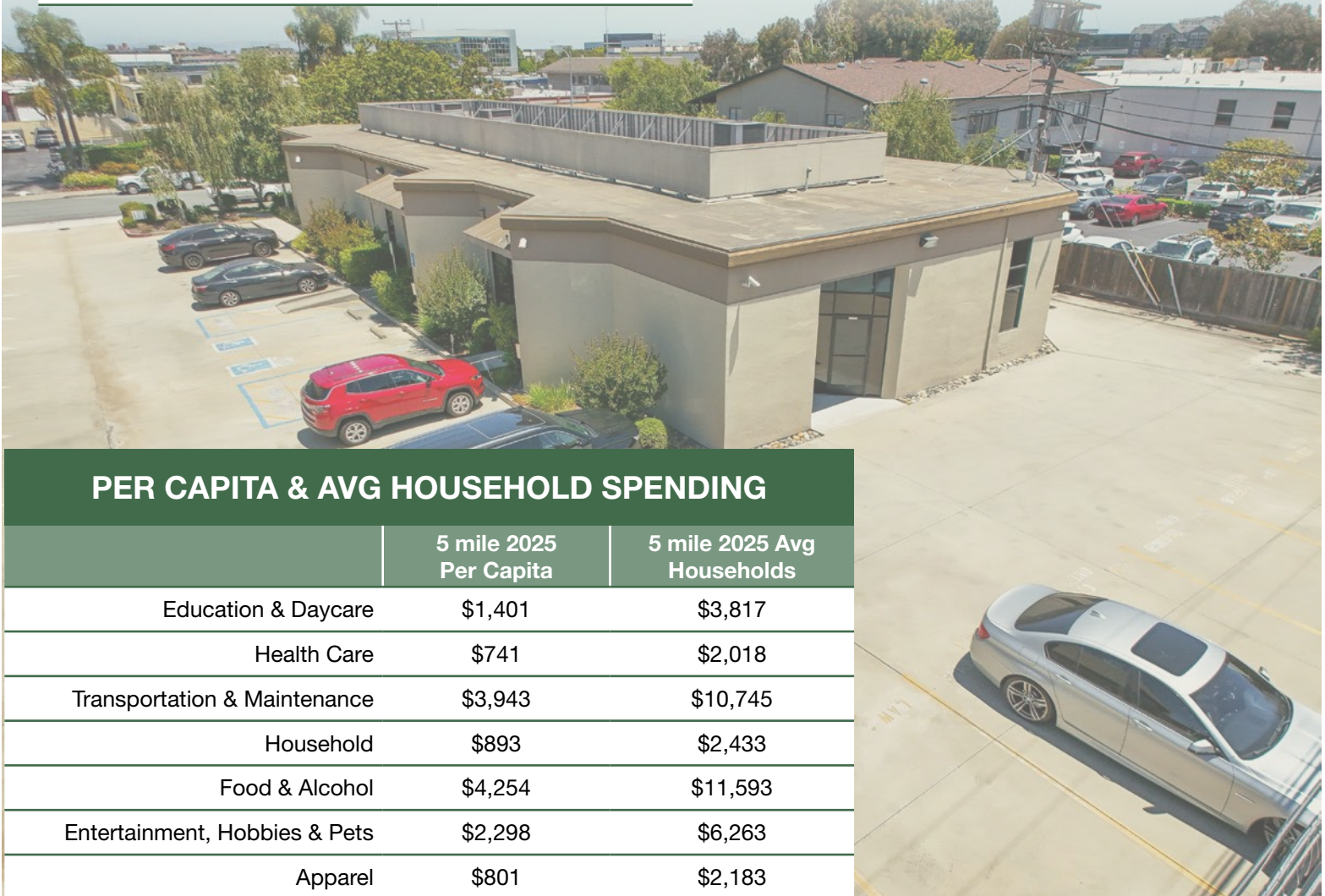
	2 miles	5 miles
Median Home Value	\$1,117,501	\$1,124,960
Median Year Built	1963	1968

CONSUMER SPENDING

	Radius	5 mile Households
Education & Daycare		\$380,469,091
Health Care		\$201,166,672
Transportation & Maintenance		\$1,071,064,952
Household		\$765,424,975
Food & Alcohol		\$1,155,536,845
Entertainment, Hobbies & Pets		\$624,297,537
Apparel		\$217,578,985

INCOME

Radius	5 mile 2025 Households	5 mile 2025 Households
Avg Household Income	\$171,029	\$194,854
Median Household Income	\$143,598	\$183,209
< \$25K	2,063	7,072
\$25K - 50K	2,536	7,300
\$50K - 75K	2,906	7,790
\$75K - 100K	2,259	6,310
\$100K - 125K	1,753	6,666
\$125K - 150K	2,314	7,606
\$150K - 200K	3,109	10,683
\$200K+	9,537	46,252



PER CAPITA & AVG HOUSEHOLD SPENDING

	5 mile 2025 Per Capita	5 mile 2025 Avg Households
Education & Daycare	\$1,401	\$3,817
Health Care	\$741	\$2,018
Transportation & Maintenance	\$3,943	\$10,745
Household	\$893	\$2,433
Food & Alcohol	\$4,254	\$11,593
Entertainment, Hobbies & Pets	\$2,298	\$6,263
Apparel	\$801	\$2,183

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