

# REDWOOD SHORES MARKETPLACE

REDWOOD SHORES PKWY @ TWIN DOLPHIN DRIVE • REDWOOD CITY, CA



1,486± SF  
Prime Endcap

Ryan Warner  
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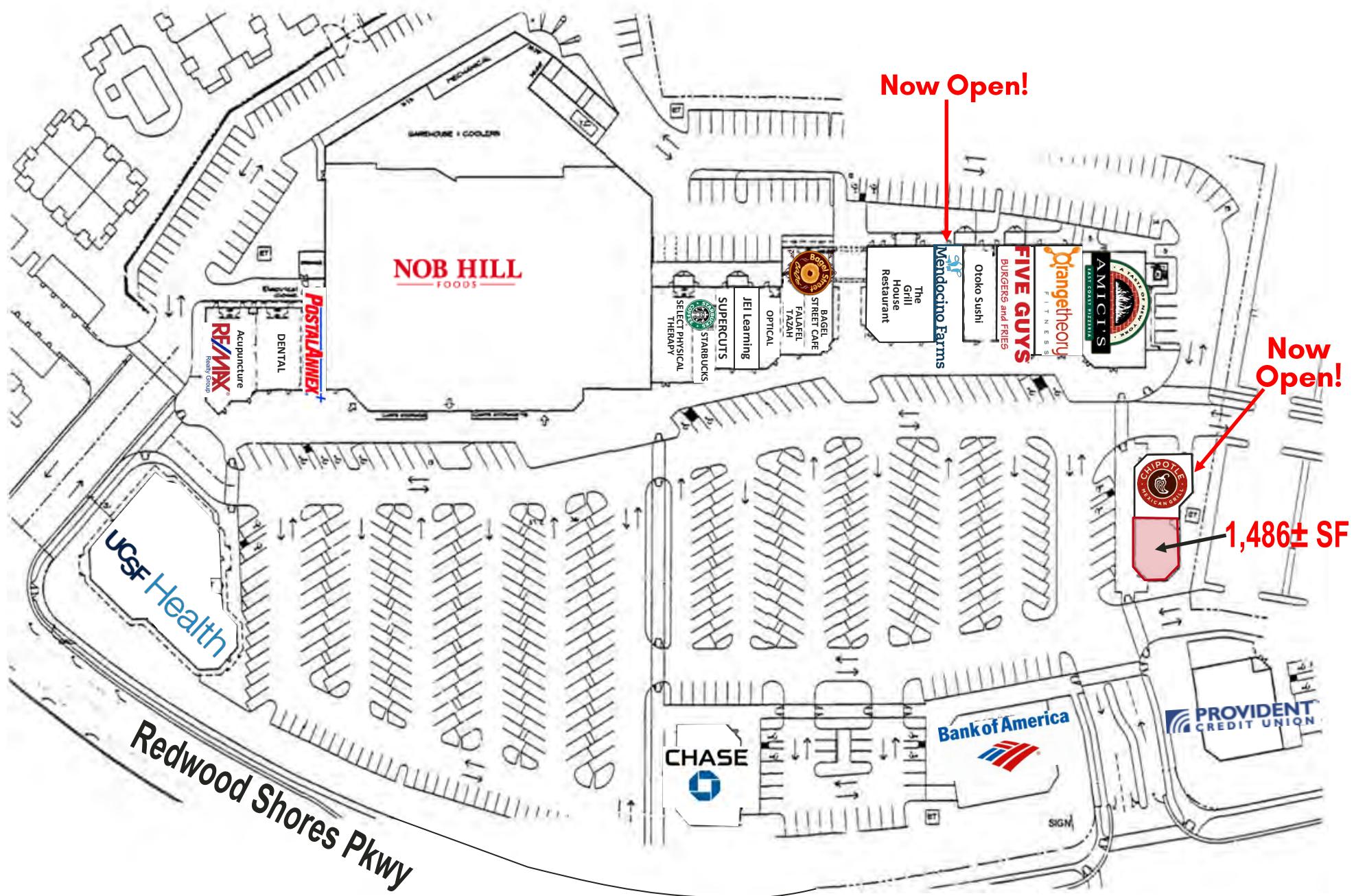
Grant Messinger  
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## PROPERTY HIGHLIGHTS

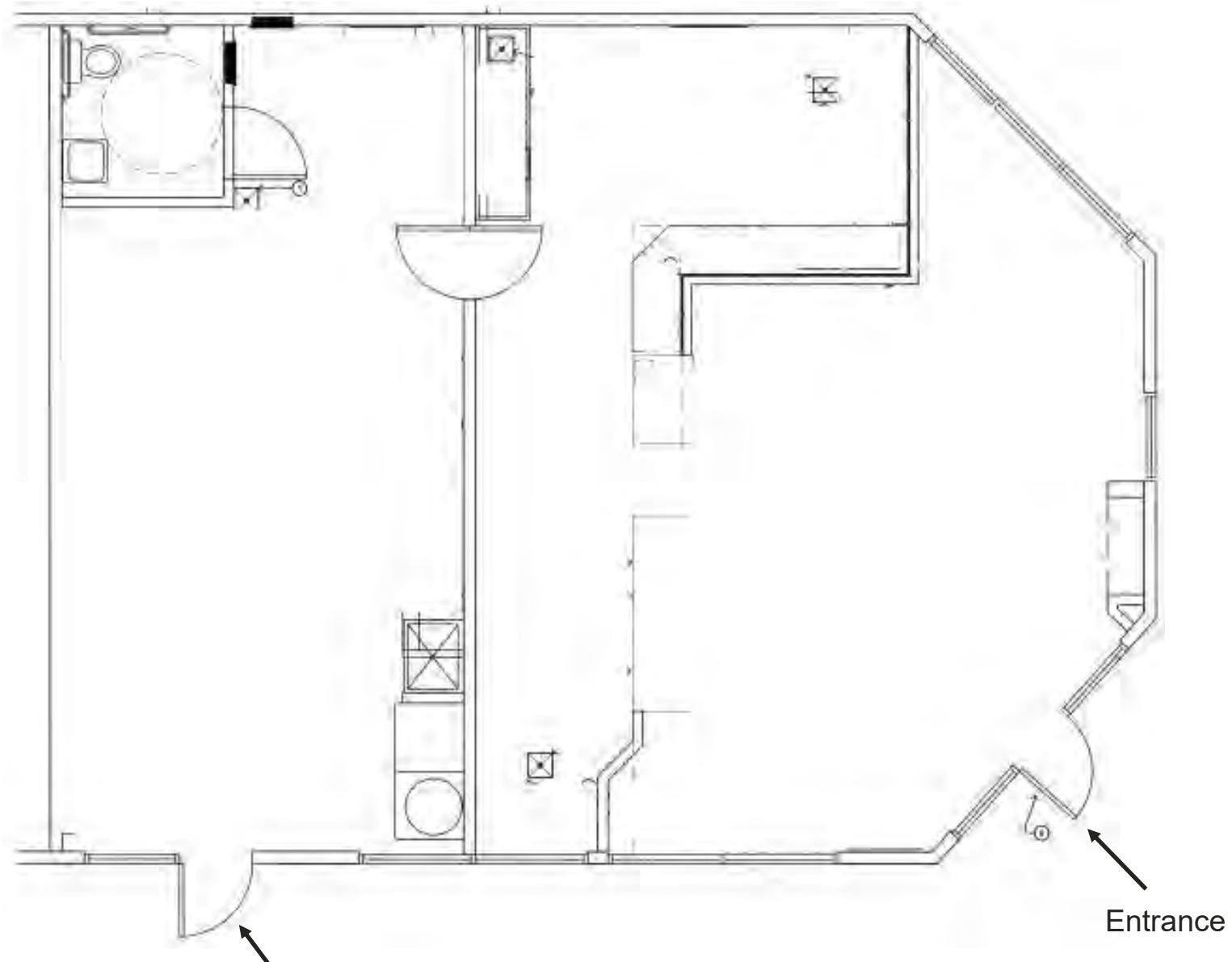


- Suite 220-1,486± SF
- Co-Tenants Include Nob Hill Grocery, UCSF Health, Provident Credit Union, Five Guys Burgers and Fries, Starbucks and Orange theory Fitness
- Asking \$5.50 PSF, Plus NNN
- **Mendocino Farms and Chipotle Now Open!**
- Close Proximity to City Council approved 3.3MM SF Life Science Project – Redwood LIFE: Evolve
- Ample Parking
- More than 2 Million SF of Office Space in the immediate area, with Corporate Tenants such as Visa, Oracle, and Electronic Arts
- Perfectly Located on the San Francisco Peninsula

# SITE PLAN



# PREMISES PLAN



## SURROUNDING RETAIL



2023	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	6,478	138,848	289,927
AVG. HH INCOME:	\$217,131	\$224,116	\$212,943

BUSINESSES:	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
EMPLOYEES:	1,154	7,499	14,661
	24,468	105,001	185,994

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