

1450 VETERANS BOULEVARD

OFFERING MEMORANDUM



**±53,000 SF OWNER USER OFFICE BUILDING IN REDWOOD CITY
OFFERED WITH ASSUMABLE IN-PLACE FINANCING**

CBRE

Capital Markets | Investment Properties

CBRE is pleased to present 1450 Veterans Boulevard in Redwood City, a rare opportunity for owner-users to acquire a freestanding office building in a highly desirable location. Just minutes from downtown Redwood City and with direct access to US-101, the property offers excellent convenience and connectivity. Offered with accretive, assumable debt, this opportunity provides a strategic path to ownership with attractive financing advantages.

	ADDRESS	1450 Veterans Blvd. Redwood City, CA 94063
	TYPE	Office / R&D
	TOTAL BLDG SIZE	±53,000 SF AVG FLOOR PLATE: ±17,667
	TOTAL LAND SIZE	±78,843 SF 1.81 acres
	BUILDINGS	One
	TENANTS	100% Occupancy DPR Construction VACATING (LED: 11/2025)
	YEAR BUILT	2000
	PARKING	164 total (90 in Garage) 3.09 stalls per 1,000 SF



EXISTING ASSUMABLE DEBT

LOAN TYPE	CMBS
PRINCIPAL BALANCE	\$17,850,000
INTEREST RATE	4.07% Fixed
DAY COUNT BASIS	Actual/360
AMORTIZATION	Interest Only
MATURITY DATE	8/1/27

Investment Highlights



ASSUMABLE FINANCING

lowers upfront equity, offering an easier path to ownership



THREE-STORY steel-frame construction



PRIME LOCATION with access to Downtown Redwood City, Caltrain and US-101



CONSTRUCTED BY DPR CONSTRUCTION

in 2000 and occupied by them since, the building reflects careful, high-quality construction and long-term durability



AMPLE PARKING

3.09/1,000 SF, including a two-story garage



ZONED MIXED-USED CORRIDOR

Veterans Blvd (MUC-VB), encouraging high-quality gateway buildings, strong connectivity, and pedestrian-friendly design near Downtown Redwood City



PROMINENT SIGNAGE OPPORTUNITIES with US-101 freeway visibility



300-400 WALNUT ST
RESIDENTIAL | 105 TOWNHOMES



DEVELOPER: HARVEST PARTNERS
STATUS: PLANNING

REDWOOD SQUARE
1320 MARSHALL ST
RESIDENTIAL
32 TOWNHOME-STYLE
APARTMENTS



DEVELOPER: CITY VENTURES
STATUS: PLANNING

DOWNTOWN
REDWOOD
CITY

VETERANS BLVD



KAISER
PERMANENTE®

1450
VETERANS
BOULEVARD



WOODSIDE RD



EL CAMINO REAL

ELCO YARDS
1601 EL CAMINO REAL
±760,000 SF OFFICE/RETAIL/CHILD
CARE AND 540 RESIDENTIAL UNITS



DEVELOPER: IQHQ
STATUS: UNDER CONSTRUCTION

Aerial Overview



BROADWAY PLAZA PHASE 1 RESIDENTIAL | 520 UNITS



DEVELOPER: SOBRATO REAL ESTATE
STATUS: UNDER CONSTRUCTION

STANFORD REDWOOD CITY CAMPUS

3 MINUTE DRIVE TO

DOWNTOWN REDWOOD CITY

ANGELICA'S
BROADWAY SANDWICH
BROCHETTE DUMPLING &
GRILL CHIPOTLE
CREPES AND MORE
DAS BIERHAUS
GO FISH POKE
FIVE GUYS
HAPPY LEMON
LIMON REDWOOD CITY

MAGARITAS MEXICAN
MAY'S VIETNAMESE
MARUFUKU RAMEN
MAZRA
NOMADIC KITCHEN
PIZZA MY HEART
QUINTO SOL
TALK OF BROADWAY
SAKURA TEPPANYAKI
SUSHI KINSEN

TERIYAKI MADNESS
TIMBER & SALT
VARAN INDIAN
VESTA
VITALITY BOWLS
WEST PARK FARM & SEA
CINEMARK 20 THEATERS
FOX THEATER
SAN MATEO HISTORY
MUSEUM

Property Overview

PROPERTY DETAILS

ADDRESS	1450 Veterans Blvd. Redwood City, CA 94063
PROPERTY TYPE	Office
OWNERSHIP TYPE	Fee Simple
SUBMARKET	Redwood City
PARCEL	053-211-160
TOTAL LAND SIZE	±78,843 SF 1.81 acres
TOTAL BUILDING SIZE	±53,000 SF
# OF STORIES	3
# OF TENANTS	1
YEAR BUILT	2000
PARKING	164 total (90 in Garage); 3.09 stalls per 1,000 SF

CONSTRUCTION

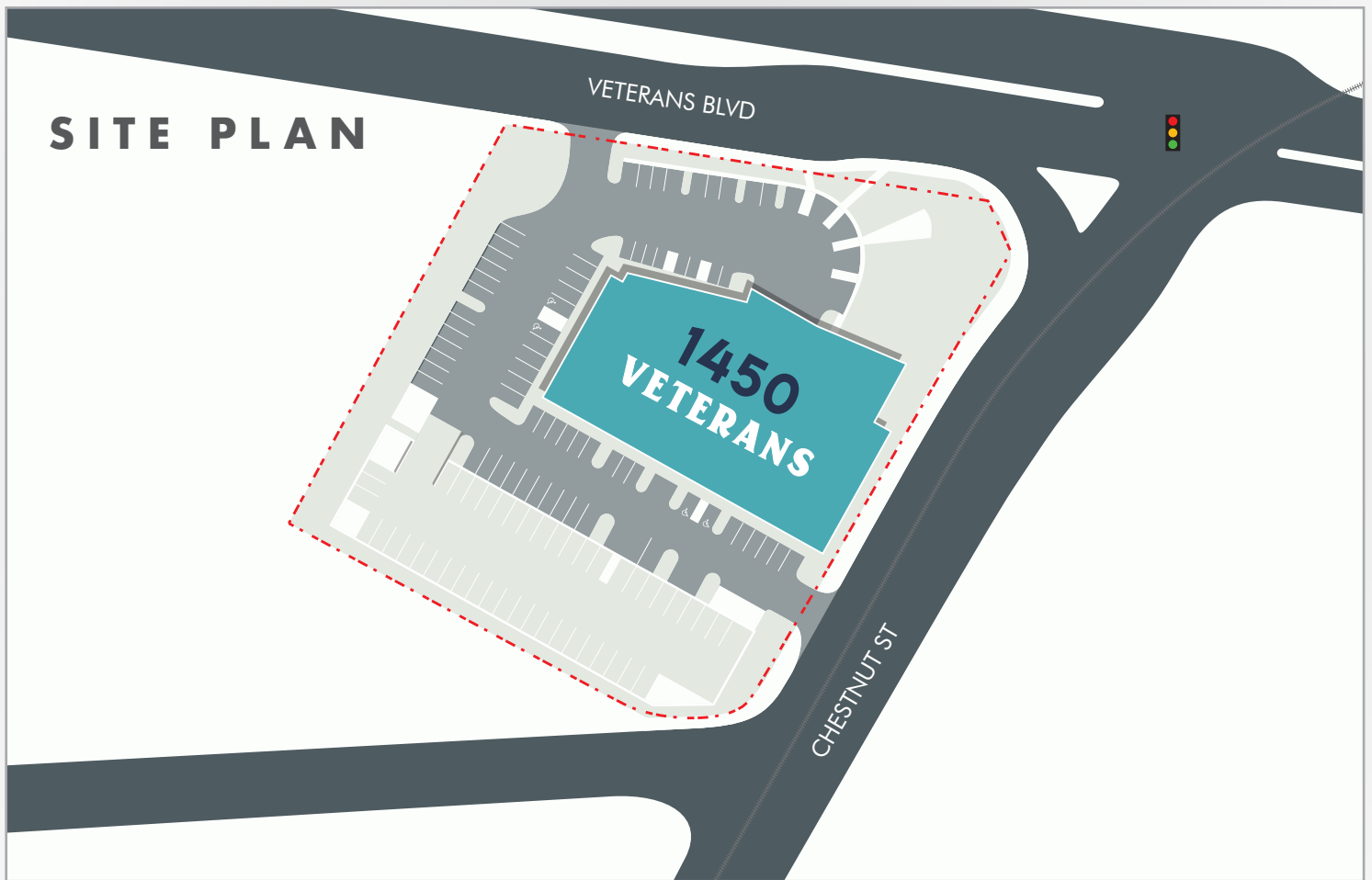
WALLS	Steel Frame
ROOF	Built-up
ELECTRICAL	2,000 amps @ 277/480
HVAC	2 package units, ~75 tons each
ELEVATOR	Rated for 3,500 pounds and 100fpm
SPRINKLERS	Yes, wet-pipe system

USE & DEVELOPMENT

CURRENT ZONING	MUC-VB
GENERAL PLAN DESIGNATION	Mixed-Use Corridor



SITE PLAN



PARCEL MAP

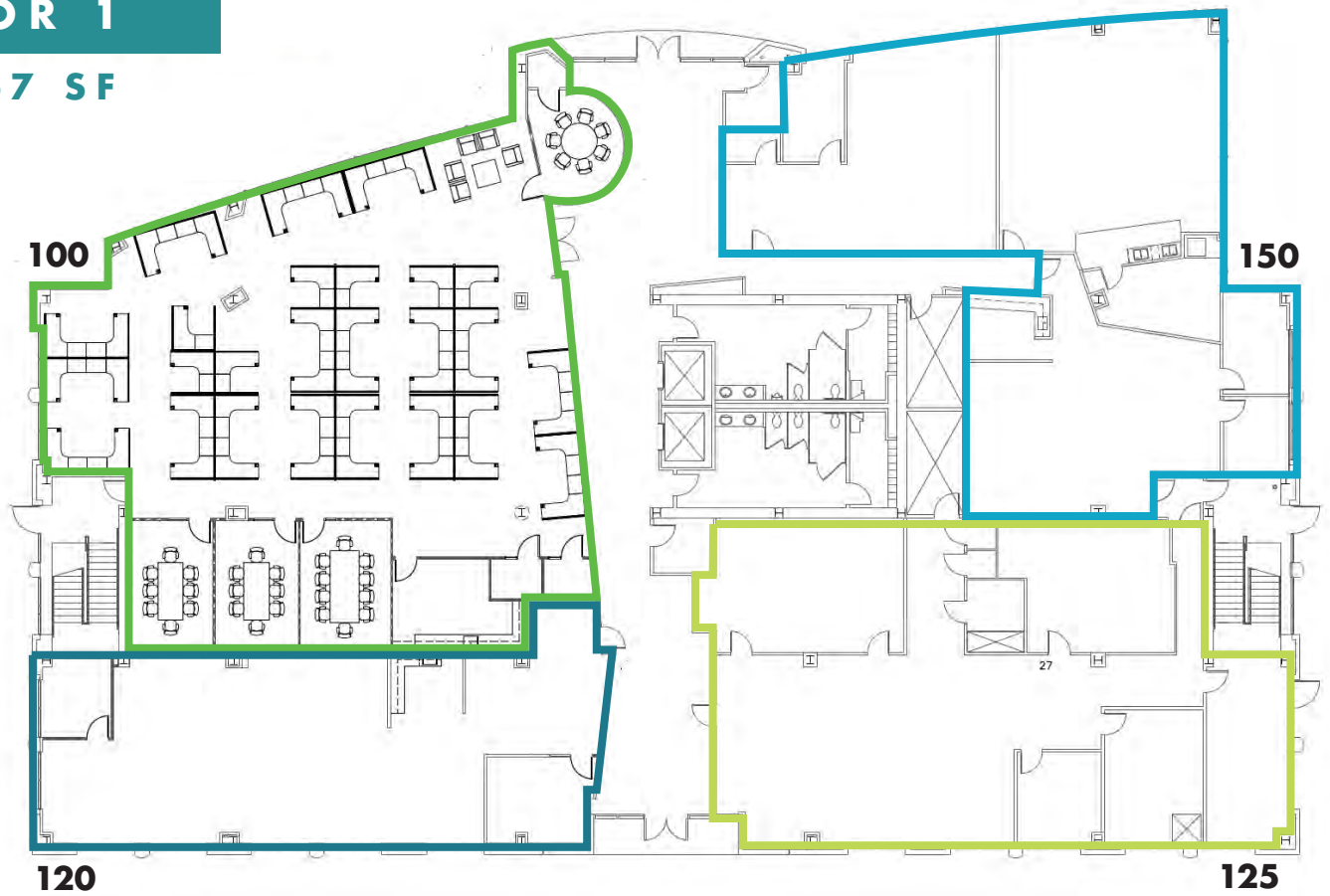
APN #: 053-211-160



Floor Plan

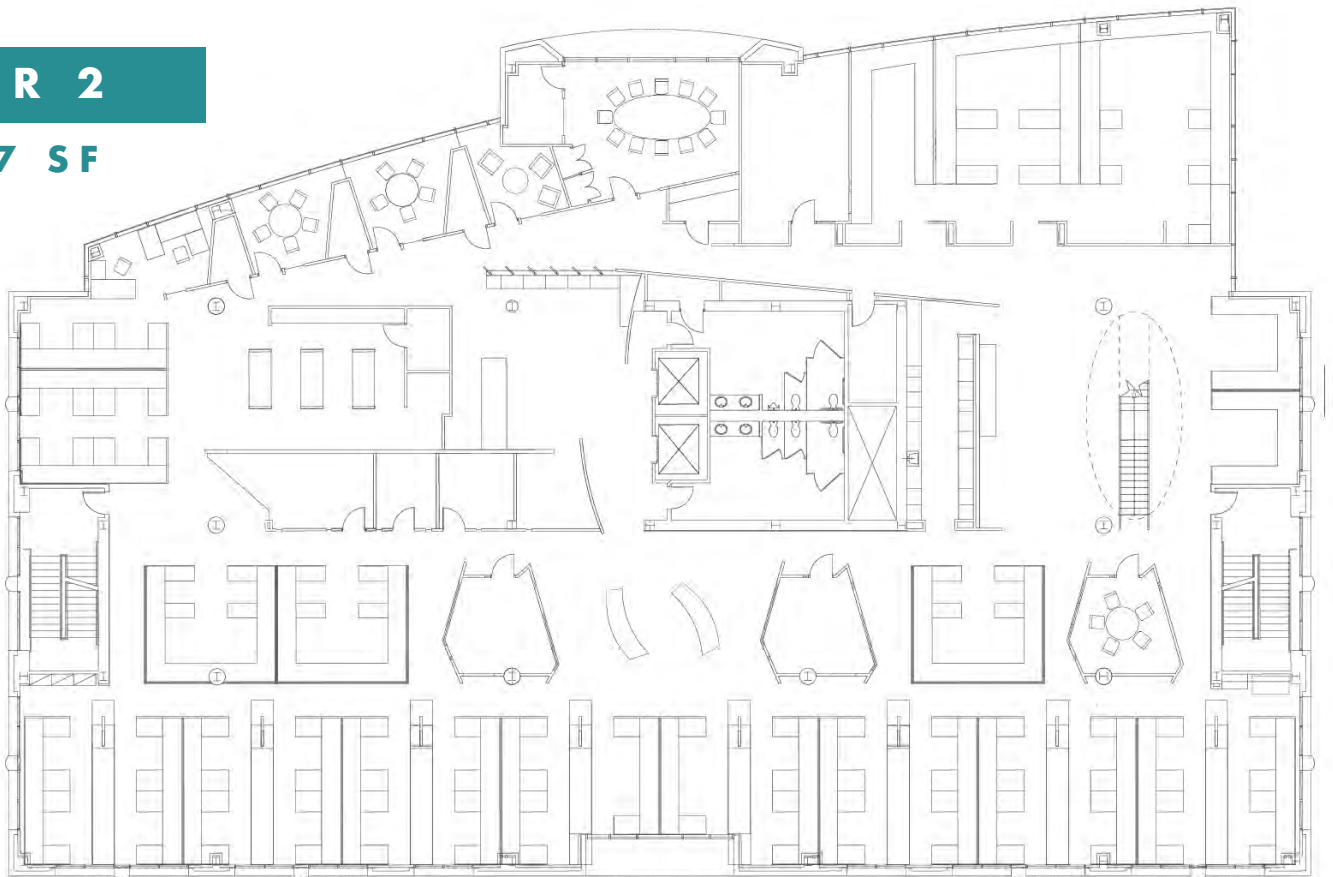
FLOOR 1

±17,667 SF



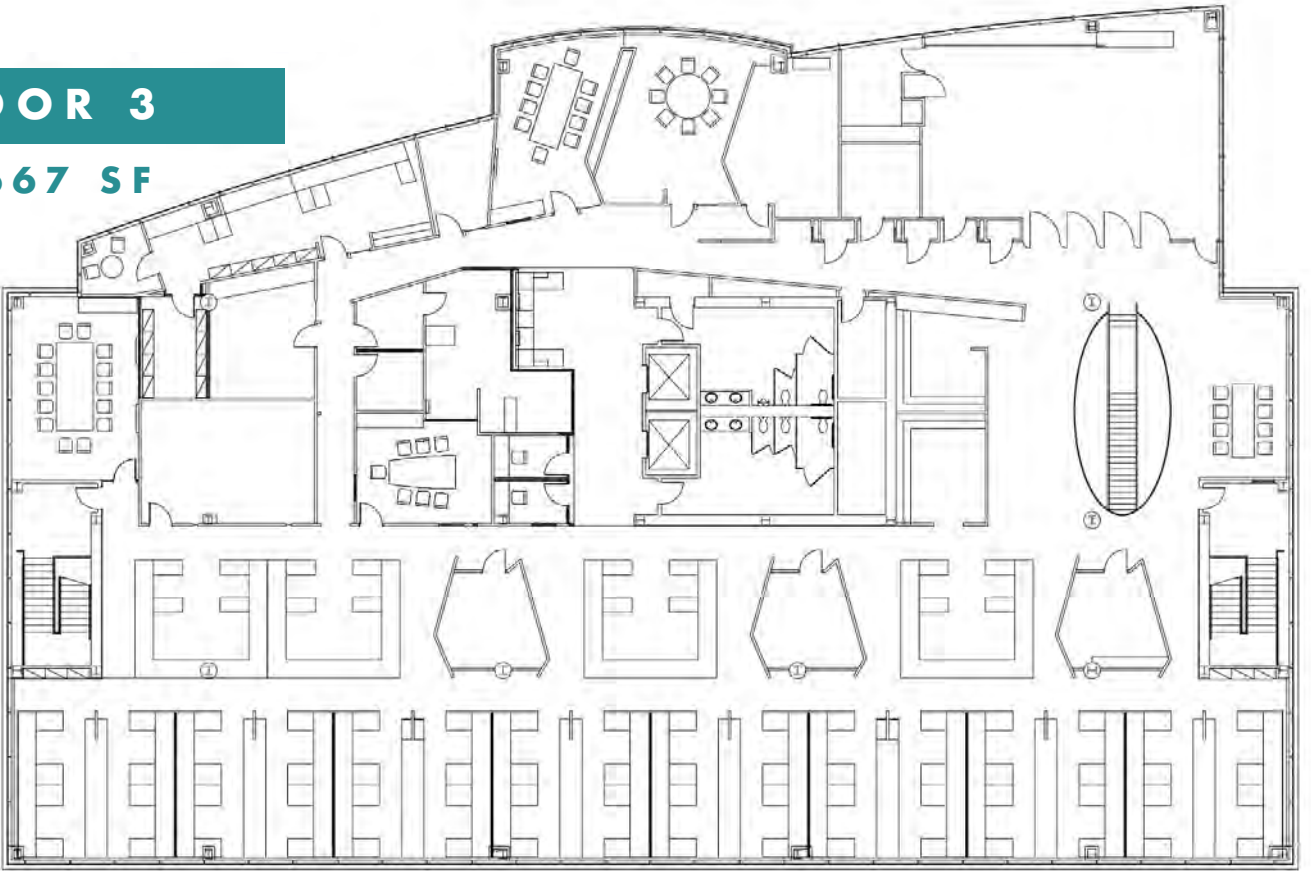
FLOOR 2

±17,667 SF

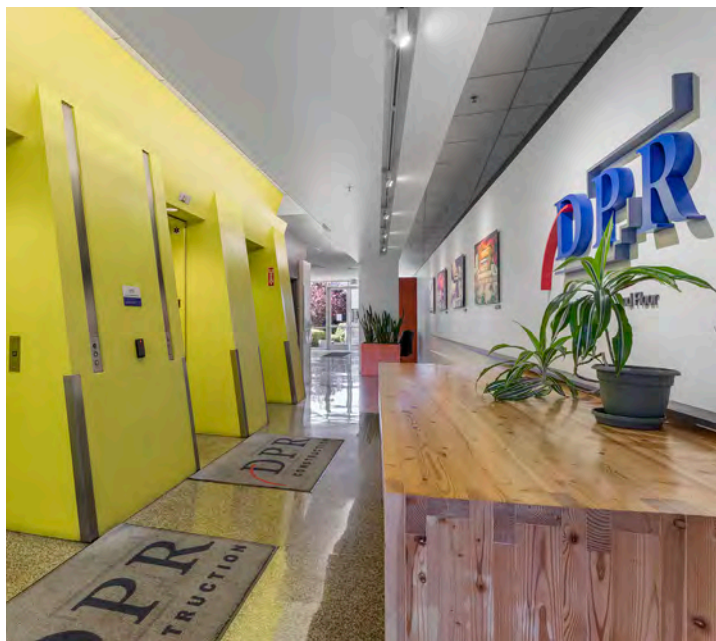
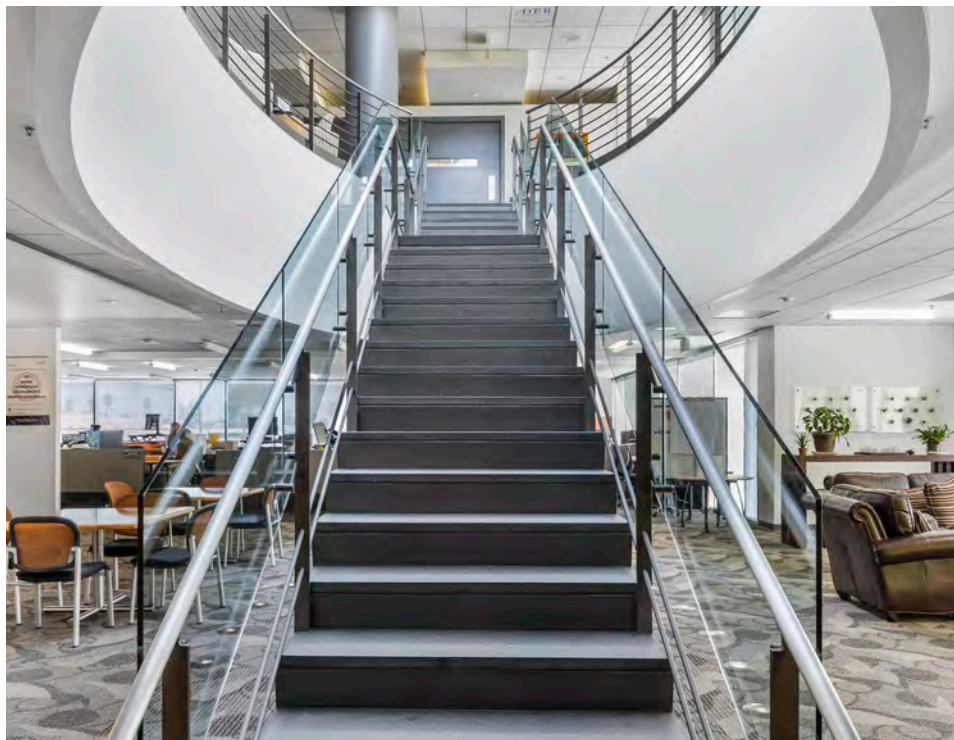


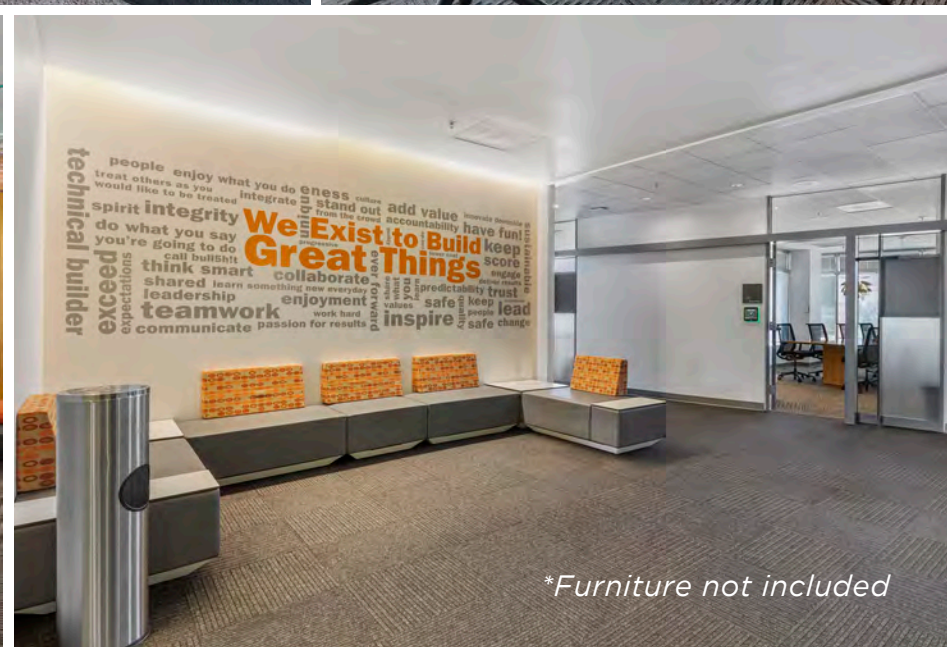
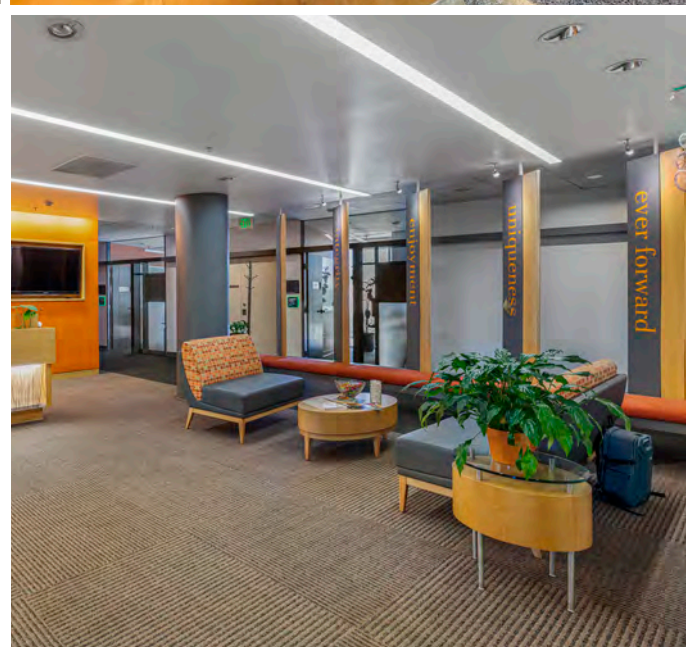
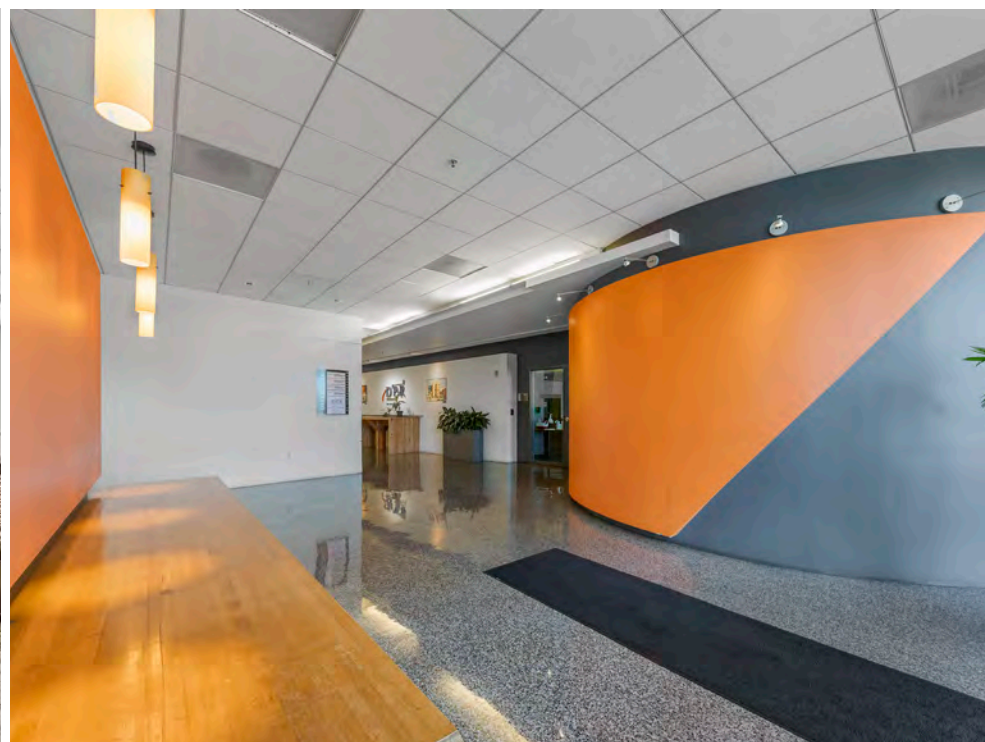
FLOOR 3

± 17,667 SF



Interior Gallery





**Furniture not included*

Disclosures

PROPERTY VISITATION AND COMMUNICATION

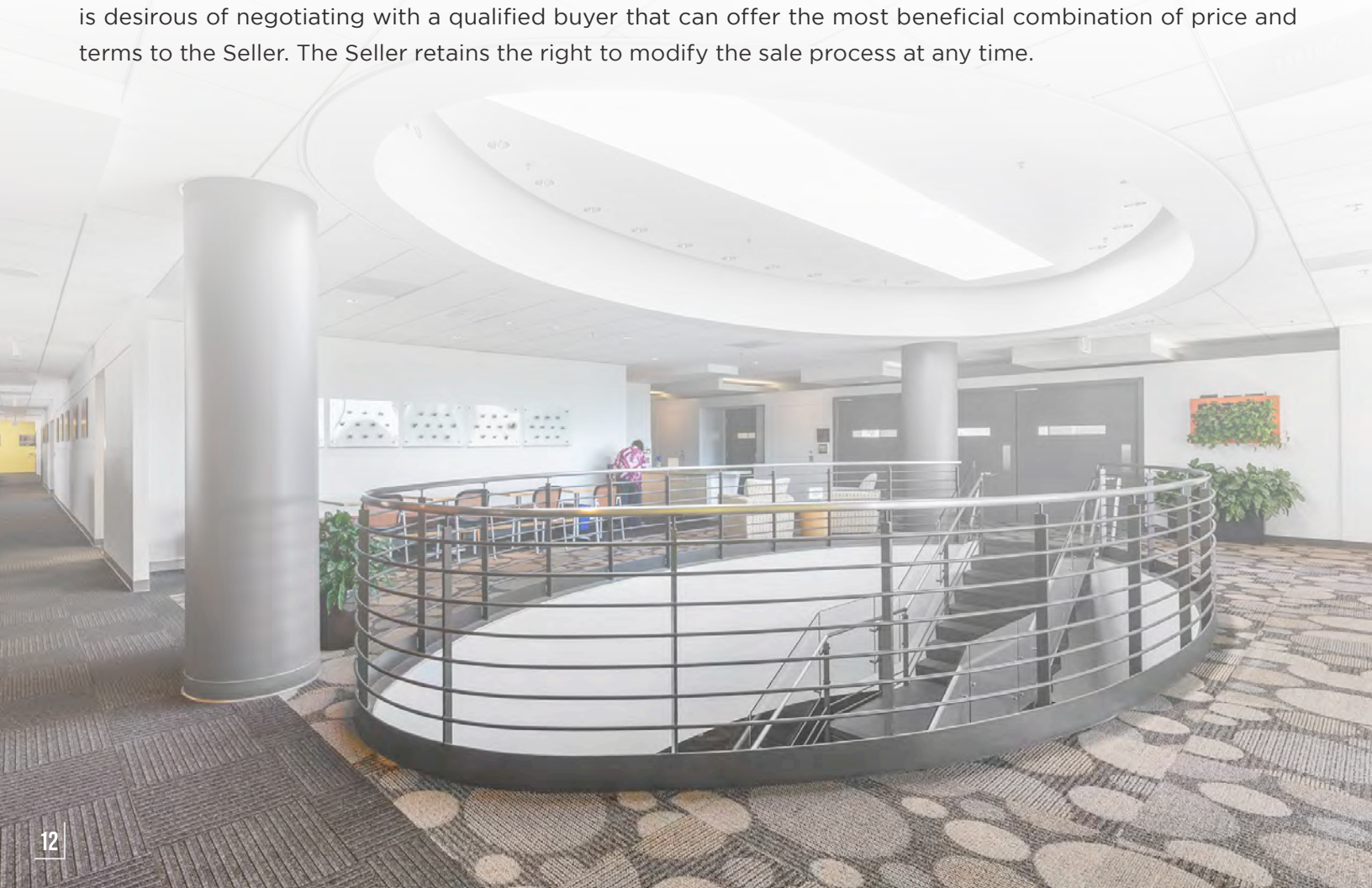
CBRE invites you to learn more about 1450 Veterans Blvd by reviewing this Offering Memorandum and meeting with any of the individuals noted in this package. Please address all communications, inquiries and requests to the CBRE Investment Properties Team, as representatives of the Seller.

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, survey, zoning documents, and other information that should be useful in your evaluation of the property. For questions regarding the document center please contact Jonathan Ziegler at jonathan.ziegler@cbre.com or +1 650 388 6044.

OFFER SUBMISSION

Please direct offers to Charlie Strouss at the email address on the last page of this OM. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames, and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



1450
VETERANS
BOULEVARD

CBRE INVESTMENT PROPERTIES

CHARLES STROUSS

Executive Vice President
Lic. 01372483
+1 650 773 5881
charles.strouss@cbre.com

JONATHAN ZIEGLER

Vice President
Lic. 02072075
+1 650 388 6044
jonathan.ziegler@cbre.com

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