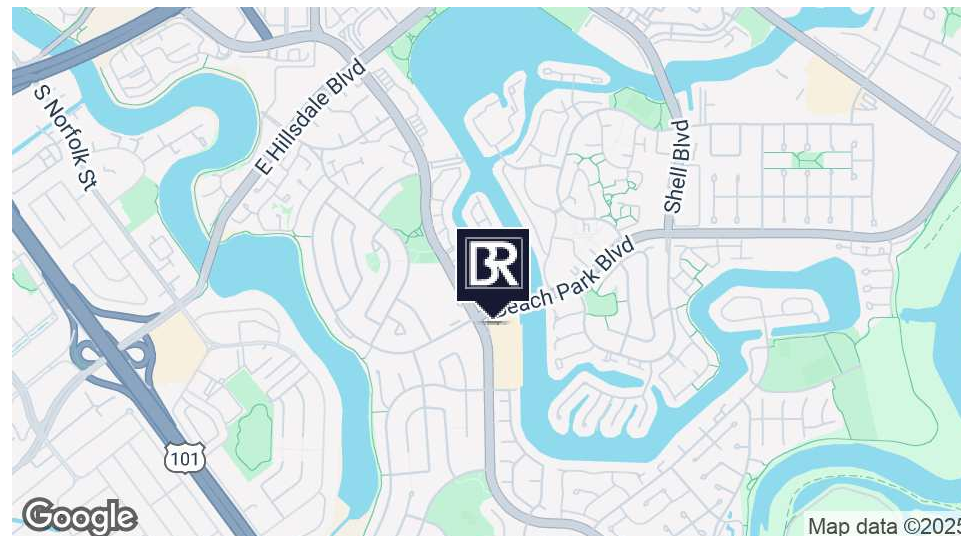


Edgewater Place Shopping Center

901 EDGEWATER BLVD FOSTER CITY, CA 94404



Offering Summary

Lease Rate:	\$36.00 - 48.00 SF/yr (NNN)
Building Size:	115,285 SF
Available SF:	645 - 35,250 SF
Number of Available Units:	12

Property Overview

Multiple shop spaces available. Various uses desired from fitness, restaurants and personal services.

Property Highlights

- Located In A Dense Residential Area
- Nearby Daytime Population Is Strong
- Good Grocery Anchor
- Eclectic Collection Of Shops And Services
- Competitive Rent And NNN's

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901 EDGEWATER BLVD FOSTER CITY, CA 94404



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Bokman Rock
COMMERCIAL REAL ESTATE

Edgewater Place Shopping Center

901 EDGEWATER BLVD FOSTER CITY, CA 94404

Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	645 – 35,250 SF	Lease Rate:	\$36.00 – \$48.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
901-C	Available	690 SF	NNN	Negotiable	In line space facing Edgewater adjacent to Rickshaw.
901-D	Available	1,400 SF	NNN	Negotiable	Adjacent to Lucky's front entrance, close to the driveway.
929-A	Available	4,089 SF	NNN	Negotiable	Formerly Fashion Wok Restaurant. Restaurant infrastructure in place. Great Bay Side views and outdoor seating opportunity.
929-C	Available	1,125 SF	NNN	Negotiable	Formerly a Deli-cafe. Type I hood, grease trap and walk-in cooler in place.
939-C	Available	1,165 SF	NNN	Negotiable	-
939-K	Available	645 – 1,629 SF	NNN	Negotiable	A very cute little space with two sides of glass and great outdoor seating area. No restroom in the space (common restrooms available). Great open ceilings and access to the water.
939-L	-	984 – 1,629 SF	NNN	Negotiable	Clean space with open ceilings and can be combined with 939-K to get up to 1,648 SF.
949-A	Available	3,729 SF	NNN	Negotiable	Freestanding restaurant building on the water.
999-A&B	Available	5,004 – 5,007 SF	NNN	Negotiable	Formerly a martial arts studio. Large open space.
999-C	Available	900 – 5,907 SF	NNN	Negotiable	Formerly Eye Care Studio. Clean space available now.
999-D	Available	2,660 – 4,845 SF	NNN	Negotiable	-
999-E	Available	2,185 – 4,845 SF	NNN	Negotiable	-

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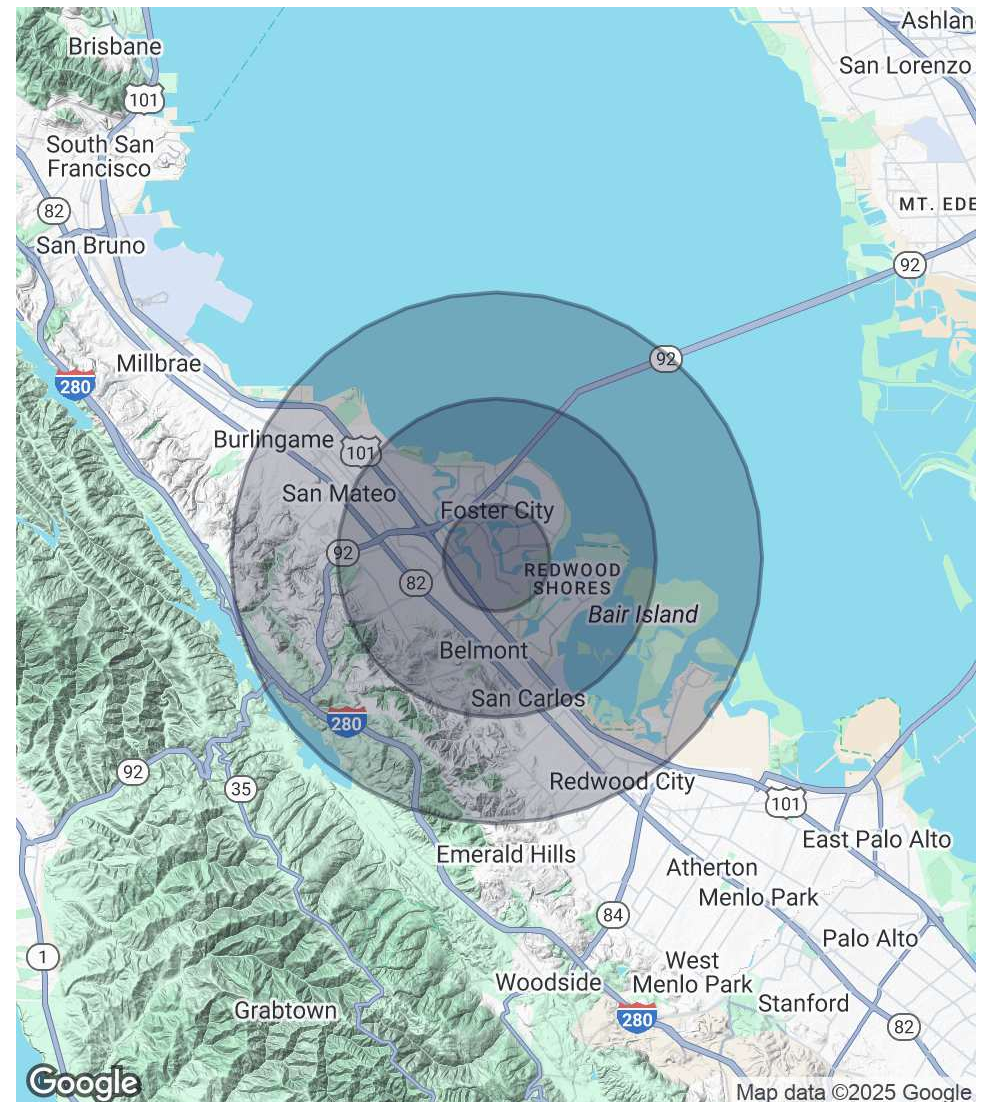
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Population	1 Mile	3 Miles	5 Miles
Total Population	27,780	141,621	246,995
Average Age	40.1	40.5	40.5
Average Age (Male)	38.2	39.2	39.2
Average Age (Female)	41.6	41.7	41.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,858	56,447	99,382
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$175,790	\$178,040	\$186,478
Average House Value	\$1,117,779	\$1,292,445	\$1,393,163

Race	1 Mile	3 Miles	5 Miles
% White	40.4%	48.5%	53.4%
% Black	1.8%	1.9%	1.8%
% Asian	44.5%	33.7%	27.9%
% Hawaiian	0.3%	1.3%	1.3%
% American Indian	0.1%	0.3%	0.4%
% Other	7.1%	6.3%	7.4%

2020 American Community Survey (ACS)



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