



Sequoia Station

REDWOOD CITY, CA

RETAIL AVAILABLE FOR LEASE
±1,514 - 11,898 SF

—
±4,145 SF

END-CAP RESTAURANT WITH
DEDICATED PATIO AVAILABLE

PROPERTY

Highlights



Project anchored by a high volume Safeway which is the most highly trafficked grocer within a 15 mile radius of the property.



Strategically positioned in the heart of the mid-peninsula on a “main and main” intersection. The site is easily accessible from CalTrain directly adjacent to the property, Hwy 101, El Camino Real with ~35,000 ADT and walking distance from downtown Redwood City.



Strong historical occupancy with exceptional track record of tenant sales



Unparalleled trade area demographics - the asset's premier location draws visitors from an expanded and affluent trade area with nearly 260,000 people living within a 5-mile radius with average annual household income of approximately \$250,000.

Demographics

1 MILE

3 MILES

5 MILES

Population	33,650	131,178	263,875
Daytime Population	27,279	82,396	175,154
Average HH Income	\$159,646	\$211,348	\$222,634

Traffic Counts

Source: 2023 Esri.

El Camino Real	36,000 ADT
Jefferson Ave	19,904 ADT
Middlefield Rd	14,038 ADT



EATERIES

1	Carnitas El Rincon
2	Angelicas
3	Las Chiquitas
4	AhiSushi Hibachi
5	La Viga
6	Papa Johns Pizza
7	Taqueria El Grullense
8	Bangkok Bay
9	Ike's Lair
10	Naranjos Taqueria
11	Seoul Kitchen
12	The BottleShop
13	Gourmet Haus Staudt
14	Pho Dong
15	Kemuri Baru
16	City Pub
17	Crouching Tiger
18	I Dumpling
19	La Casita Chilanga
20	Sodini's
21	Estampas Peruanas
22	La Cocina de la Abuela
23	The Sandwich Spot
24	Tong Sui
25	Bobby D's
26	Mademoiselle Colette
27	Broadway Masala
28	Curry Pizza House
29	Go Fish Poke Bar
30	Quinto Sol
31	Froyola
32	Sakura Teppanyaki
33	Philz Coffee
34	Pizza My Heart
35	West Park Farm and Sea
36	Hella Mediterranean
37	Chipotle Mexican Grill
38	Marufuku Ramen
39	Timber & Salt
40	Pasha
41	Sushirrito
42	Zareen's
43	Margaritas
44	Vons Chicken
45	Yokohama
46	Blacksmith
47	LV Mar
48	Nick The Greek
49	Vesta
50	Venga Empanadas
51	The Patty Shack
52	Brochette
53	Ranzan
54	Milagros
55	Donato Enoteca
56	Tacos Los Gemelos

SHOPPING

1	Whole Foods
2	The Vitamin Shoppe
3	Planet Mix
4	BevMo!
5	BottleSomm
6	Mayers Jewelers
7	Madison Ave
8	Gambrel & Co.
9	Savers
10	Grocery Outlet
11	Whearley & Co.
12	Chain Reaction Bicycles
13	Davies Appliance

CAFES

1	Jamba
2	Teatime
3	Spill the Tea
4	Starbucks
5	Coupa Cafe
6	Peet's Coffee
7	Teaspoon
8	Starbucks Reserve
9	Cafe La Tartine
10	Bobalicious
11	Philz Coffee
12	Coffeebar
13	Little Green A Plant Bar

FITNESS

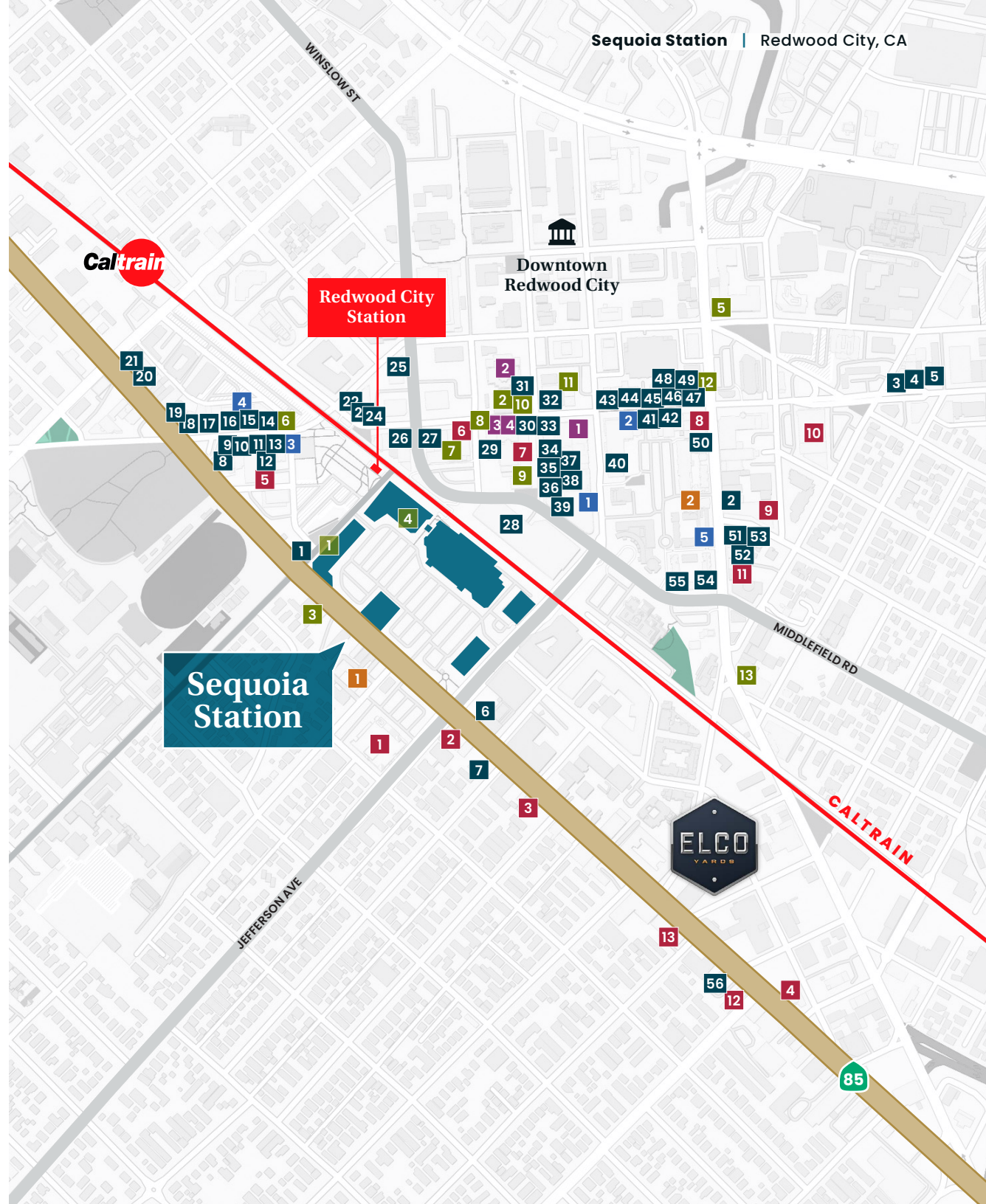
1	Powerhouse Gym Elite
2	F45 Training
3	Peacebank Yoga
4	ObstaCourse Fitness
5	Heartcore

ATTRACTIONS

1	Cinemark Century
2	San Mateo County History Museum
3	Fox Theatre
4	Club Fox

LODGING

1	Redwood Creek Inn
2	Kasa Niche Hotel



PROPERTY

Site Plan



LEGEND

- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- AVAILABLE
- NAP

BLDG A

UNIT	TENANT	SF
A1	PET FOOD EXPRESS	5,993
A2	LOI NEGOTIATIONS	10,599

BLDG B

UNIT	TENANT	SF
B1	CHASE BANK	5,829
B2	TEA TIME	300
B3	LOI NEGOTIATIONS	1,652
B4	JAMBA JUICE	1,363
B5	XFINITY	1,444
B6	AT&T WIRELESS	1,184
B7	METRO T-MOBILE	1,649
B8	PACK & MAIL EXPRESS	1,420
B9	YUMI YOGURT	1,054
B10	LITTLE MADFISH	1,633
B11	PANDA EXPRESS	1,926
B12	VERIZON WIRELESS	1,000
B13	SEE'S CANDIES	3,064

BLDG C

UNIT	TENANT	SF
C1	CVS/PHARMACY	25,655
C2	AVAILABLE	3,700
C3	STARBUCKS	1,126
C4	AVAILABLE	1,514
C5	PERFECT TEN NAIL SALON	521
C6	SUBWAY	520
C7	FRANKLIN STREET CAFE	1,495

BLDG E

UNIT	TENANT	SF
E	LOI NEGOTIATIONS	11,898

BLDG F

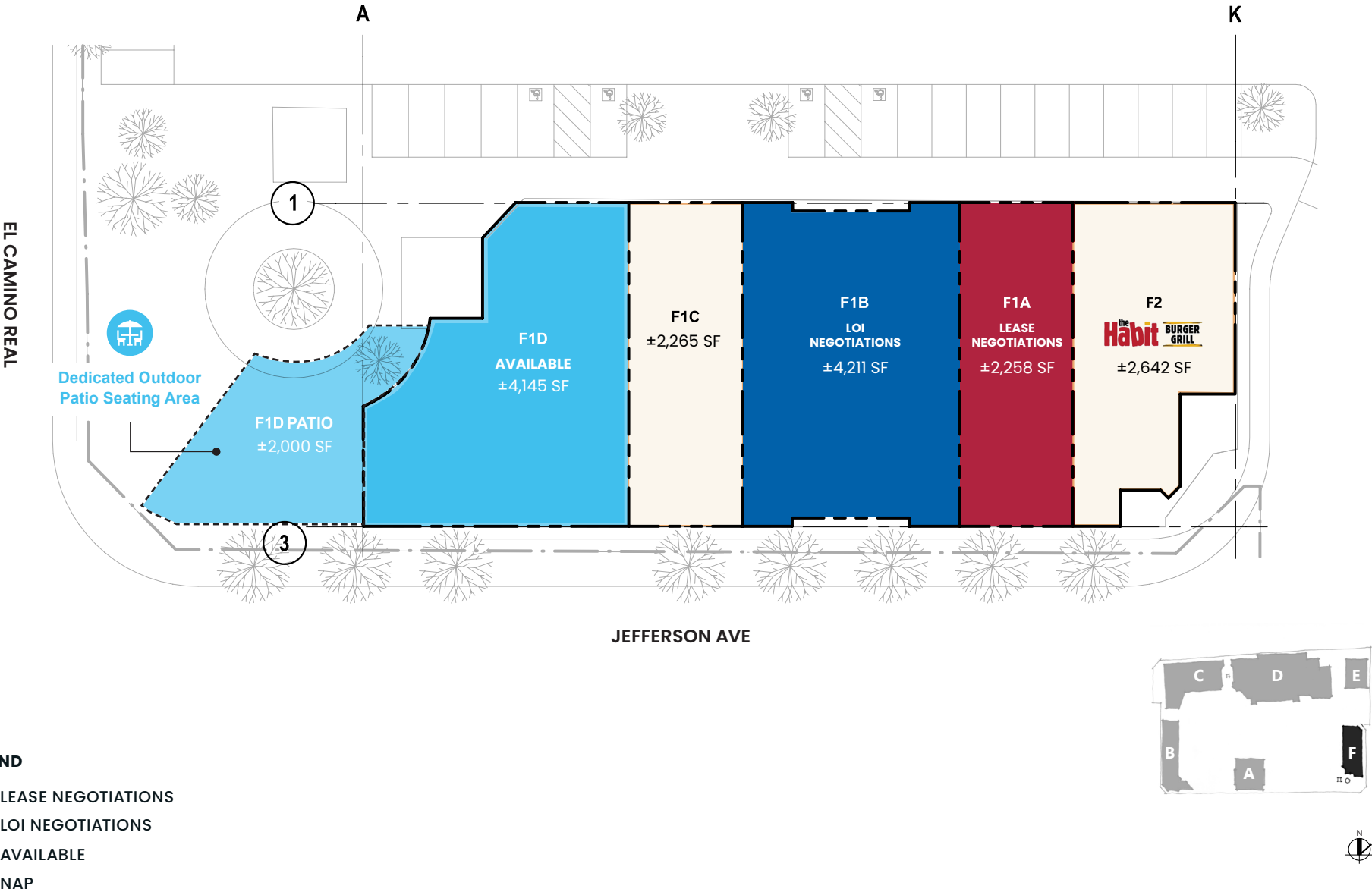
UNIT	TENANT	SF
F1A	LEASE NEGOTIATIONS	2,258
F1B	LOI NEGOTIATIONS	4,211
F1C	--	2,265
F1D	AVAILABLE	4,145
F2	HABIT BURGER & GRILL	2,642

BLDG G

UNIT	TENANT (NAP)	SF
G	SAFEWAY	62,981
G1	SUPER CUTS	1,248
G2	BRIAN YEE, DDS	1,202
G3	SEQUOIA SMOKE	875
G4	EUROPEAN WAX CENTER	1,142
G6	NOAH'S BAGELS	1,821
G7B	MATHNASIUM	1,743

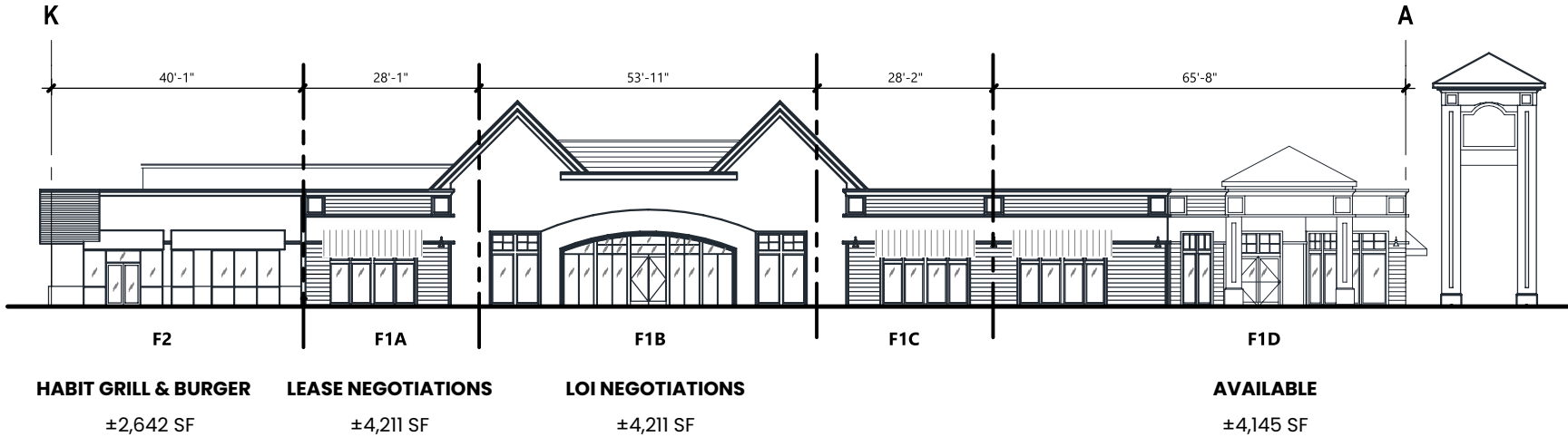
End-Cap Restaurant Opportunity

WITH LARGE DEDICATED OUTDOOR PATIO

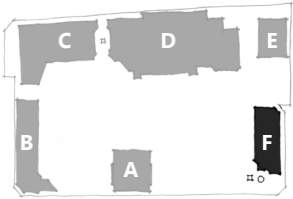
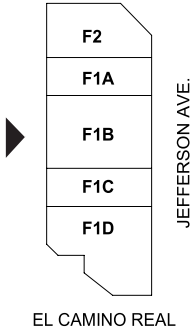


BUILDING F

LOD Building Elevation



KEY PLAN:



PROPERTY Gallery





TRADER JOE'S
Walgreens

Chevron

KOHL'S SEPHORA
Sports Basement Erik's DeliCafe
JOANN Starbucks ME L&L
planet fitness Massage Envy
GAME KASTLE

Applebee's
GRILL + BAR

Party City BAYFRONT Fitness
HOOT JUDKINS
The Wise Choice for Real Wood Furniture

Patelco
CREDIT UNION

NAPA AUTO PARTS

85

Chavez
Supermarket

Downtown
Redwood City

CINEMARK

KAISER
PERMANENTE

Smart & Final

GROCERYOUTLET
"bargain market"

AMERICA'S
TIRE

CVS

Sequoia High School

Sequoia
Station

savers
SHOP. REUSE. REIMAGINE.

Hoover Elementary

North Star
Academy

WHOLE
FOODS
MARKET

ELCO
YARDS

OUTDOOR
SUPPLY HARDWARE

COSTCO
WHOLESALE

BevMo!

Marshalls
TARGET

MARKET
Aerial



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