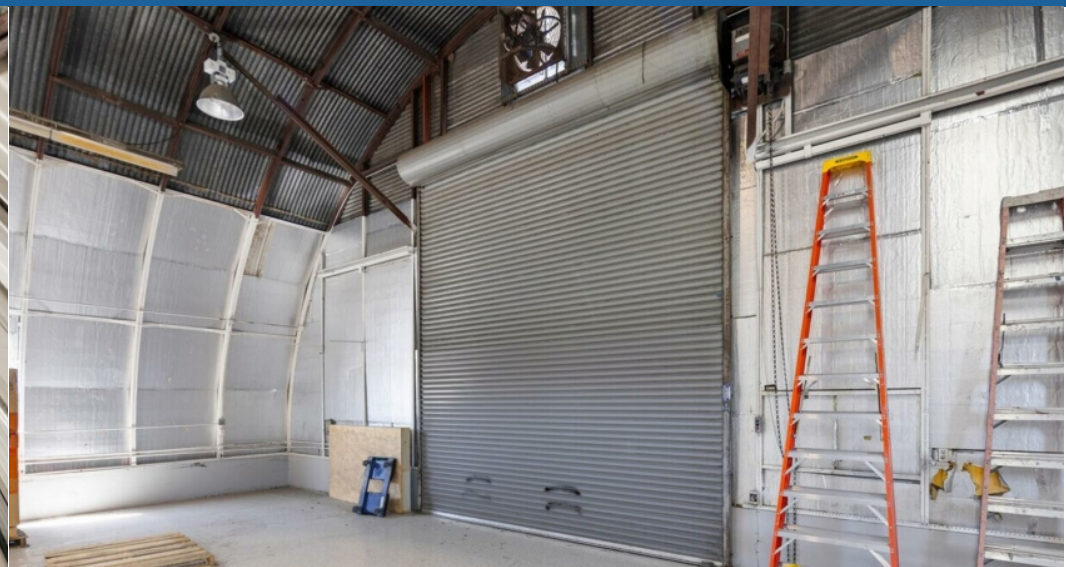
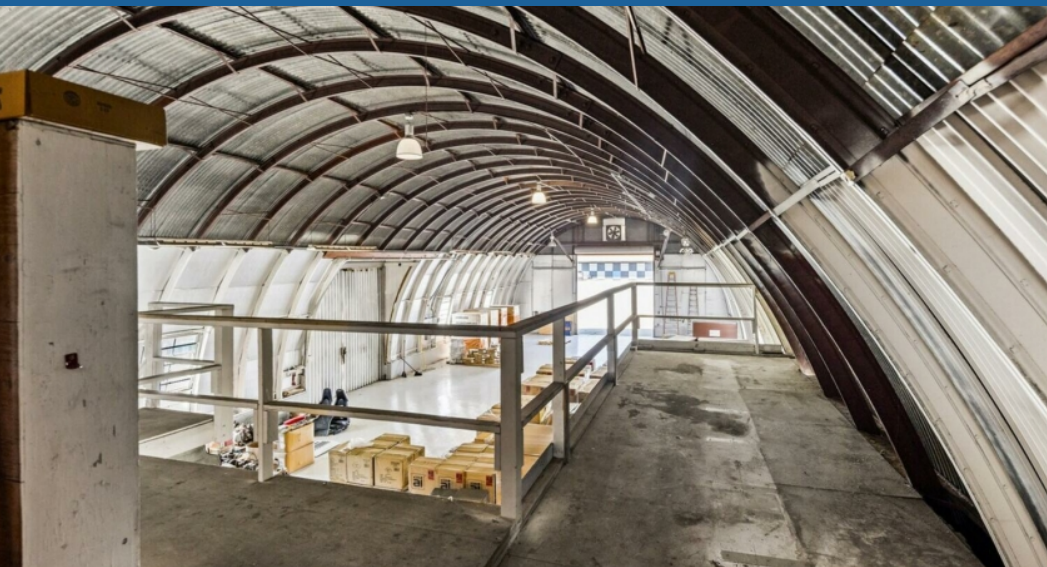




65 Winslow Street
Redwood City , CA 94063

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

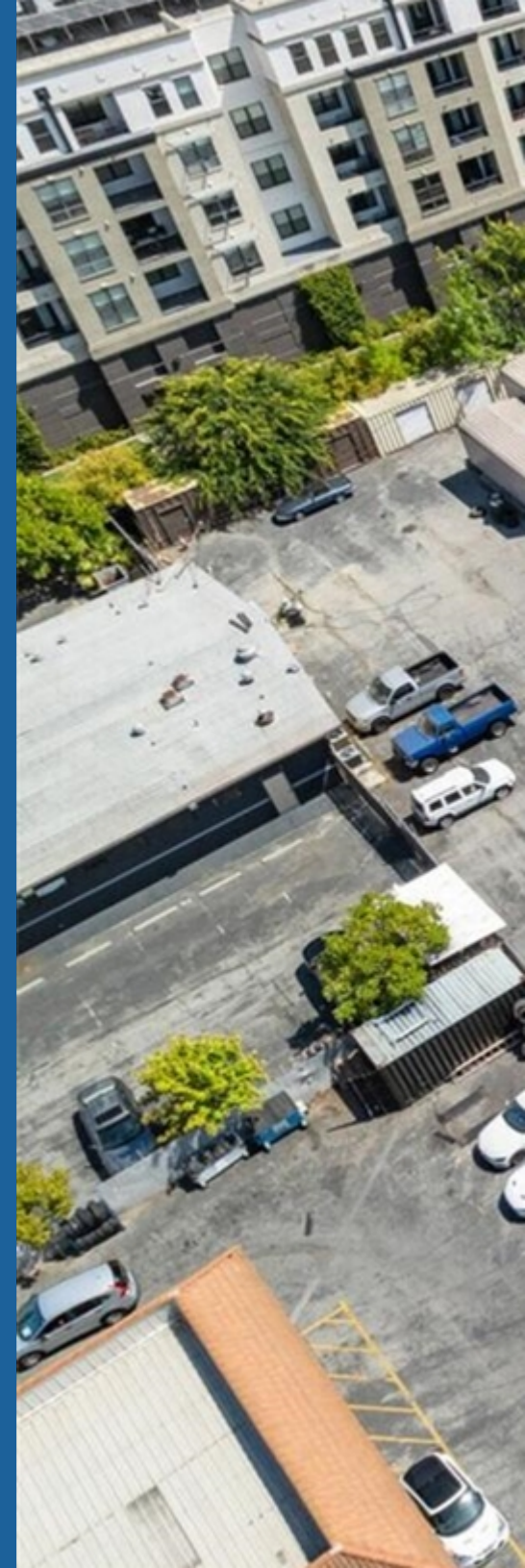


Margaret Duffy
Senior Associate
Mobile: 6506760294
margaret.duffy@cbtnorcal.com
License #: 01810445

65 WINSLOW STREET
REDWOOD CITY , CA 94063



Coldwell Banker
1427 Chapin Avenue
Burlingame , CA 94010
Office: 6506760294
www.duffyluxuryhomes.com





PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	6,324 SqFt
Year Built	1955
Lot Size (SF)	18,383.00 SqFt
Parcel ID	052-261-710
Zoning Type	Commercial
County	San Mateo
Frontage	0.00 Ft
Coordinates	37.492755,-122.233805

INVESTMENT SUMMARY

65 Winslow Street, Redwood City is a rare opportunity to purchase a prime property located in the Mixed Use - Transitional (MUT) Zone, the Priority Development Area (Veterans / Broadway Corridor).

A prominent ±18,369 sq. ft. corner lot with high-visibility presents endless potential.

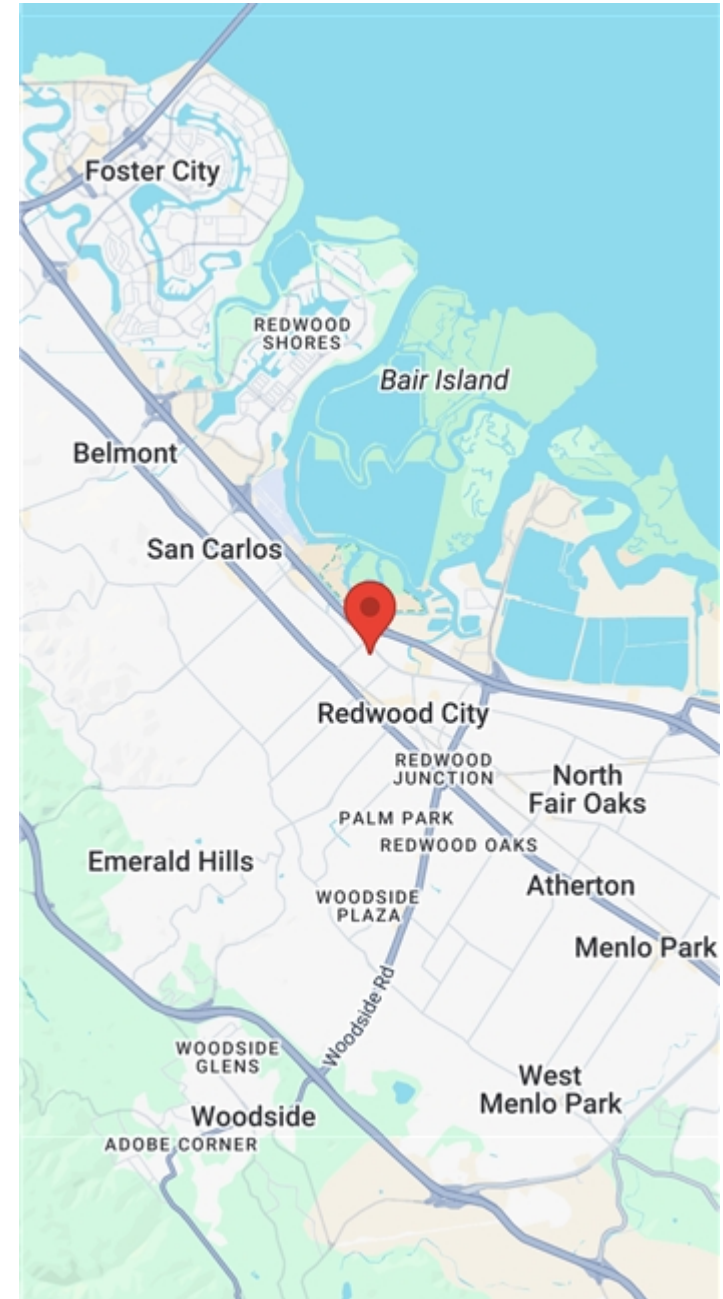
Great owner/user opportunity investors get the opportunity to purchase a significant parcel with a huge value add opportunity for future development potential.

A functional layout, ±6,324 sq. ft. two story updated building and attached warehouse with soaring ceilings. Perfectly positioned by Whipple Avenue allowing immediate access to the 101 freeway and close to San Francisco International Airport.



INVESTMENT HIGHLIGHTS

- The Building Was Recently Remodeled And Refurbished With Modern Offices
 - * Delivered Vacant At The Close Of Escrow
 - * Two Story Building With Large Attached Warehouse
 - * Updated Building ±6324 Sq. Ft.
 - * Modern Offices And Furniture Included In The Sale
 - * Corner Lot, Good Accessibility And Frontage From 2 Streets
 - * Flat Fenced Lot ± 18,383 Sq. Ft.
 - * Expansive Flat Yard
 - * Attached Warehouse With A New Epoxy Floor
 - * Large GL Roll-Up Doors
 - * A Break Room And New Kitchenette.
 - * Two Sets of Restrooms
 - * Lots Of Storage Options.
 - * Security cameras
 - * Oversized Parking, Ample Parking For Visitors And Staff



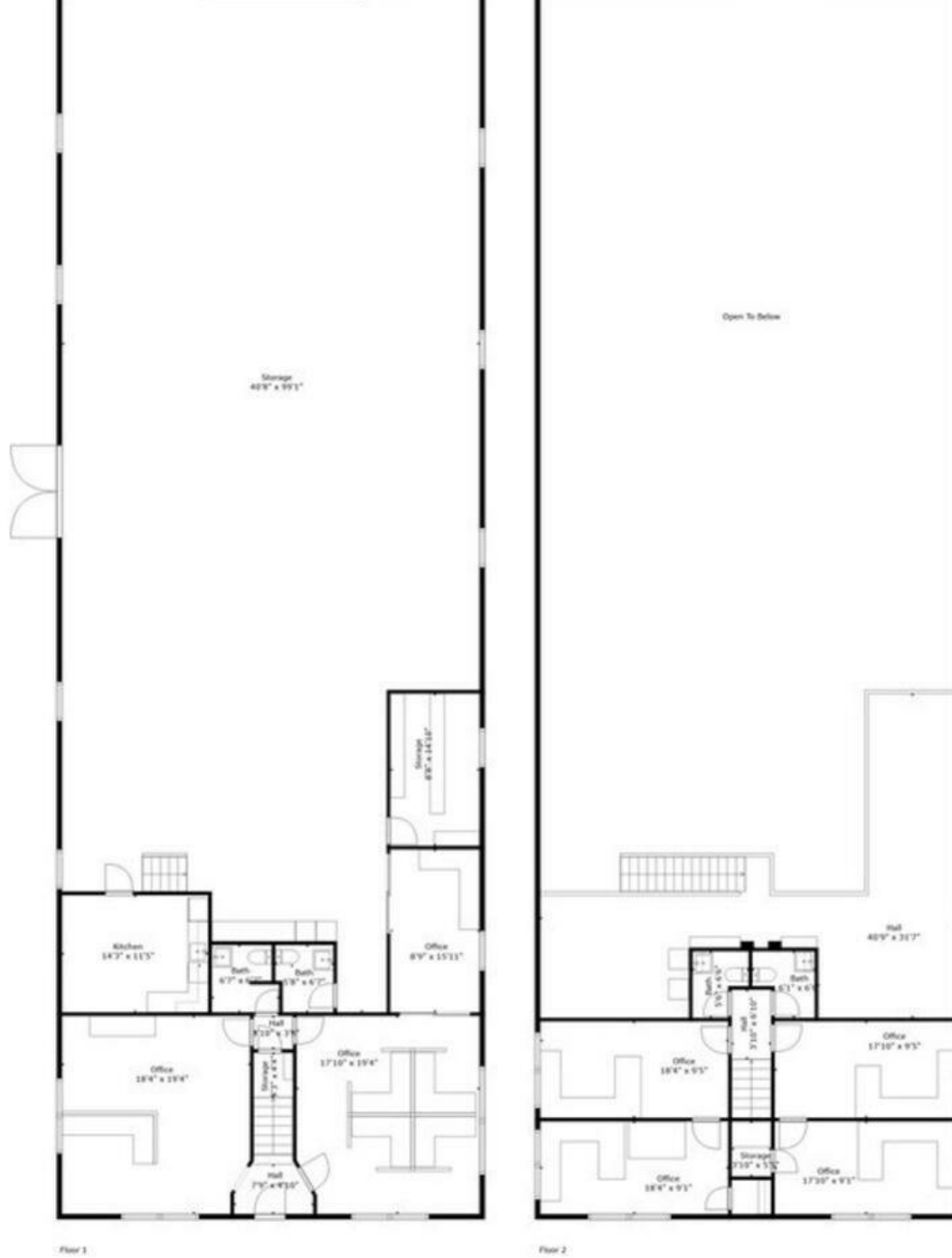


LOCATION HIGHLIGHTS

- Strategically located with strong regional connectivity, easy access to major freeways, minutes to Caltrain, San Francisco International Airport and the Port of Redwood City.

The property will be delivered vacant, allowing an owner-user to occupy immediately or customize for their operations.

This is your chance to expand your property portfolio into the San Francisco Peninsula which has seen a surge in demand in recent years.



TOTAL: 2653 sq. ft
FLOOR 1: 1188 sq. ft, FLOOR 2: 1465 sq. ft
EXCLUDED AREAS: STORAGE: 3671 sq. ft, OPEN TO BELOW: 3323 sq. ft, LOW CEILING: 29 sq. ft
WALLS: 319 sq. ft

TENANT PROFILES

Owner / User

The property is not leased out.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,726	123,085	248,184
2010 Population	18,195	124,197	256,145
2025 Population	23,737	138,442	284,562
2030 Population	25,019	144,440	291,231
2025-2030 Growth Rate	1.06 %	0.85 %	0.46 %
2025 Daytime Population	37,498	155,583	304,327

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	499	1,711	4,145
\$15000-24999	353	1,320	2,679
\$25000-34999	210	1,141	2,053
\$35000-49999	435	2,730	4,994
\$50000-74999	903	4,196	7,604
\$75000-99999	613	3,318	6,186
\$100000-149999	1,316	6,832	13,776
\$150000-199999	1,319	5,365	11,686
\$200000 or greater	3,590	21,869	49,499
Median HH Income	\$ 158,605	\$ 174,734	\$ 190,477
Average HH Income	\$ 236,686	\$ 266,493	\$ 282,020

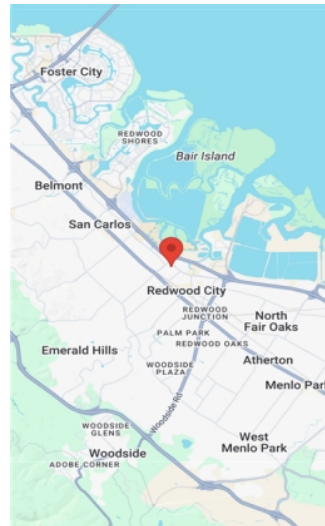


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,430	44,643	95,044
2010 Total Households	6,527	44,613	96,753
2025 Total Households	9,238	48,480	102,623
2030 Total Households	9,552	49,946	103,890
2025 Average Household Size	2.47	2.8	2.72
2025 Owner Occupied Housing	2,238	25,860	55,834
2030 Owner Occupied Housing	2,295	25,739	55,708
2025 Renter Occupied Housing	7,000	22,620	46,789
2030 Renter Occupied Housing	7,257	24,207	48,182
2025 Vacant Housing	754	3,420	7,204
2025 Total Housing	9,992	51,900	109,827





ABOUT REDWOOD CITY



CITY OF REDWOOD CITY

County	San Mateo
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Incorporated	5/2/1897
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AREA

City	34.7 sq mi
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Land	19.3 sq mi
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Water	15.4 sq mi
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Elevation	20 ft
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POPULATION

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COLDWELL BANKER and it should not be made available to any other person or entity without the written consent of COLDWELL BANKER.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to COLDWELL BANKER. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COLDWELL BANKER has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, COLDWELL BANKER has not verified, and will not verify, any of the information contained herein, nor has COLDWELL BANKER conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COLDWELL BANKER ADVISOR FOR
MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

Margaret Duffy

Senior Associate

Mobile: 6506760294

margaret.duffy@cbnorcal.com

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