

# SINGLE-TENANT OFFICE BUILDING FOR SALE

REDWOOD CITY, CA

777 MARSHALL STREET



# EXECUTIVE SUMMARY

Premier Properties, as the exclusive listing broker, is pleased to present the opportunity to acquire a single-tenant office building conveniently located in downtown Redwood City. 777 Marshall Street is ideal for an owner-user or development opportunity. The single-story office building has four private offices, one boardroom, a reception area, open desk space, a kitchenette, one shower room, and two restrooms. This ±2,500 Sq. Ft. building is surrounded by downtown restaurants and amenities and is walking distance to the CalTrain Station.

777 Marshall Street presents an excellent opportunity to purchase a single-tenant office building in the heart of thriving downtown Redwood City.

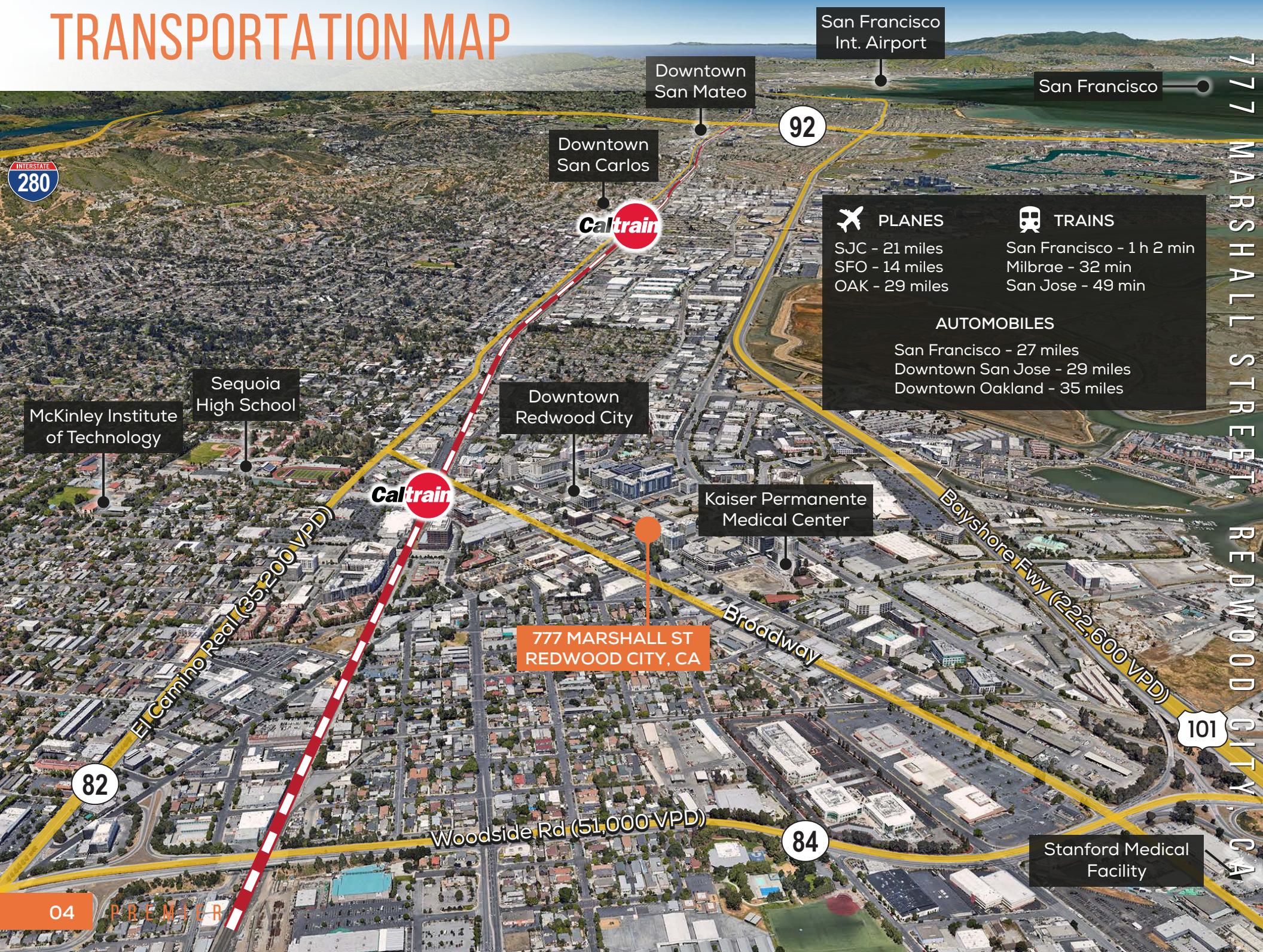
<b>Address:</b>	777 Marshall Street, Redwood City, CA 94063
<b>APN:</b>	052-373-070
<b>Building Size:</b>	±2,500 Sq. Ft.
<b>Parcel Size:</b>	±3,268 Sq. Ft. / 0.075 Acre (Per Public Record)
<b>Zoning:</b>	Downtown Precise Plan - Downtown General
<b>Price:</b>	\$2,100,000



# AMENITIES MAP



# TRANSPORTATION MAP



# DEMOGRAPHICS



ONE-MILE POPULATION: 30,502

MEDIAN AGE

34.8

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,236

Average Household Income

\$178,188

Average Household Size: 2.67

Owner Occupied Housing Units: 2,398

Renter Occupied Housing Units

8,639

Median Household Income

\$125,565

Average Household Income

\$178,188

## MAJOR EMPLOYERS:

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,070	6,977	13,629
Total Employees:	25,763	75,496	162,696
Total Residential Population:	30,502	132,871	277,811
Average Household Size:	2.7	2.8	2.8



# CONFIDENTIALITY & DISCLAIMER

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