



# 150 CHARTER



**THE KHO TEAM**  
**REAL ESTATE**  
LIC # 01759705

# EXECUTIVE SUMMARY

Check out this new redevelopment opportunity in the mid-Peninsula! We have Tentative Map Approval for a four-story 72-unit residential building with seven (7) 2-bedroom single-level units and sixty-five (65) 3-bedroom tri-level units and a total area of 113,199 sq ft. The project combines three parcels on a flat lot to create a 74,289 sq ft site in Redwood City's El Camino Real (MUC-ECR) Zoning District. The site currently has a supermarket and parking lot and is adjacent to the Woodside Central Shopping Center which has Target and Marshalls as its anchor tenants. There will be 144 parking spaces for the residences, 18 guest parking spaces, 2 loading/short term parking spaces, and 38 bicycle spaces. All parking spaces are on the ground floor within a shared podium parking structure. Approved plans and other disclosures are available for buyer's perusal.

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**Legacy Real Estate & Associates**  
**CA Lic: 01154757**  
**(510) 396-5408 • ken@kho.net**

## OFFERING SUMMARY

ADDRESS	110-150 Charter St Redwood City CA 94061
COUNTY	San Mateo
MARKET	San Francisco Bay Area
SUBMARKET	Peninsula
OFFERING PRICE	\$29,000,000
OWNERSHIP TYPE	Fee Simple
APN	054-112-180, 054-112-170, 054-112-290

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	40,065	132,880	273,891
2022 Median HH Income	\$93,146	\$157,306	\$159,746
2022 Average HH Income	\$137,156	\$216,667	\$221,108

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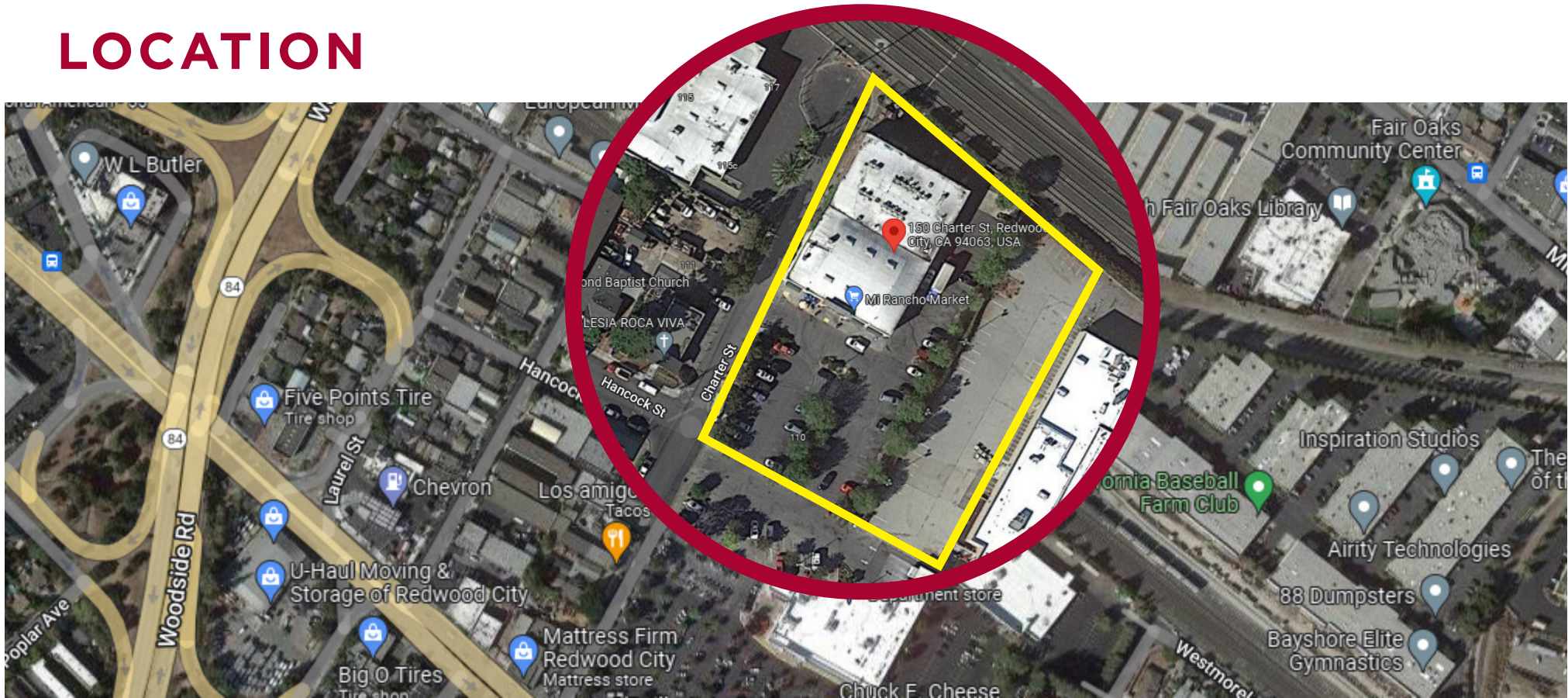


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# LOCATION



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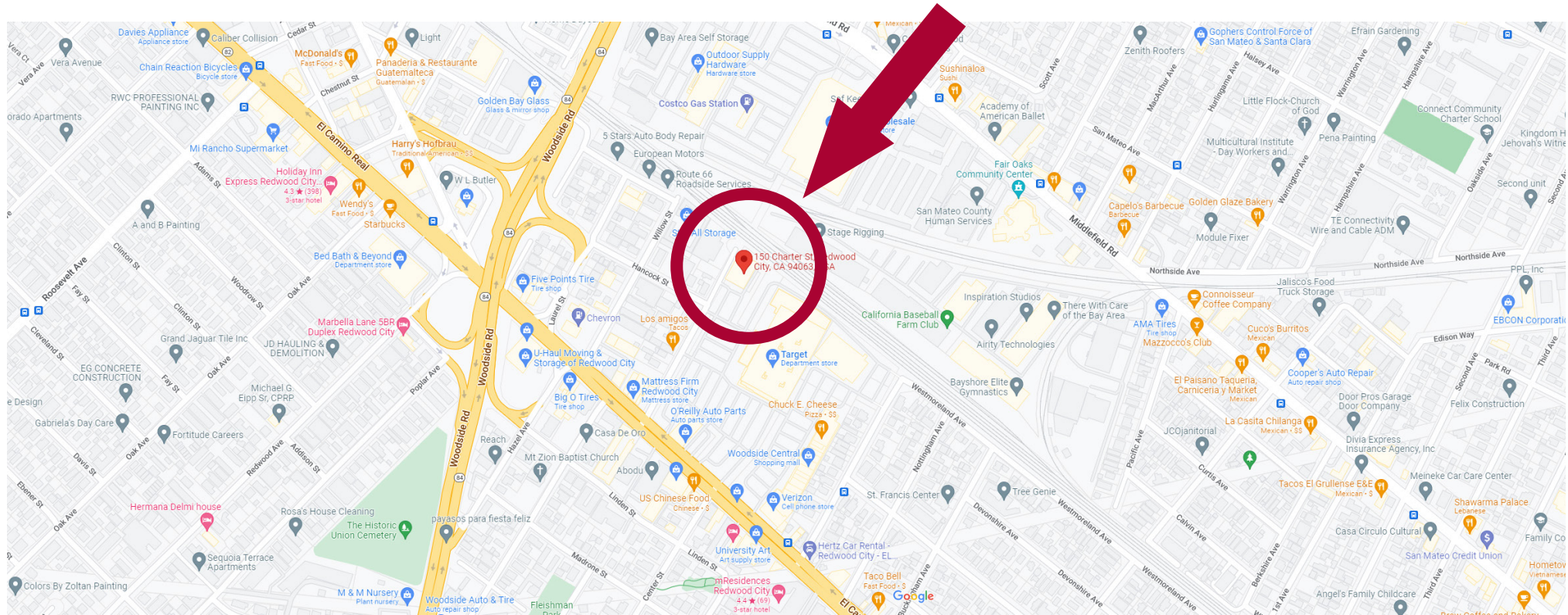
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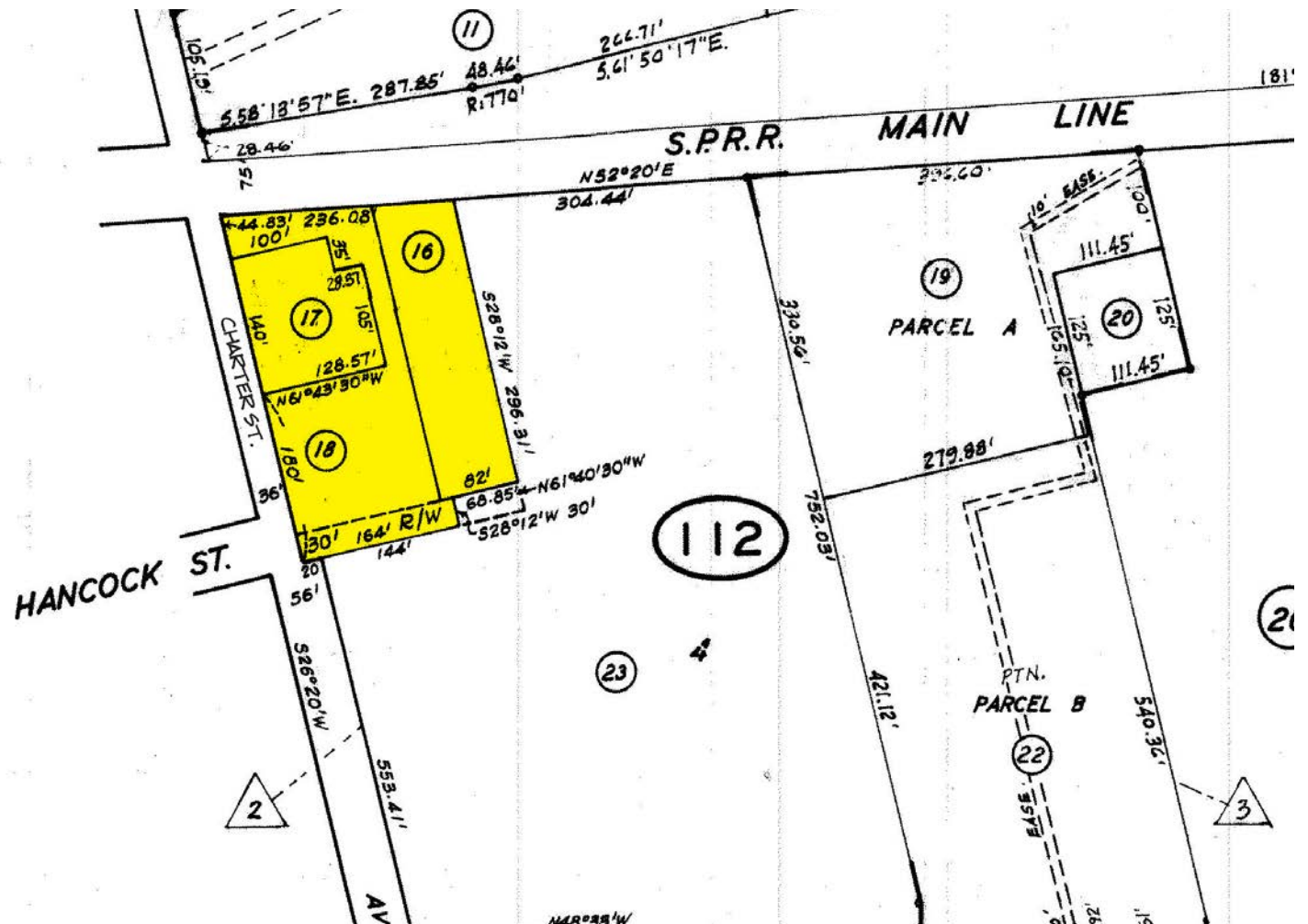


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# PLAT MAP



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# APPROVED PLANS



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# PROJECT UNIT MIX

UNIT MIX - DETAILED INFORMATION														
Unit Numbers	Unit Type	BMR	# of Bedrooms	# of Bathrooms	Net Square Footage								Unit Gross (with Deck/Patio) Sq. Ft.	Unit Net Sq. Ft.
					Floor 01	Deck/Patio	Floor 02	Deck/Patio	Floor 03	Deck/Patio	Floor 04	Deck/Patio		
101	D		2	2	952	-	-		-		-		952	952
102	D		2	2	952	-	-		-		-		952	952
103	D		2	2	952	-	-		-		-		952	952
104	D		2	2	952	-	-		-		-		952	952
105	D		2	2	952	-	-		-		-		952	952
106	D		2	2	952	-	-		-		-		952	952
107	D	BMR	2	2	952	-	-		-		-		952	952
Subtotal 1	7 Units	1 Unit			6,664	0	0	0	0	0	0	0	6,664	6,664
201	C2B		3	2.5	-		585	-	565	55	555	10	1,770	1,705
202	C1B		3	2.5	-		590	35	610	45	580	25	1,885	1,780
203	C2A		3	2.5	-		575	55	580	-	560	-	1,770	1,715
204	C1A	BMR	3	2.5	-		590	35	625	35	580	45	1,910	1,795
205	C1A		3	2.5	-		590	35	625	35	580	45	1,910	1,795
206	C2A		3	2.5	-		575	55	580	-	560	-	1,770	1,715
207	C1B		3	2.5	-		590	35	610	45	580	25	1,885	1,780
208	C2B		3	2.5	-		575	55	555	-	560	10	1,755	1,690
209	C1A		3	2.5	-		590	35	625	35	580	45	1,910	1,795
210	C2A		3	2.5	-		575	55	580	-	560	-	1,770	1,715
211	C1B		3	2.5	-		590	35	610	45	580	25	1,885	1,780

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# PROJECT UNIT MIX

212	C2B	BMR	3	2.5	-		575	55	555	-	560	10	1,755	1,690
213	C1A		3	2.5	-		590	35	625	35	580	45	1,910	1,795
214	C2A		3	2.5	-		585	-	585	55	565	-	1,790	1,735
215	B1E		3	2.5	-		545	varies	575	-	540	35	1,695	1,660
216	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
217	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
218	B1A	BMR	3	2.5	-		535	varies	550	-	490	20	1,595	1,575
219	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
220	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
221	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
222	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
223	B1B		3	2.5	-		545	varies	575	-	495	35	1,650	1,615
224	B1B		3	2.5	-		545	varies	575	-	495	35	1,650	1,615
225	B1A		3	2.5	-		535	varies	550	-	490	20	1,595	1,575
226	B1A	BMR	3	2.5	-		535	varies	550	-	490	20	1,595	1,575
227	B1F		3	2.5	-		545	varies	560	-	515	15	1,635	1,620
228	B2A		3	2.5	-		550	varies	555	-	525	-	1,630	1,630
229	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
230	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
231	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
232	E		3	2.5	-		545	-	550	-	550	-	1,645	1,645
233	B2A	BMR	3	2.5	-		540	varies	540	-	510	-	1,590	1,590

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234	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
235	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
236	B2B		3	2.5	-		530	varies	545	-	440	35	1,550	1,515
237	B2B		3	2.5	-		530	varies	545	-	440	35	1,550	1,515
238	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
239	B2A		3	2.5	-		530	varies	535	-	500	-	1,565	1,565
240	B2A		3	2.5	-		540	varies	540	-	510	-	1,590	1,590
241	B1A	BMR	3	2.5	-		540	varies	555	-	490	20	1,605	1,585
242	B1B		3	2.5	-		530	varies	560	-	480	40	1,610	1,570
243	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
244	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
245	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
246	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
247	B1B		3	2.5	-		530	varies	560	-	480	40	1,610	1,570
248	B1A		3	2.5	-		540	varies	555	-	485	20	1,600	1,580
249	B1D		3	2.5	-		535	varies	550	-	500	20	1,605	1,585
250	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
251	B1A		3	2.5	-		530	varies	550	-	480	15	1,575	1,560
252	B1C	BMR	3	2.5	-		530	varies	580	-	505	20	1,635	1,615

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# PROJECT UNIT MIX

253	A1	BMR	3	2.5	-		575	varies	575	-	580	-	1,730	1,730
254	A2		3	2.5	-		570	varies	580	-	490	60	1,700	1,640
255	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
256	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
257	A2		3	2.5	-		570	varies	580	-	490	60	1,700	1,640
258	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
259	A1	BMR	3	2.5	-		565	varies	565	-	580	-	1,710	1,710
260	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
261	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
262	A2		3	2.5	-		570	varies	580	-	490	60	1,700	1,640
263	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
264	A1		3	2.5	-		565	varies	565	-	580	-	1,710	1,710
265	A1	BMR	3	2.5	-		575	varies	575	-	580	-	1,730	1,730
Subtotal 2	65 Units	10 Units					35,880	520	36,655	385	34,000	1,085	108,525	106,535

UNIT MIX - SUMMARY INFORMATION											
				Net Square Footage						Total NSF	
				Floor 01		Floor 02		Floor 03			
Total Units	72			6,664		35,880		36,655		34,000	113,199
Total BMR Units	11			952		5,560		5,670		5,365	17,547
BMR Percentage	15.28%			14.29%		15.50%		15.47%		15.78%	15.50%

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# PHOTOS



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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,632	122,252	243,242
2010 Population	39,784	123,005	248,566
2022 Population	40,065	132,880	273,891
2027 Population	38,969	129,190	267,172
2022 African American	776	2,104	7,542
2022 American Indian	1,089	1,861	2,903
2022 Asian	3,729	17,222	48,882
2022 Hispanic	24,466	44,611	76,112
2022 Other Race	15,466	25,634	44,412
2022 White	11,279	65,581	130,698
2022 Multiracial	7,270	19,445	35,951
2022-2027: Population: Growth Rate	-2.75 %	-2.80 %	-2.50 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	736	1,719	4,360
\$15,000-\$24,999	1,036	2,010	3,396
\$25,000-\$34,999	732	1,618	3,153
\$35,000-\$49,999	1,209	2,763	5,392
\$50,000-\$74,999	1,814	4,298	8,657
\$75,000-\$99,999	1,310	3,179	6,335
\$100,000-\$149,999	2,267	6,752	13,058
\$150,000-\$199,999	1,284	5,463	10,896
\$200,000 or greater	2,685	18,879	38,696
Median HH Income	\$93,146	\$157,306	\$159,746
Average HH Income	\$137,156	\$216,667	\$221,108

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# DEMOGRAPHICS

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,664	45,159	90,357
2010 Total Households	12,477	43,618	89,388
2022 Total Households	13,073	46,681	93,944
2027 Total Households	12,940	46,050	92,738
2022 Average Household Size	3.00	2.77	2.73
2000 Owner Occupied Housing	3,767	25,374	49,977
2000 Renter Occupied Housing	8,669	18,633	37,807
2022 Owner Occupied Housing	3,842	25,571	50,548
2022 Renter Occupied Housing	9,230	21,110	43,396
2022 Vacant Housing	1,332	3,449	6,888
2022 Total Housing	14,405	50,130	100,832
2027 Owner Occupied Housing	3,787	25,222	49,940
2027 Renter Occupied Housing	9,153	20,828	42,798
2027 Vacant Housing	1,655	4,597	9,236
2027 Total Housing	14,595	50,647	101,974
2022-2027: Households: Growth Rate	-1.00 %	-1.35 %	-1.30 %

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# DEMOGRAPHICS

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,210	8,274	16,279
2022 Population Age 35-39	3,348	9,109	17,779
2022 Population Age 40-44	2,974	8,783	17,071
2022 Population Age 45-49	2,582	8,813	16,982
2022 Population Age 50-54	2,348	8,961	17,302
2022 Population Age 55-59	2,019	8,722	16,805
2022 Population Age 60-64	1,803	8,123	15,555
2022 Population Age 65-69	1,458	6,730	12,923
2022 Population Age 70-74	1,079	5,581	10,811
2022 Population Age 75-79	734	3,906	7,656
2022 Population Age 80-84	431	2,464	4,997
2022 Population Age 85+	524	2,828	5,792
2022 Population Age 18+	29,894	101,968	212,648
2022 Median Age	34	39	37

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,113	8,417	16,526
2027 Population Age 35-39	2,898	8,417	16,146
2027 Population Age 40-44	2,975	8,791	17,426
2027 Population Age 45-49	2,662	8,488	16,347
2027 Population Age 50-54	2,315	8,322	15,868
2027 Population Age 55-59	2,089	8,146	15,778
2027 Population Age 60-64	1,716	7,553	14,543
2027 Population Age 65-69	1,522	6,995	13,459
2027 Population Age 70-74	1,202	5,804	11,061
2027 Population Age 75-79	871	4,549	8,854
2027 Population Age 80-84	546	3,025	6,001
2027 Population Age 85+	490	2,842	5,972
2027 Population Age 18+	29,560	100,398	210,084
2027 Median Age	35	40	37

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# DEMOGRAPHICS

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,570	\$128,244	\$115,682
Average Household Income 25-34	\$129,015	\$181,715	\$169,395
Median Household Income 35-44	\$107,527	\$173,200	\$181,200
Average Household Income 35-44	\$152,861	\$227,581	\$237,490
Median Household Income 45-54	\$109,495	\$200,001	\$200,001
Average Household Income 45-54	\$153,839	\$257,525	\$272,276
Median Household Income 55-64	\$102,500	\$200,001	\$200,001
Average Household Income 55-64	\$147,414	\$253,140	\$268,458
Median Household Income 65-74	\$71,357	\$129,300	\$138,820
Average Household Income 65-74	\$122,942	\$198,146	\$208,366
Average Household Income 75+	\$102,593	\$158,686	\$157,918

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,779	\$156,186	\$142,735
Average Household Income 25-34	\$152,397	\$215,842	\$201,891
Median Household Income 35-44	\$129,821	\$200,001	\$200,001
Average Household Income 35-44	\$181,583	\$260,017	\$266,114
Median Household Income 45-54	\$128,200	\$200,001	\$200,001
Average Household Income 45-54	\$179,657	\$279,090	\$293,297
Median Household Income 55-64	\$123,325	\$200,001	\$200,001
Average Household Income 55-64	\$175,282	\$279,938	\$294,655
Median Household Income 65-74	\$93,040	\$169,327	\$177,719
Average Household Income 65-74	\$149,401	\$237,030	\$248,469
Average Household Income 75+	\$129,036	\$206,650	\$205,445

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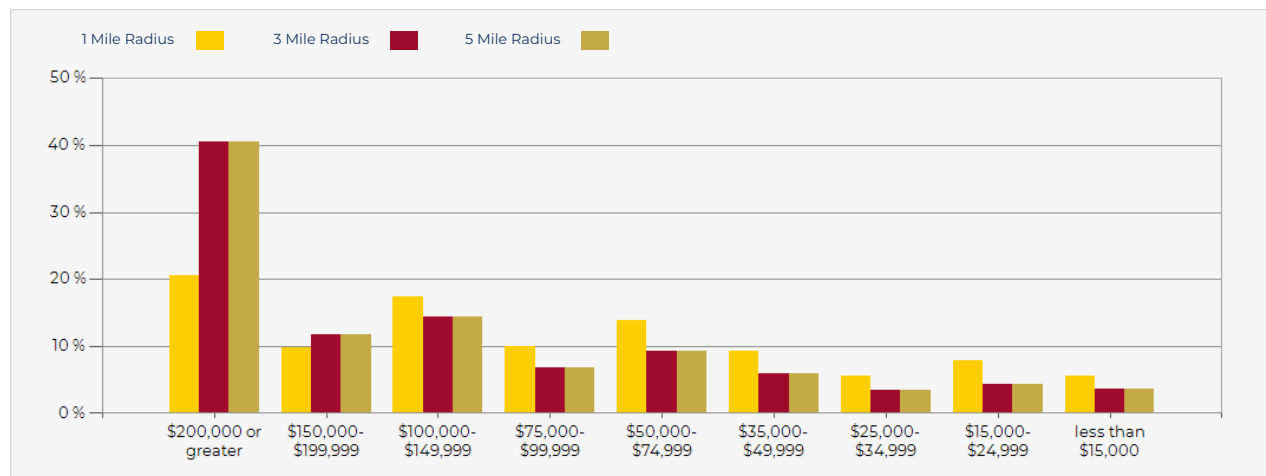
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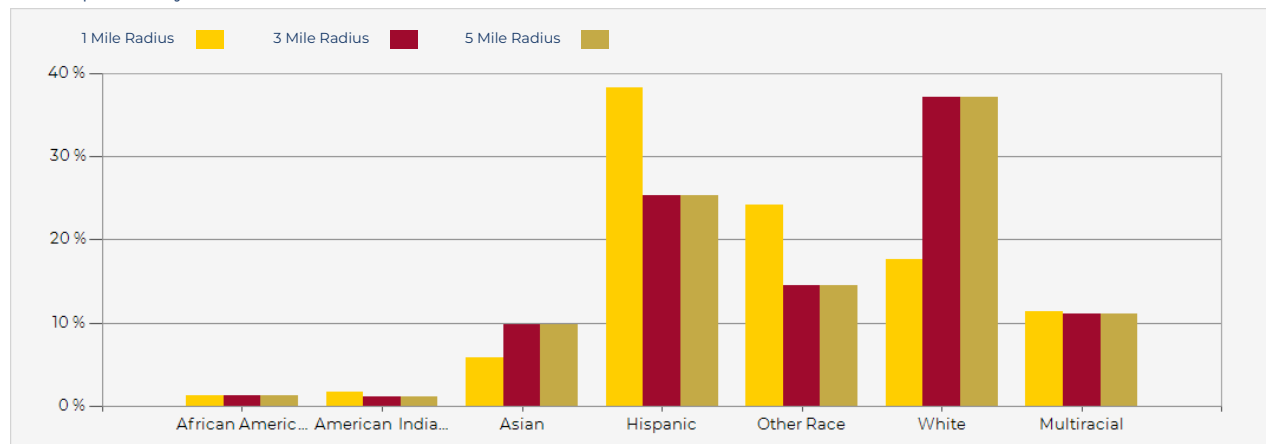
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# DEMOGRAPHICS

2022 Household Income



2022 Population by Race



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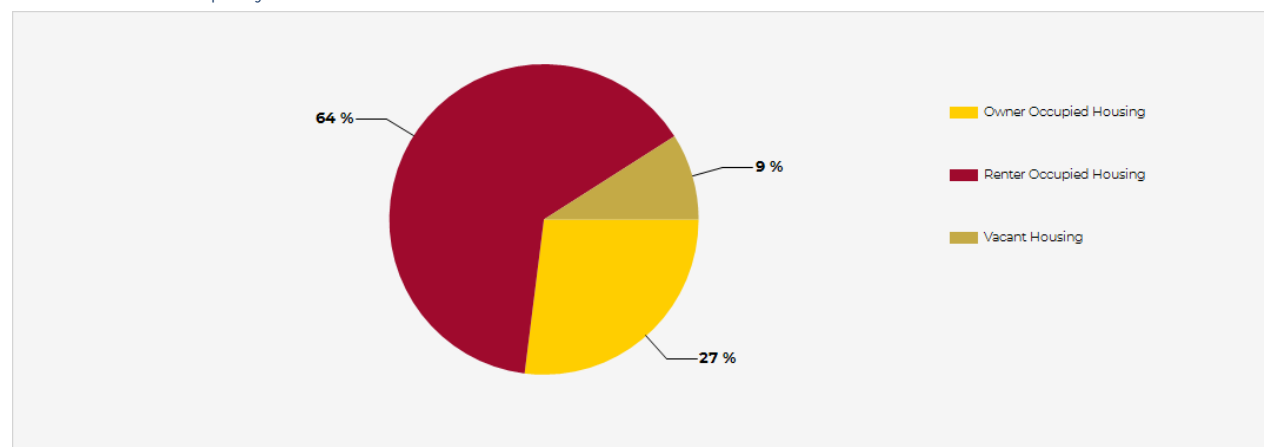
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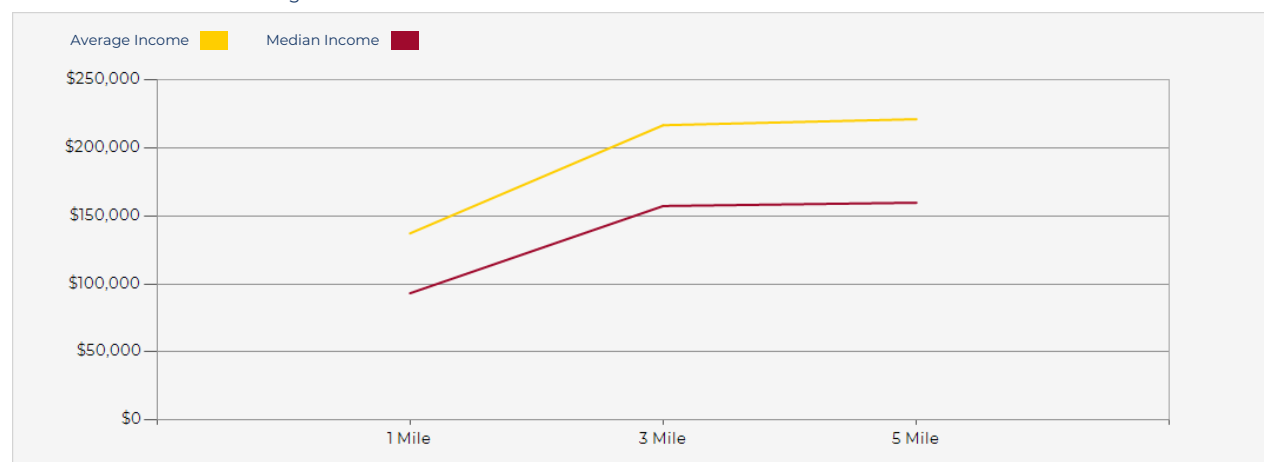


# DEMOGRAPHICS

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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