

# 450-480 VETERANS BLVD. REDWOOD CITY - CALIFORNIA

RETAIL/INDUSTRIAL SPACE AVAILABLE FOR LEASE  
+/- 25,635 SQFT - 1.75 ACRE SITE



## CONTACT

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## PROPERTY SUMMARY

+/-25,635 SQFT - 1.75 ACRE SITE

### **450 Veterans Blvd (APN 052-124-670)**

- 13,415 Sq. Ft building
- 21,779 Sq. Ft. lot (shared address w/1490 Tacoma Way)
- Ceiling height +/-16 FT

### **474 Veterans Blvd (APN 052-124-660)**

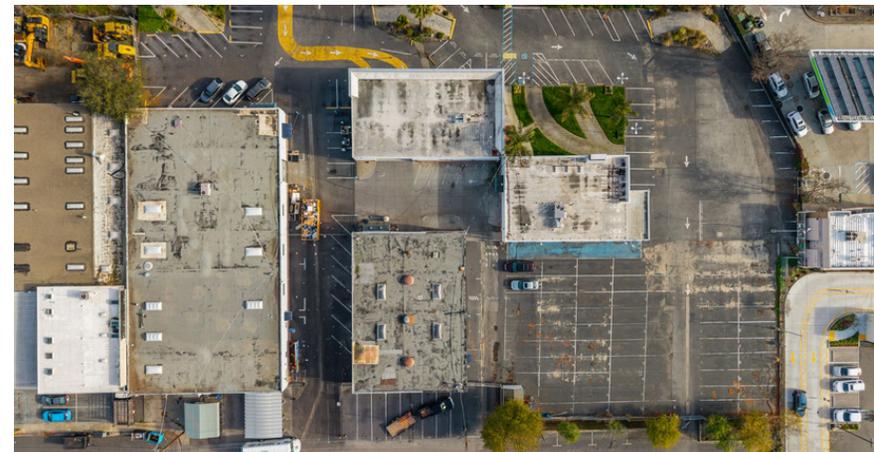
- 6,020 Sq. Ft building
- 21,501 Sq. Ft. lot
- Ceiling height +/-18 FT

### **480 Veterans Blvd (APN 052-124-690)**

- 6,200 Sq. Ft building
- 13,504 Sq. Ft. lot
- Ceiling height +/-15 FT (showroom)
- Ceiling height +/-12 FT (front service center)

### **1410 Tacoma Way (APN 052-124-680)**

- 19,382 Sq. Ft. lot



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# 450-480 VETERANS BLVD. REDWOOD CITY - CALIFORNIA

## UNIT HIGHLIGHTS

An excellent opportunity for automotive, industrial, and service-oriented businesses seeking a highly functional space in a prime Redwood City location.

450-480 Veterans Blvd is positioned along a well-traveled commercial corridor with outstanding visibility and easy access to Highway 101, downtown Redwood City, and the greater Peninsula.

The property features 4 200 amp services, +/-125 parking spots, flexible open layouts, and ground-level access, making it well-suited for automotive uses, light industrial operations, warehousing, fabrication, and contractor services. The site allows for efficient vehicle circulation, loading, and customer access—ideal for businesses requiring car access, equipment storage, or shop-style functionality.

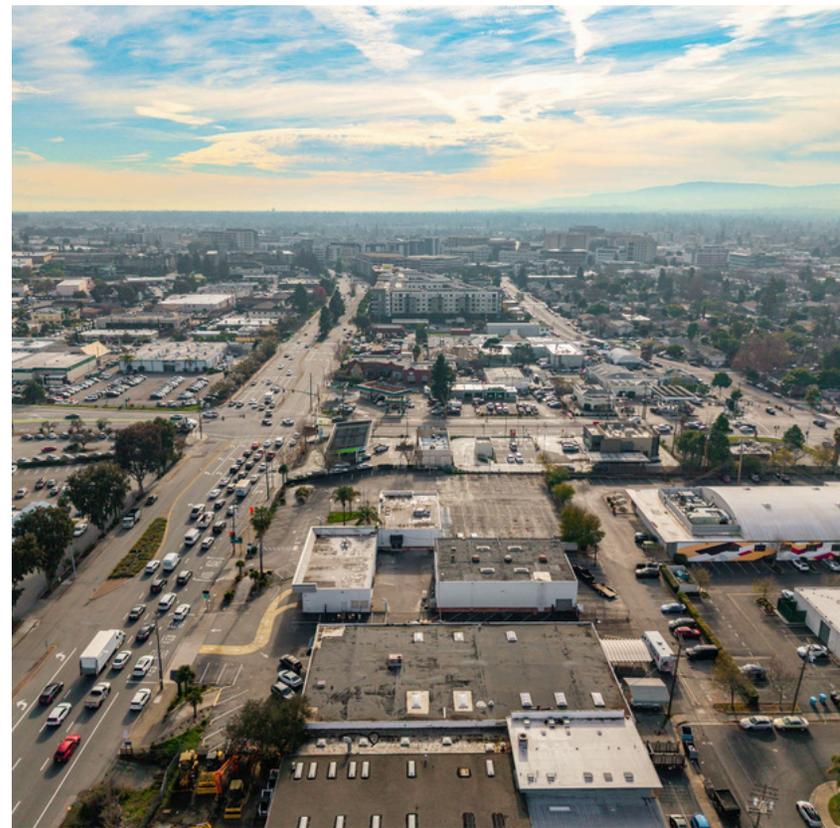
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# PROPERTY PHOTOS



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# REDWOOD CITY ZONING

## CITY OF REDWOOD CITY

The City's Community Development department processes City permits. Use link below to access City of Redwood City Planning Department

[READ MORE](#)

## ZONING ORDINANCE

See link below for Redwood City Zoning Ordinance

[READ MORE](#)

## PRINCIPAL PLANNER

### Apollo Rojas

Principal Planner | Redwood City  
Current Planning Division  
1017 Middlefield Rd | Redwood City, CA | 94063  
arojas@redwoodcity.org | 650-780-7365  
<https://www.redwoodcity.org>  
[Zoning Map](#)

## ZONING - (IR) INDUSTRIAL RESTRICTED

land-use designation that allows light industrial and support uses while limiting impacts on surrounding areas. It permits activities like machine shops, research and manufacturing operations, warehouses, and specialty production shops, provided operations are typically conducted indoors and designed to minimize noise, odor, dust, glare, and other nuisances. The purpose of the IR district is to accommodate lower-impact industrial and service uses while ensuring compatibility with nearby properties.



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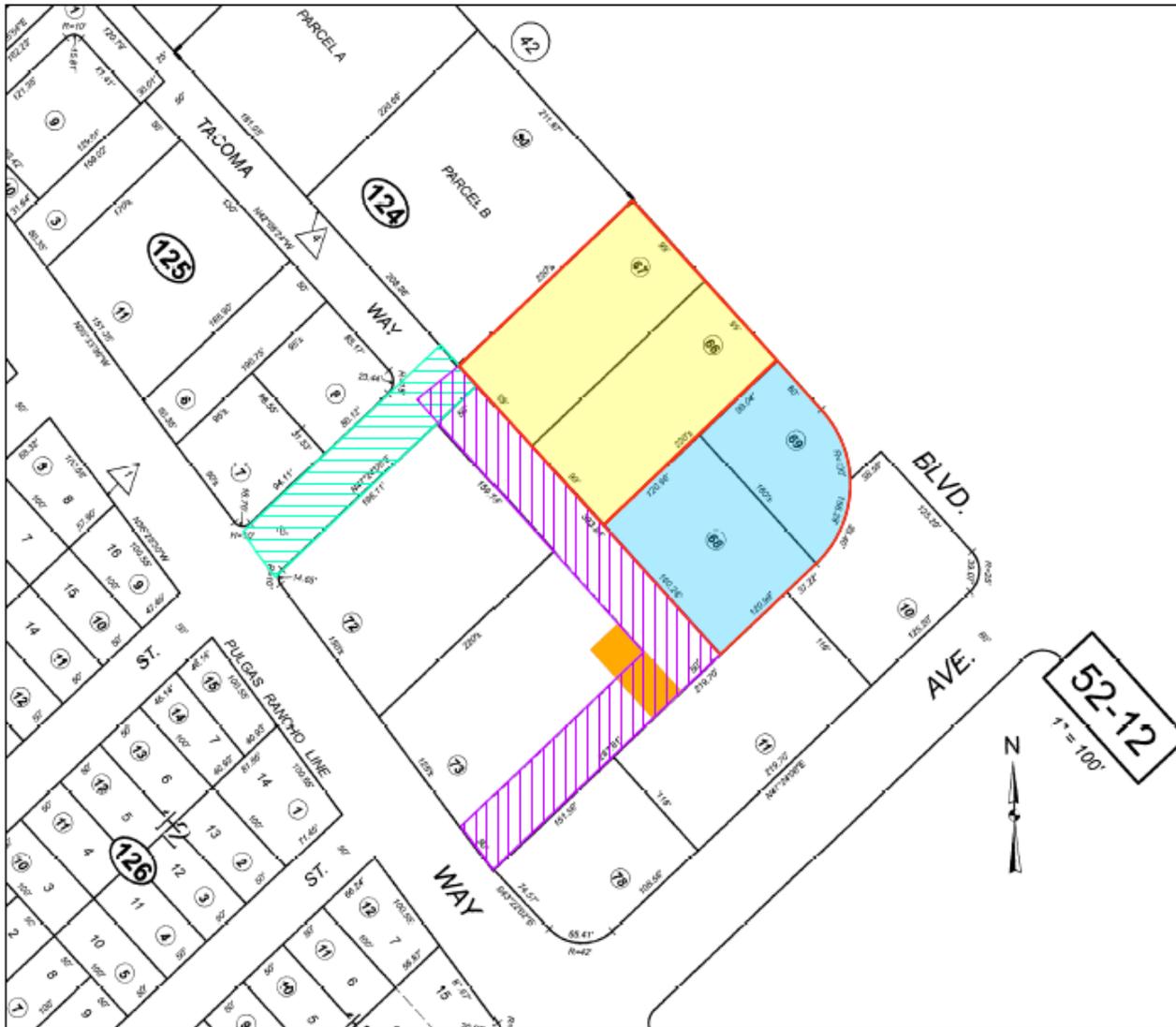
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# PARCEL MAP



## LEGEND

-  PARCEL ONE (PIQ)
-  PARCEL TWO (PIQ)
-  PARCEL THREE (Easement)
-  PARCEL FOUR (Easement)
-  PARCEL FIVE (Easement)

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# SITE PLAN

450, 474 & 480 VETERANS BOULEVARD | REDWOOD CITY, CA 94063



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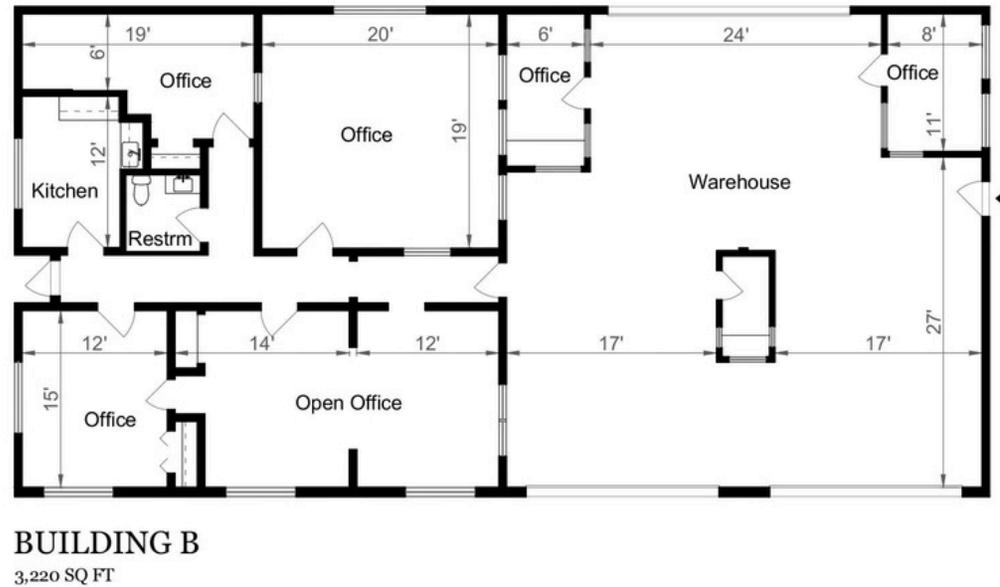
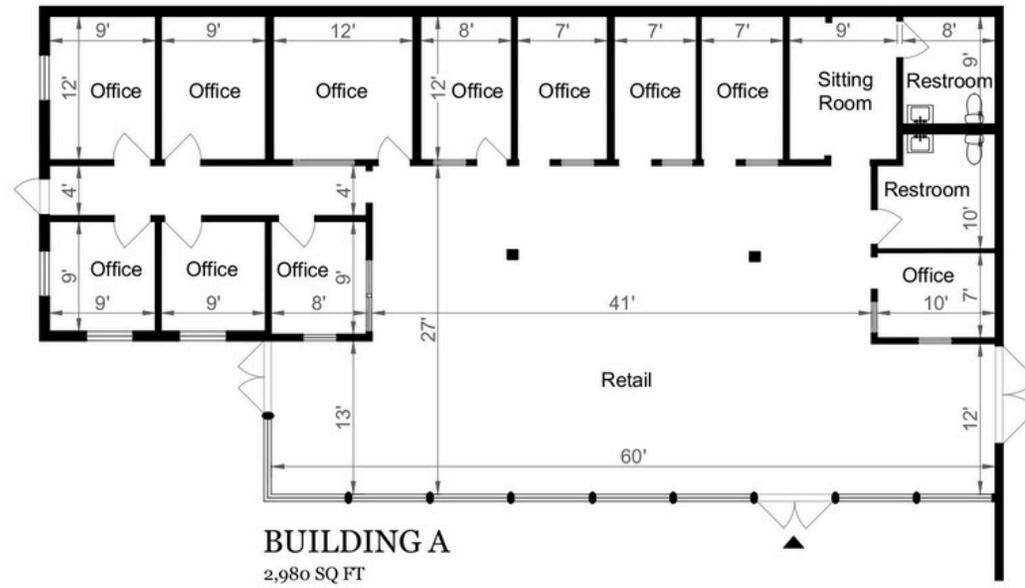


# 480 FLOOR PLAN

Estimated Total Square Footage: 6,200 SQ FT

Building A: 2,980 SQ FT

Building B: 3,220 SQ FT



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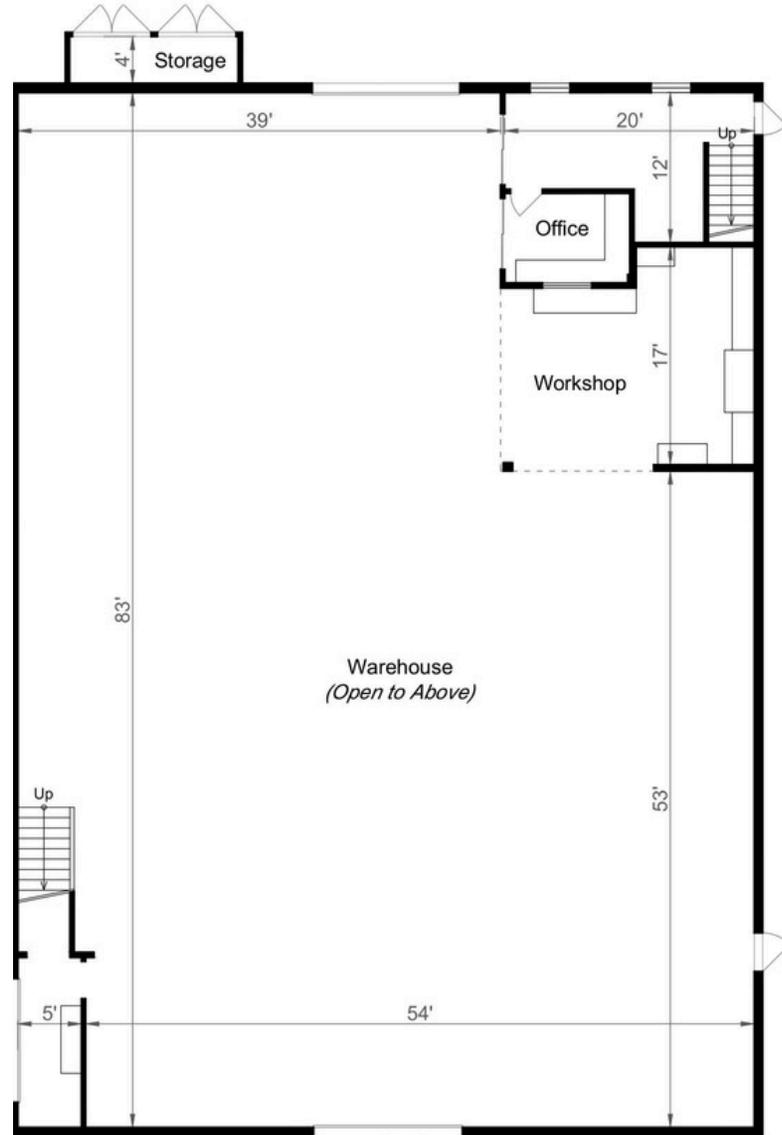
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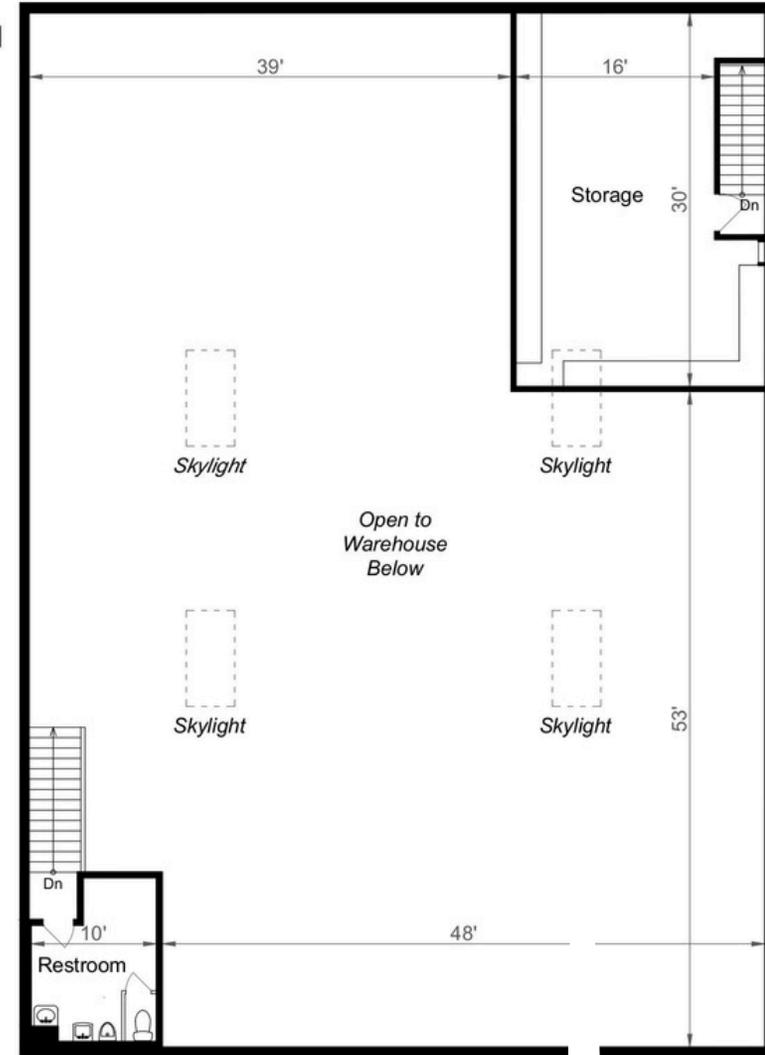
# 474 FLOOR PLAN

Estimated Total Square Footage: 6,020 SQ FT

First Floor: 5,145 SQ FT  
Second Floor: 875 SQ FT



**FIRST FLOOR**  
5,145 SQ FT



**SECOND FLOOR**  
875 SQ FT

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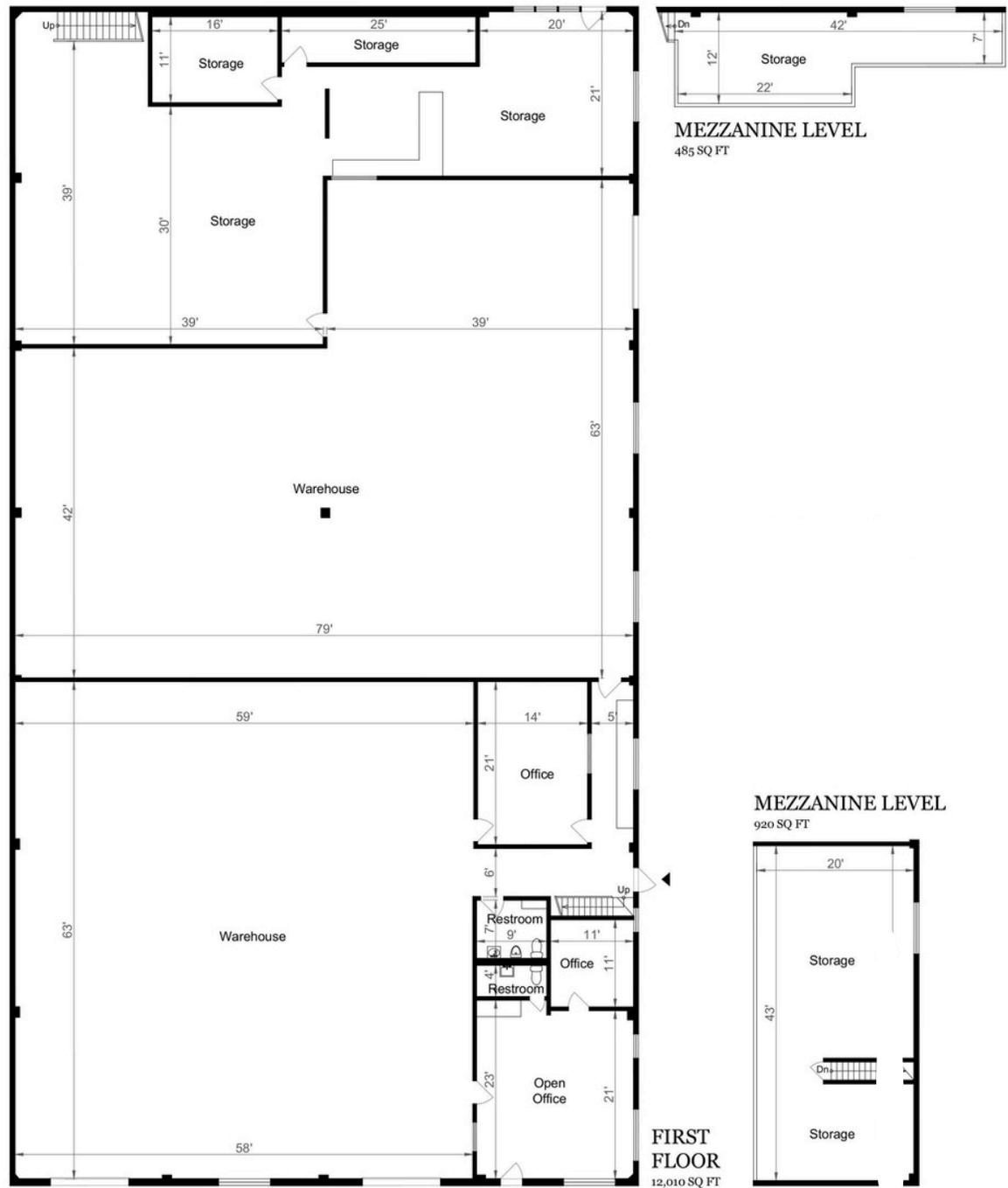
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# 450 FLOOR PLAN

Estimated Total Square Footage: 13,415 FT

First Floor: 12,010 SQ FT  
Mezzanine Level: 1,405 SQ FT



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