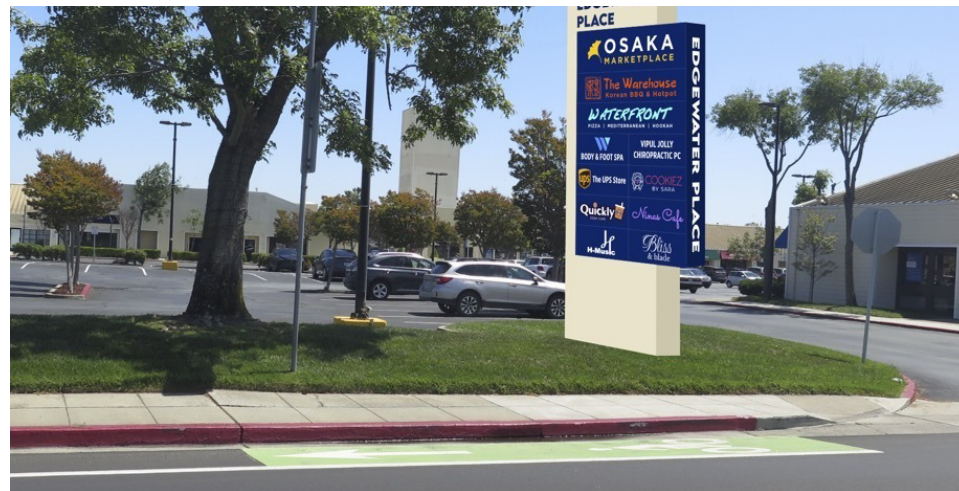


Edgewater Place Shopping Center--New Grocery Anchor

901 EDGEWATER BLVD FOSTER CITY, CA 94404



Located on the Foster City Waterfront



New Monument Signage -- Coming Soon!

Offering Summary

Lease Rate:	\$42.00 - 48.00 SF/yr (NNN)
Building Size:	115,285 SF
Available SF:	690-6,863
Reasonable NNN's:	\$1.30/SF Monthly

Property Overview

Dynamic new Japanese grocer --Osaka Marketplace--NOW OPEN!
Multiple shop spaces available.
Various uses desired from fitness, restaurants and personal services.

Property Improvements Underway

- New Grocery Anchor-Osaka Marketplace
- New Monument Sign-Coming Soon
- New Landscaping And Better Lighting
- Improved Common Areas With Seating And Hangout Zones
- New Shop Tenants And Restaurants Coming Soon!

Brian Bokman

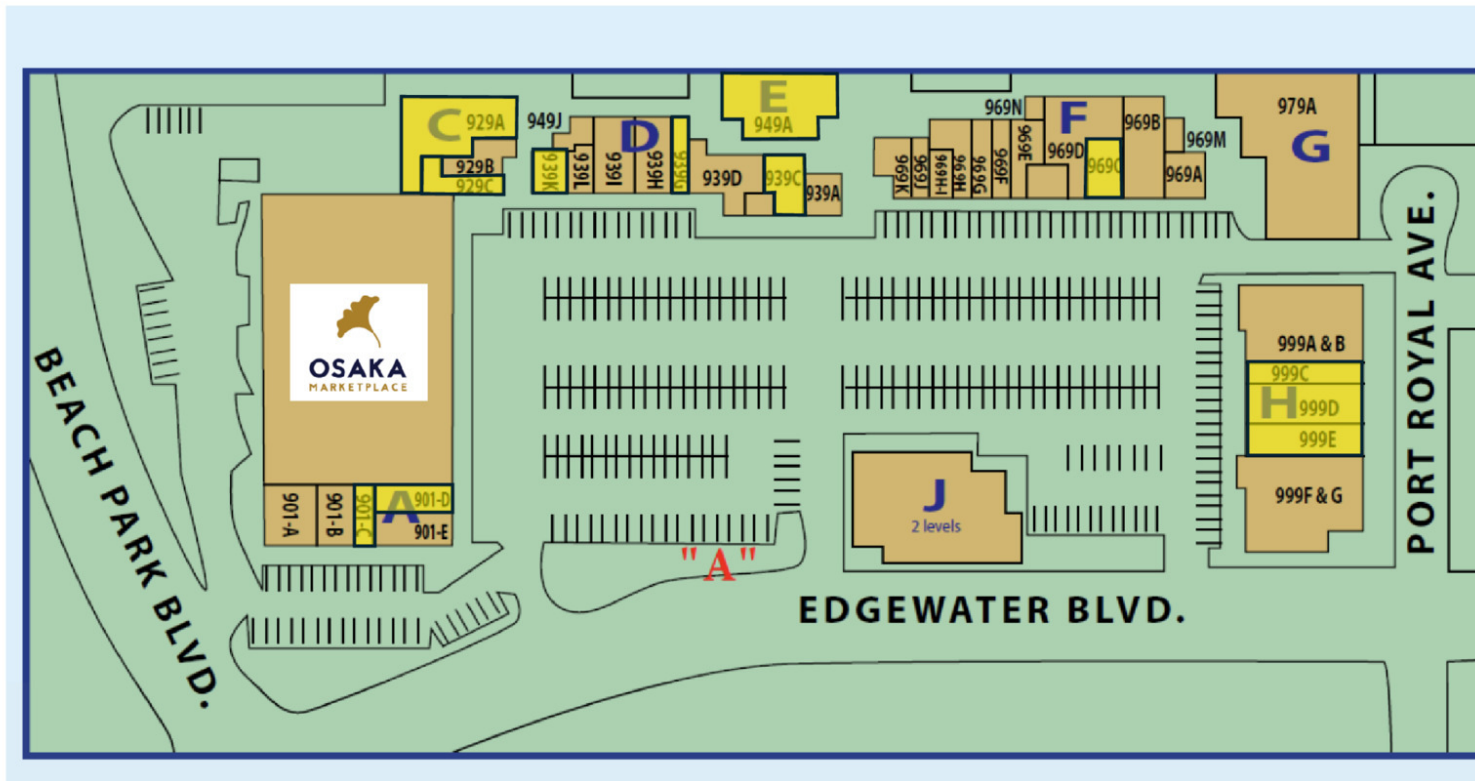
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Space #	Tenant	Size
901-A & B	Very Sunny Academy	3,005
901-C	AVAILABLE	690
901-D	AVAILABLE	1,400
901-E	Rickshaw Corner	1,200
919	Osaka Marketplace - to open late 2025	35,250
929-A	AVAILABLE	4,089
929-B	Sushi	1,050
929-C	AVAILABLE	1,125
939-A	Ritha Indian Restaurant	850
939-C	AVAILABLE	1,165
939-D	D&R Vie En Famille	2,210
939-G	AVAILABLE-9/1/25	840
939-H	Edgewater Spa	2,000
939-I	Rainco LLC	1,140
939-K	AVAILABLE	648
939-J&L	La Bella Nail Spa	1,474
949-A	AVAILABLE	3,729
951-A	Citigroup	3,414
951-B	Dr. Rebecca Wilson	1,750
951-C	Stephen A Quon, DDS	1,608
951-D	Express Photo	468
951-M	Foster Learning	3,124
969-A	Cookiez by Sara	904
969-B	Sa'ana Coffe Café- opening late 2025	2,480
969-C	AVAILABLE	1,327
969-D & E	Waterfront Pizza	4,530
969-F	Tailored Tails	875
969-G	Vikram Bhalla & Shruti Bhalla	933
969-H	Bliss & Blades Salon	1,827
969-J	Diana Herrera-Abad	585
969-K	Quickly Corporation	1,065
979-A	CY Restaurant	10,117
999-A & B	Tennis Academy- coming soon	5,007
999-C	AVAILABLE	1,958
999-D	AVAILABLE	2,720
999-E	AVAILABLE	2,185
999-F	Laundromat	3,529
999-G	U.S. Bank	2,893
		115,285

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COMMERCIAL REAL ESTATE

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Lease Information

Lease Type:	NNN-	Lease Term:	60 months
Total Space:	13,683 SF-	Lease Rate:	\$42.00 - \$48.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
901-C	Available	690 SF	NNN	Negotiable	In line space facing Edgewater adjacent to Rickshaw.
901-D	Available	1,400 SF	NNN	Negotiable	Adjacent to Lucky's front entrance, close to the driveway.
929-A	Available	4,089 SF	NNN	Negotiable	Formerly Fashion Wok Restaurant. Restaurant infrastructure in place. Great Bay Side views and outdoor seating opportunity.
929-C	Available	1,125 SF	NNN	Negotiable	Formerly a Deli-cafe. Type 1 hood, grease trap and walk-in cooler in place.
939-C	Available	1,165 SF	NNN	Negotiable	-
939-G	Available	840 SF		Negotiable	Currently occupied by nail salon. To be available 9/1/25.
939-K	Available	645 - 1,629 SF	NNN	Negotiable	A very cute little space with two sides of glass and great outdoor seating area. No restroom in the space (common restrooms available). Great open ceilings and access to the water.
949-A	Available	3,729 SF	NNN	Negotiable	Freestanding restaurant building on the water.
969-C	Available	1,327 SF	NNN	\$48.00 SF/yr	Good frontage and well located space.
999-C	Available	1,958 - 6,863 SF	NNN	Negotiable	Formerly Eye Care Studio. Clean space available now.
999-D	Available	2,660 - 6,863 SF	NNN	Negotiable	-
999-E	Available	2,185 - 6,863 SF	NNN	Negotiable	-

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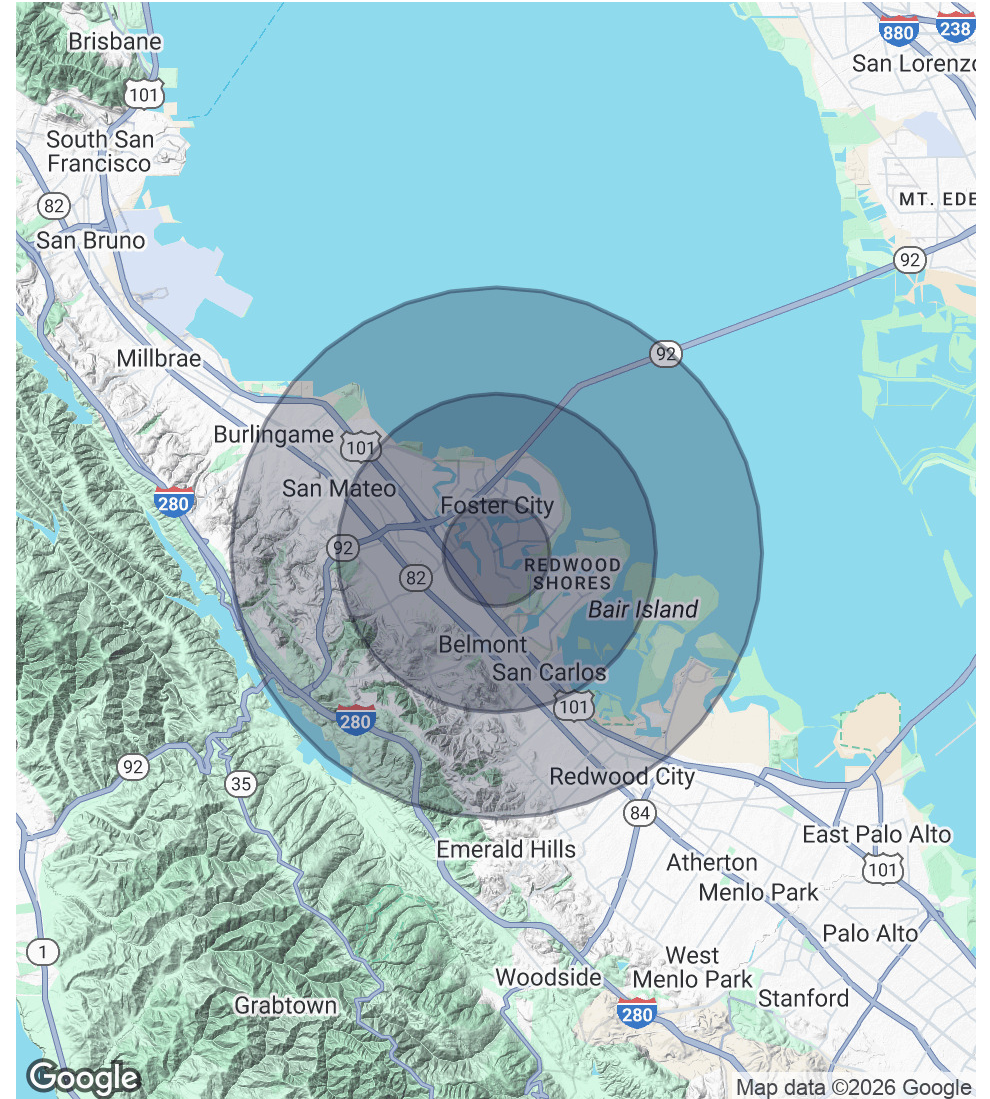
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Population	1 Mile	3 Miles	5 Miles
Total Population	27,780	141,621	246,995
Average Age	40.1	40.5	40.5
Average Age (Male)	38.2	39.2	39.2
Average Age (Female)	41.6	41.7	41.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,858	56,447	99,382
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$175,790	\$178,040	\$186,478
Average House Value	\$1,117,779	\$1,292,445	\$1,393,163

Race	1 Mile	3 Miles	5 Miles
% White	40.4%	48.5%	53.4%
% Black	1.8%	1.9%	1.8%
% Asian	44.5%	33.7%	27.9%
% Hawaiian	0.3%	1.3%	1.3%
% American Indian	0.1%	0.3%	0.4%
% Other	7.1%	6.3%	7.4%

2020 American Community Survey (ACS)



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