



**FOR SALE**

**±3,258 RETAIL BUILDING  
±11,688 SF PARCEL**

**NWC EL CAMINO AND BROADWAY  
776 EL CAMINO REAL, REDWOOD CITY, CA**

  
the econic company®

**maven**



# 776 EL CAMINO REAL

## MARKET AERIAL





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## SITE PLAN & DEMOS



Approximately  $\pm 3,258$  SF  
Freestanding Building on  
 $\pm 11,688$  SF Lot



Located at the Hard  
Corner of El Camino  
Real and Broadway



Monument Signage  
Available



Dedicated Parking



Zoned "P District"  
(Planned Community  
District) &  
"Downtown General"  
Under the Downtown  
Precise Plan



Across From Sequoia  
High School

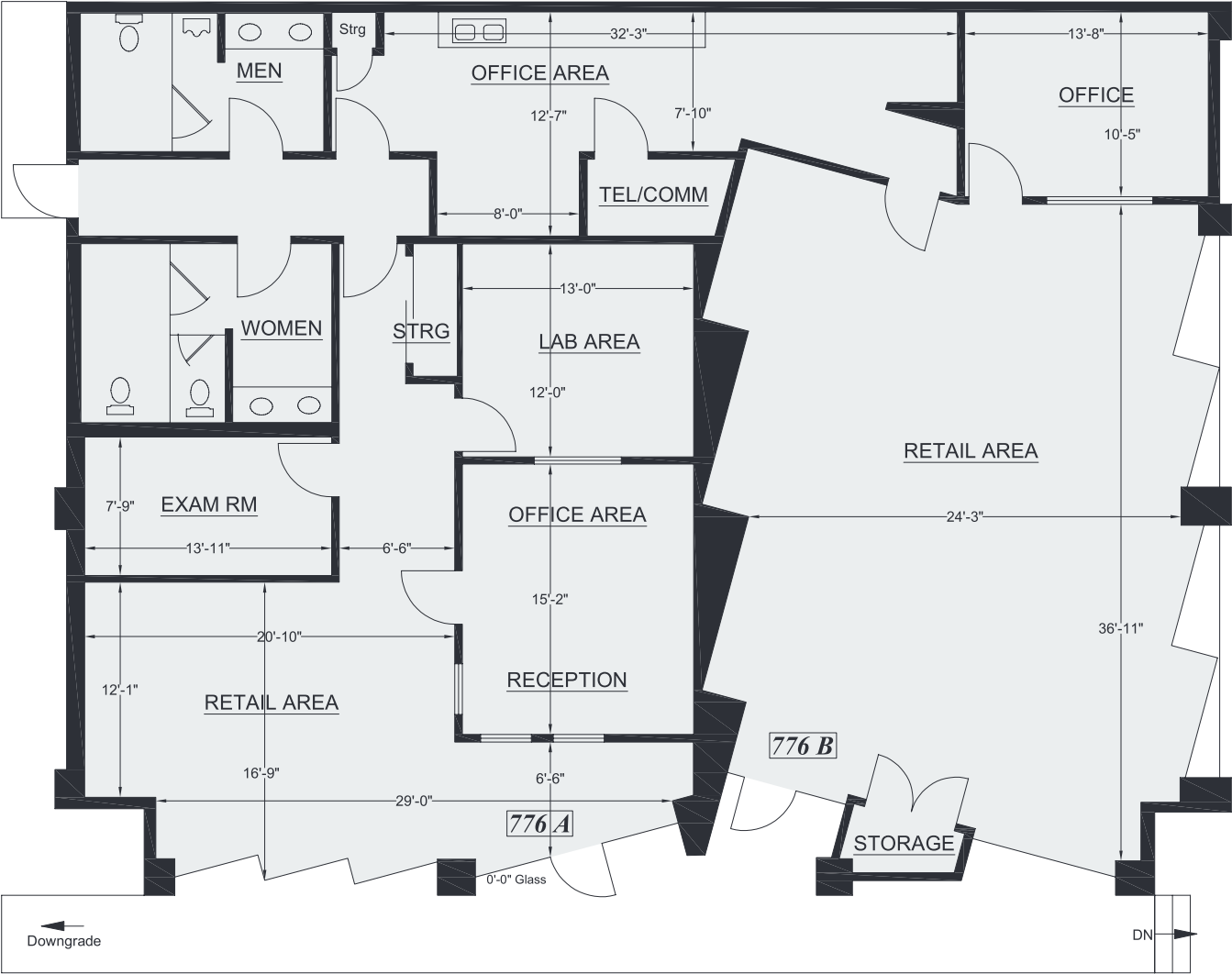


1.1 Miles From  
Sequoia Hospital and  
0.7 Miles From Kaiser  
Medical Center

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 32,205    | 133,616   | 263,849   |
| DAYTIME POPULATION | 42,755    | 152,501   | 307,870   |
| AVERAGE HH INCOME  | \$197,152 | \$222,669 | \$234,398 |
| MEDIAN AGE         | 36        | 39        | 40        |
| BACHELOR OR HIGHER | 55%       | 57%       | 65%       |

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## FLOOR PLAN





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## PARCEL MAP





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