



DEVELOPMENT OPPORTUNITY FOR SALE

1023 CHESTNUT STREET
REDWOOD CITY, CA 94063

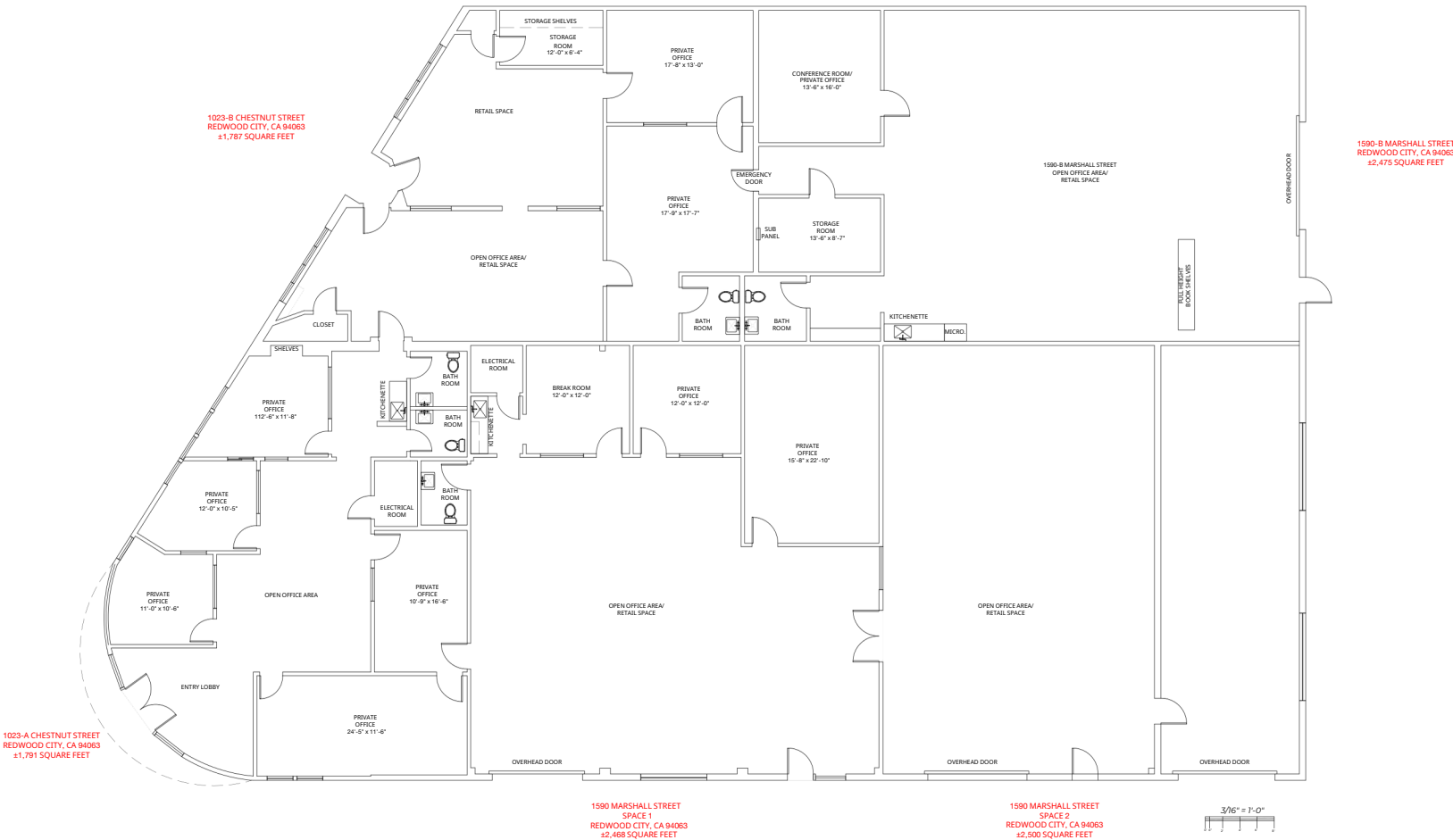


- **\$5,500,000**
- 10,765 SF Building | 0.58 AC parcel
- Strategic Development at “Gateway” to Redwood City
- MU-C Zoning (80 du/ac, 80 ft max development height)
- Fully leased property; cash flowing throughout dev. process
- Proximity to major developments
- Close to Downtown and Caltrain
- Easy access to CA-84 & US- 101

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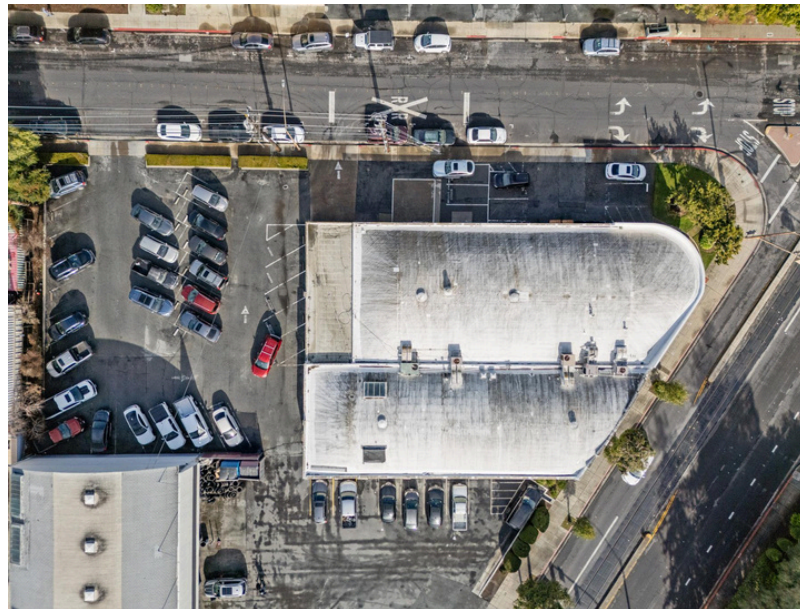


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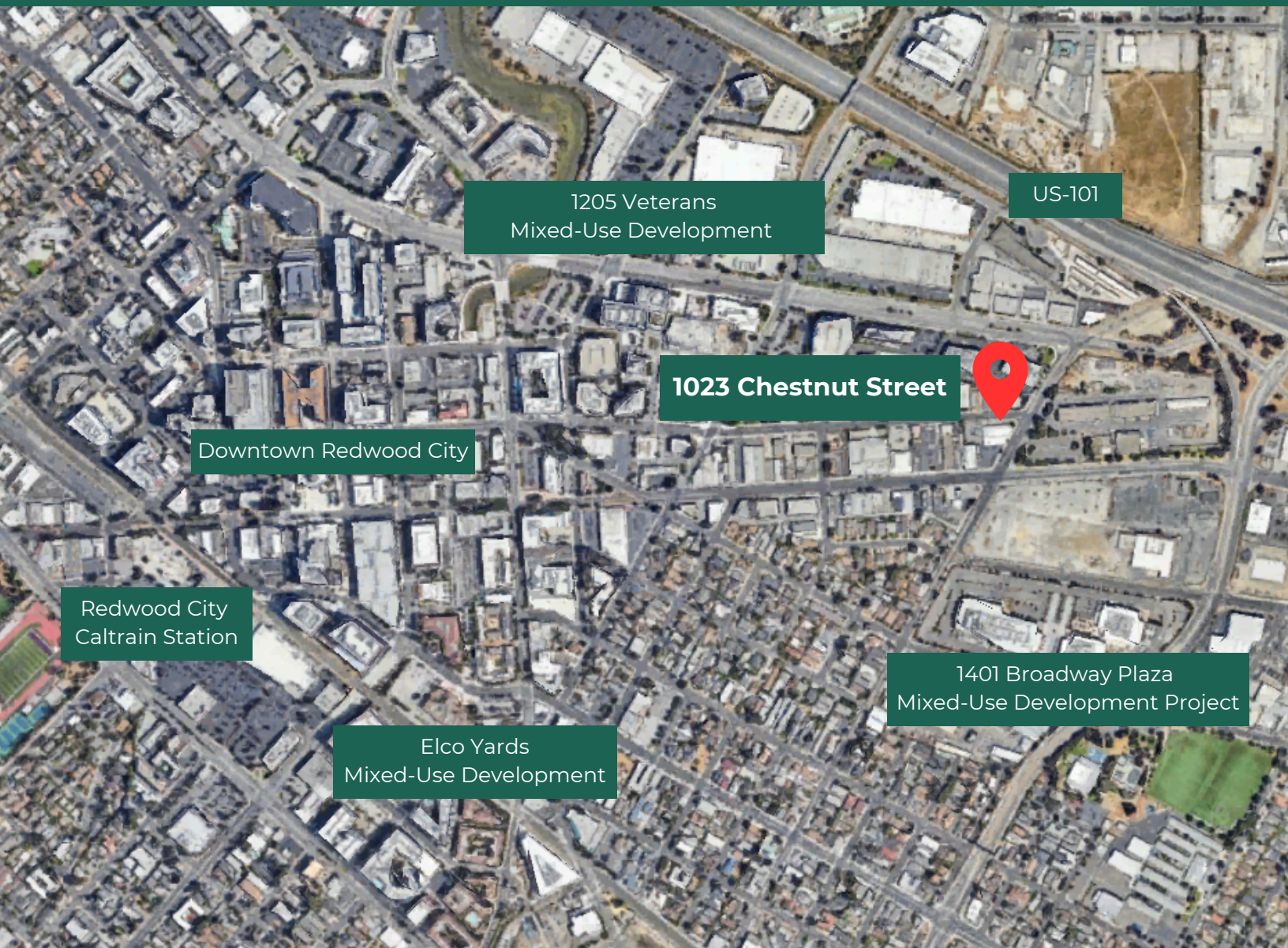
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Location Investment Highlights

Redwood City Demographics

- Population: **84,300**
- Median HHincome: **\$145,600**
- Apartment Market Rent: **\$3,766**
- Vacancy rate: **3.5%**
- Downtown Redwood City apartments delivered since 2015: **2,354**
- Downtown Redwood City multi-family units in pipeline: **1,617**

Developments Projects Underway:

Broadway Plaza (1401 Broadway Ave)

- >0.1 miles from 1023 Chestnut St
- 518 Residential Units
- 420,000 sq. ft. Office
- 26,000 sq. ft. Retail

Elco Yards (1601 El Camino)

- 0.8 miles from 2013 Chestnut St
- 540 Residential Units
- 420,653 sq. ft. R&D
- 109,347 sq. ft. Office
- 28,841 sq. ft. Retail

1205 Veterans Boulevard

- 0.3 miles from 1023 Chestnut St
- 409 Residential Units
- 5,600 sq. ft. Retail



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