



# INVESTMENT PROPERTY FOR SALE

1023 CHESTNUT STREET  
REDWOOD CITY, CA 94063



- **\$6,000,000**
- 10,765 SF Building | 0.58 AC parcel
- **6.42%** CAP rate
- 2024 NOI = **\$385,000**
- Fully leased property; Potential Development site
- Proximity to major developments
- Close to Downtown and Caltrain
- Easy access to CA-84 & US- 101

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DRE # 00823559

**Tyrus Cobb**, Director

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DRE # 02016254

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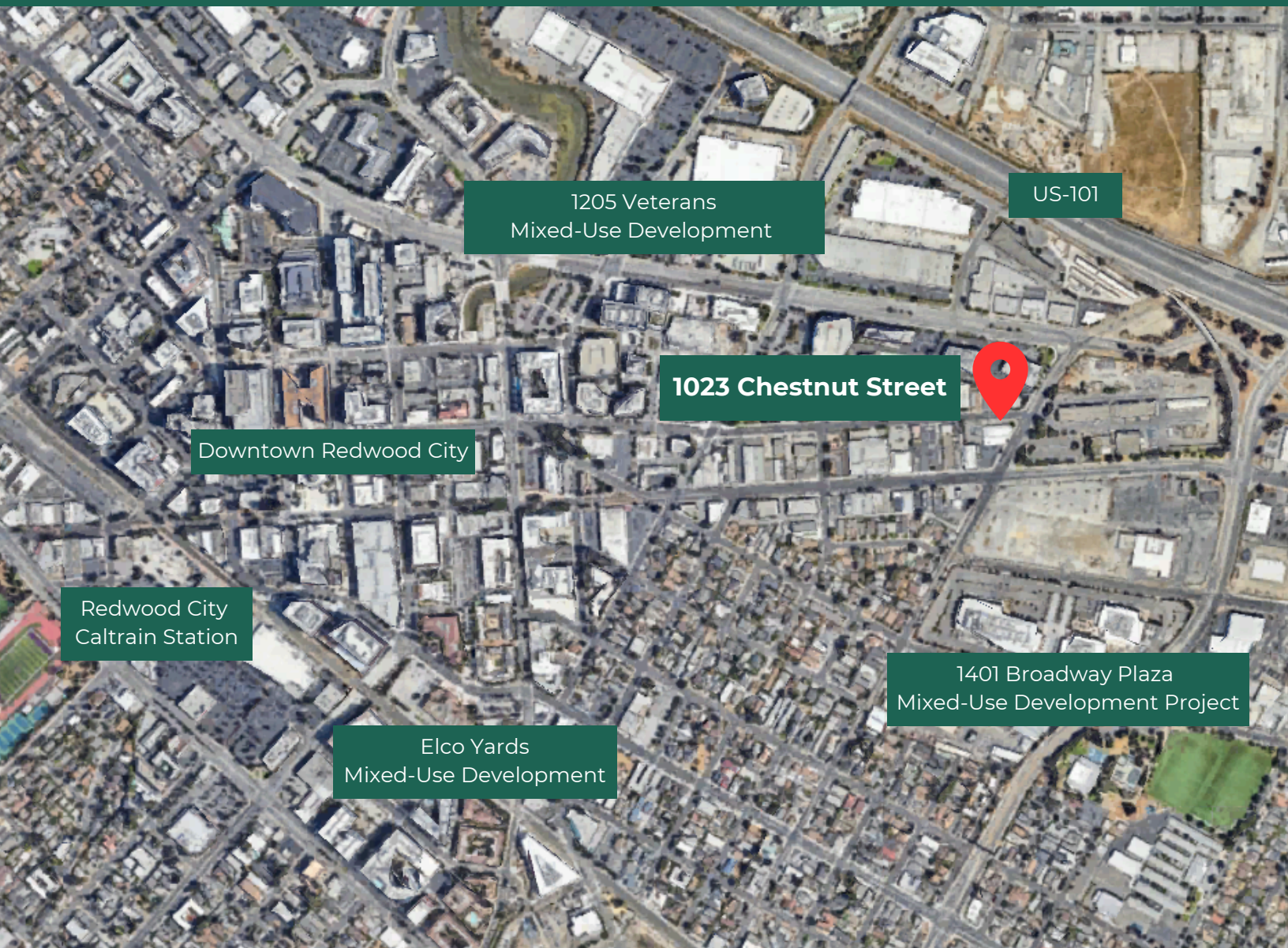
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## Location Investment Highlights

### 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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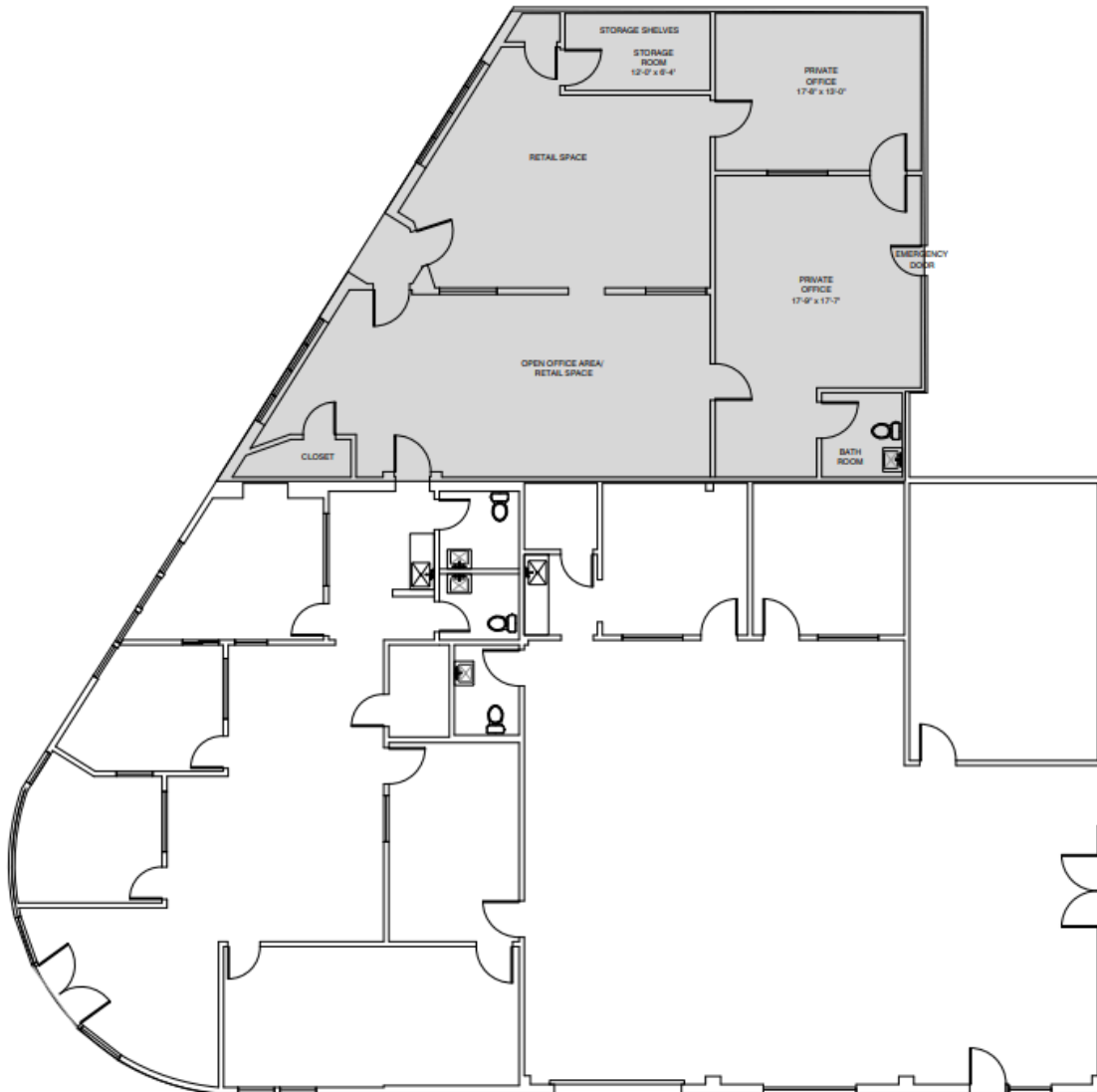
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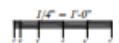
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# 1023 CHESTNUT STREET REDWOOD CITY, CA 94063



1023-B CHESTNUT STREET  
Redwood City, CA 94063  
±1,787 square feet



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