

OWNER/USER INDUSTRIAL BUILDING

2985 Fair Oaks Avenue - Redwood City, CA 94063



Marcus & Millichap

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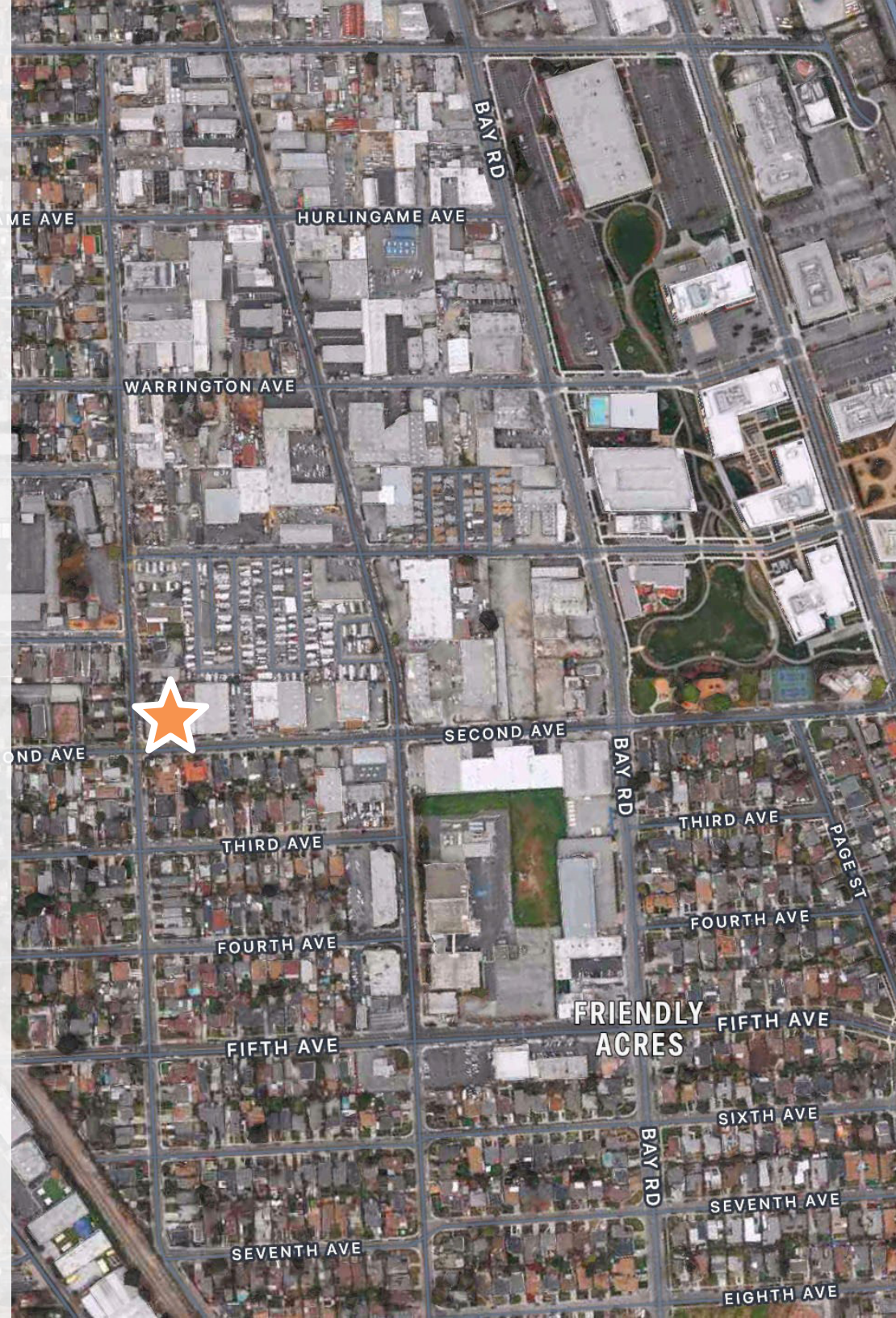
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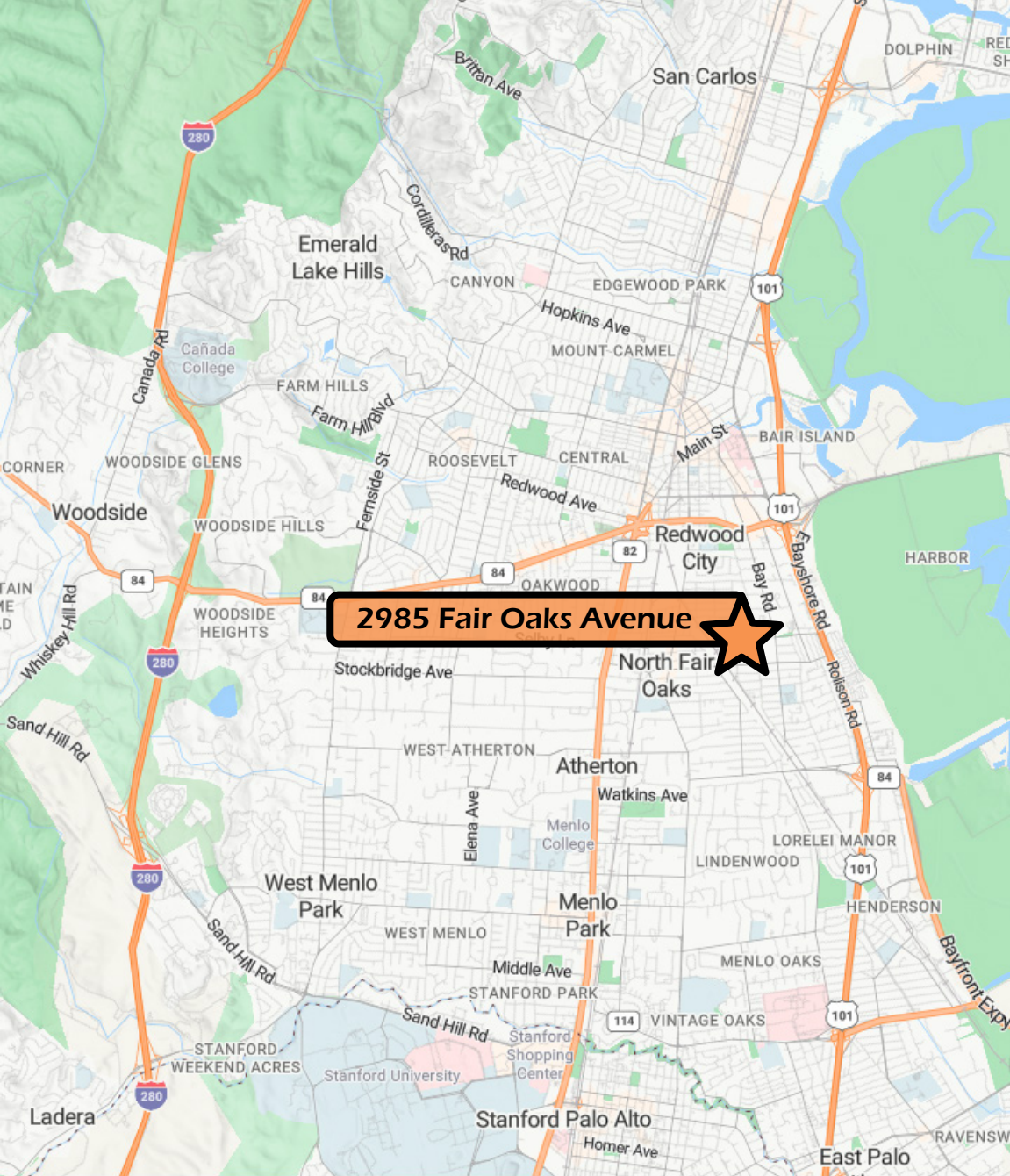


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EXECUTIVE SUMMARY

2985 Fair Oaks Avenue - Redwood City, CA

THE OFFERING

Price	\$3,887,000
Total GBA	9,410 SF
Lot Size	15,000 SF
Year Built	1980
Parking Spaces	8 Spaces
APN	060-011-120
Zoning	Industrial Mixed-Use

*Approximate Square Footage - Buyer to Verify

INVESTMENT HIGHLIGHTS

- +/- 9,140 SF Single-Tenant Warehouse
- Approximately 20% Office Build-Out and 80% Warehouse Space
- 18-Foot Clear Height
- Two 14X14 Grade Roll-Up doors
- Bonus Mezzanine Space Not Included in GBA
- 400 Amps, 460 Volts, 3 Phase Power
- Easy Access from Highway 101 and Woodside Road
- Excellent Owner/User Opportunity
- Flexible Industrial Mixed-Use Land Use Designation in North Fair Oaks Community Plan



ZONING

2985 Fair Oaks Avenue - Redwood City, CA

NORTH FAIR OAKS COMMUNITY PLAN

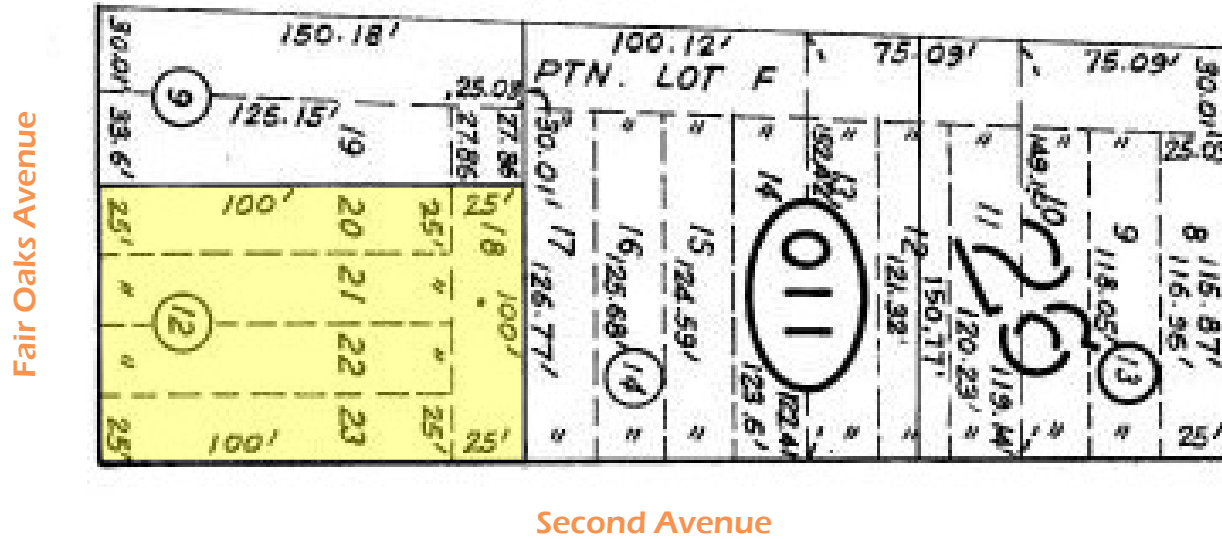
The subject property is located in the boundaries of the North Fair Oaks Community Plan in unincorporated San Mateo County. North Fair Oaks is an unincorporated part of San Mateo County comprising approximately 798 acres, bounded by the cities of Redwood City to the north, west and southwest, Atherton to the east, and Menlo Park to the northeast. The updated Community Plan establishes the vision, goals for the development and physical composition of North Fair Oaks for the next 25 to 30 years, and incorporates new policies, programs, regulations and strategies to meet the needs of current and future residents and workers. The updated Community Plan's policies and provisions address land use, circulation and parking, infrastructure, health and wellness, housing, economic development, and design guidelines.

The Industrial Mixed-Use land use designation allows a medium to high density of land uses with a primarily industrial focus while also allowing a mix of secondary commercial, public, and institutional uses. Limited multi-family residential uses that do not conflict with light-industrial uses may also be allowed as conditional uses with approval. The objective of this land use category is to preserve and promote job-generating uses in designated areas while catalyzing reuse of underutilized industrial buildings for commercial activities, including retail and office uses, artist studios, live/work lofts, and institutional uses such as schools/training and sports facilities.



PARCEL MAP

2985 Fair Oaks Avenue - Redwood City, CA



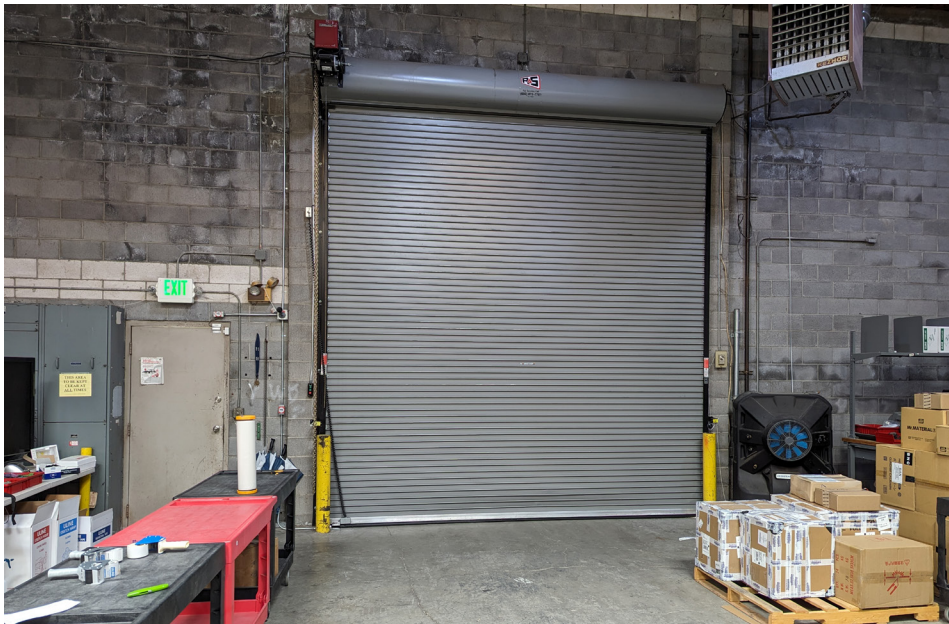
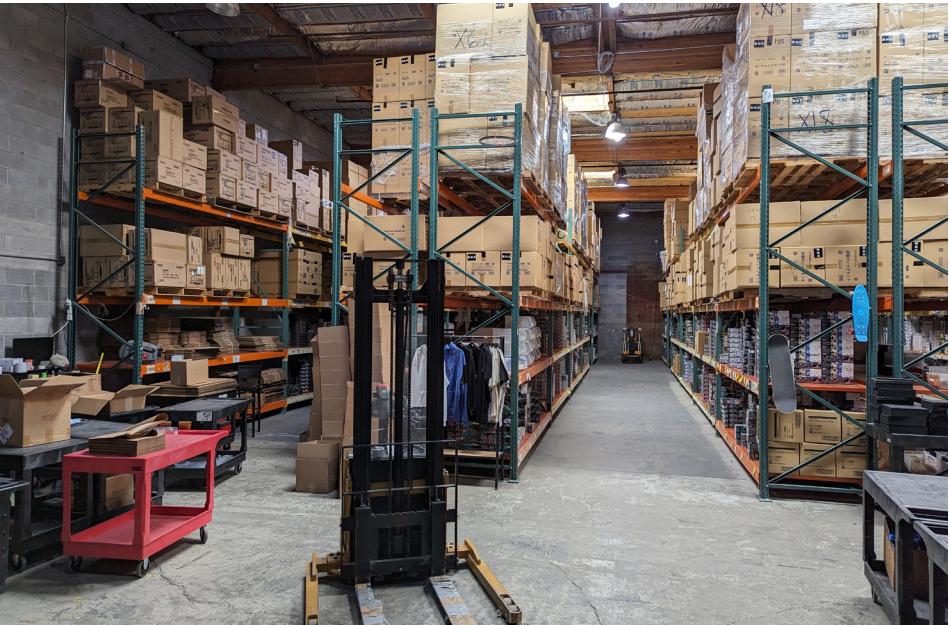
EXTERIOR PHOTOS

2985 Fair Oaks Avenue - Redwood City, CA



WAREHOUSE PHOTOS

2985 Fair Oaks Avenue - Redwood City, CA



DEMOGRAPHICS

2985 Fair Oaks Avenue - Redwood City, CA

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	29,003	134,706	274,808
2022 Estimate	28,243	130,603	267,670
Growth 2022 - 2027	2.69%	3.14%	2.67%
2000 Census	28,353	120,367	243,751
2010 Census	26,590	121,457	249,440
Growth 2000 - 2010	-6.22%	0.91%	2.33%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	8,462	47,696	98,879
2022 Estimate	8,197	46,159	96,160
Growth 2022 - 2027	3.24%	3.33%	2.83%
2000 Census	7,998	42,634	87,481
2010 Census	7,555	42,302	89,145
Growth 2000 - 2010	-5.54%	-0.78%	1.90%

INCOME - 2022 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	21.34%	33.51%	38.61%
\$150,000 - \$199,999	10.82%	12.13%	11.88%
\$100,000 - \$149,999	14.89%	14.66%	13.79%
\$75,000 - \$99,999	9.66%	8.26%	7.29%
\$50,000 - \$74,999	13.23%	9.93%	8.88%
\$35,000 - \$49,999	9.29%	7.33%	6.55%
\$25,000 - \$34,999	8.24%	4.57%	4.19%
\$15,000 - \$24,999	7.07%	4.94%	3.96%
\$10,000 - \$14,999	2.67%	2.28%	2.15%
Under \$9,999	2.77%	2.38%	2.70%
Ave. Household Income	\$149,389	\$199,303	\$216,089
Median Household Income	\$91,641	\$131,859	\$152,037
Est. Per Capita Income	\$43,684	\$70,890	\$78,458

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2027 Owner Occupied	45.32%	48.66%	51.83%
2027 Renter Occupied	52.00%	48.48%	44.53%
2027 Vacant	2.68%	2.86%	3.63%
2022 Owner Occupied	45.06%	49.20%	52.34%
2022 Renter Occupied	52.25%	47.97%	44.06%
2022 Vacant	1.75%	3.77%	4.64%
2010 Owner Occupied	43.34%	49.10%	52.36%
2010 Renter Occupied	52.24%	46.05%	42.18%
2010 Vacant	4.42%	4.85%	5.46%

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