

935-965 BREWSTER AVE

REDWOOD CITY, CA

3 Units | 12 Parking Spaces on-site | +/-7,581 SF Building | +/-15,246 SF Lot Size



Malonie Maxwell

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PROPERTY DESCRIPTION



- * Unique Multi-tenant Investment Opportunity
- * Downtown Redwood City
- * Building +/-7,581 SF
- * Plenty of natural light
- * Located directly across the street from Redwood City CalTrain parking
- * Easy access to Highway 101
- * Zoning Downtown Precise Plan
- * 12 Parking on-site
- * +/-15,246 SF Lot Size
- * APN#: 052-321-010
- * Walking Distance to Restaurants and Local Amenities

RENT ROLL

Financial overview

| Unit | Type | Rent | Move-in Date |
|-------|----------------|------------------|--------------|
| 935 | OFFICE | \$3.22 SF/NNN/MO | MO/MO |
| 935 B | OFFICE/STORAGE | \$1 SF/NNN/MO | MO/MO |
| 965 | OFFICE/RETAIL | N/A | VACANT |
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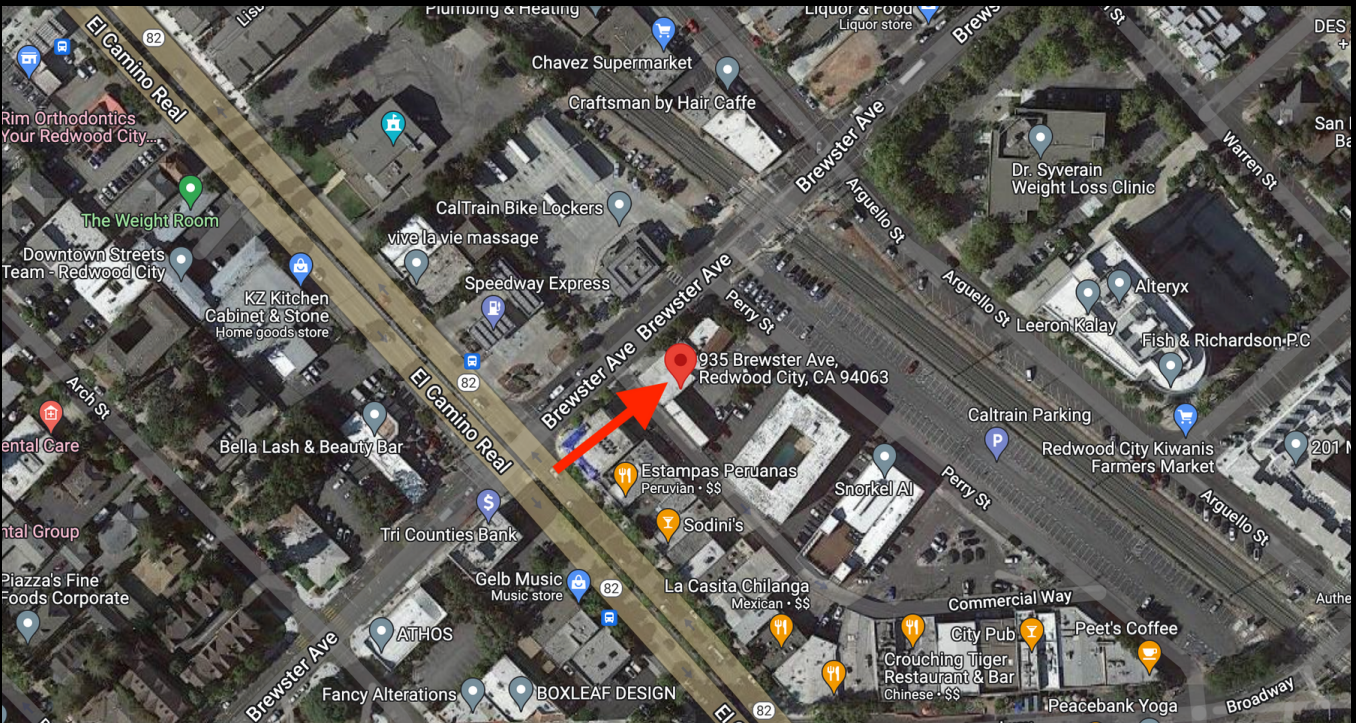
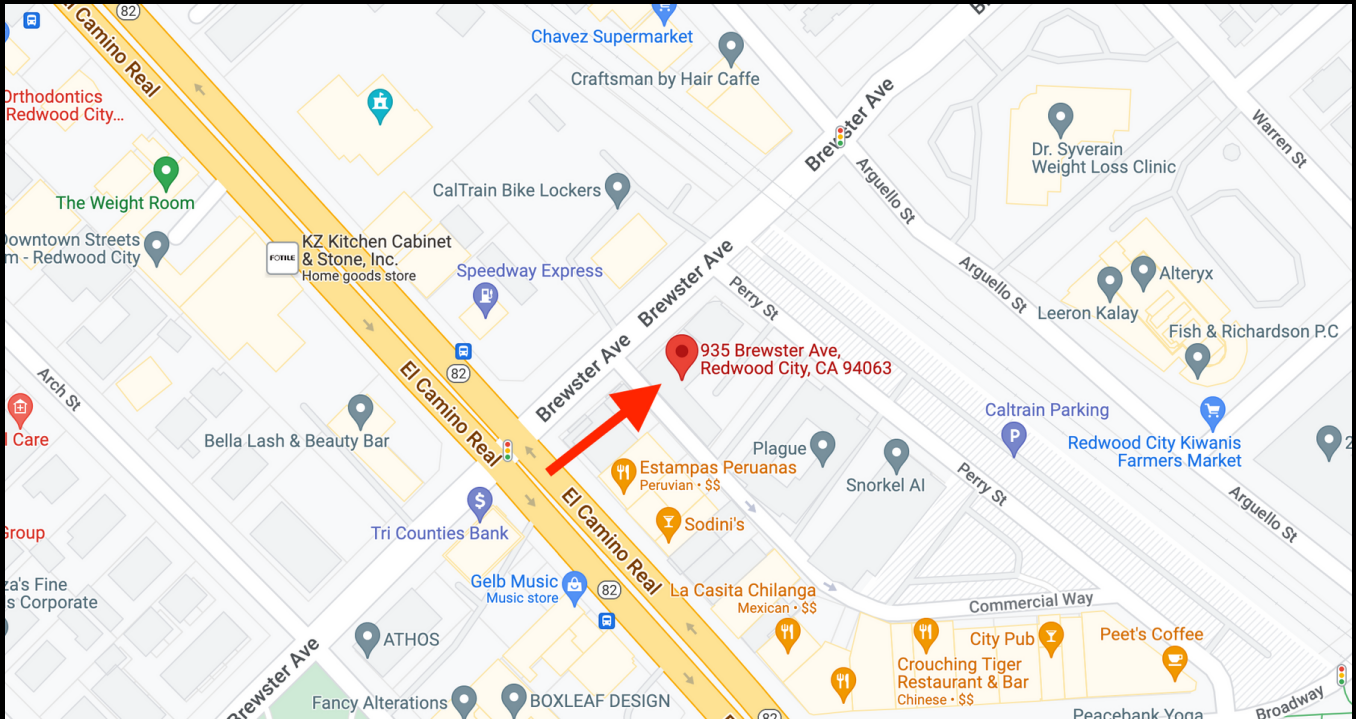
COMMERCIAL WAY



BREWSTER AVE

PERRY ST

AREA OVERVIEW





CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 935-965 Brewster Ave, Redwood City, CA 94404 (the "Property").

It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information. The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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