


THE MARKETPLACE AT METRO CENTER


923-985 E HILLSDALE BLVD, FOSTER CITY, CA







PROPERTY HIGHLIGHTS

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±2,547 SF second generation restaurant space available
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Part of a high-profile community combining over 1.2 Million SF of office space with restaurants and shops
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Ideally located in the heart of Foster City, near the intersection of Highway 92 & 101
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Safeway is the dominant grocer in the trade area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	25,970	175,217	276,722
Average Household Income	\$233,763	\$238,733	\$258,980
Daytime Population	44,065	175,217	276,722

TRAFFIC COUNTS

Source: Esri 2025

Edgewater Boulevard	16,200 ADT
East Hillsdale Boulevard	22,600 ADT
Metro Center Boulevard	14,700 ADT

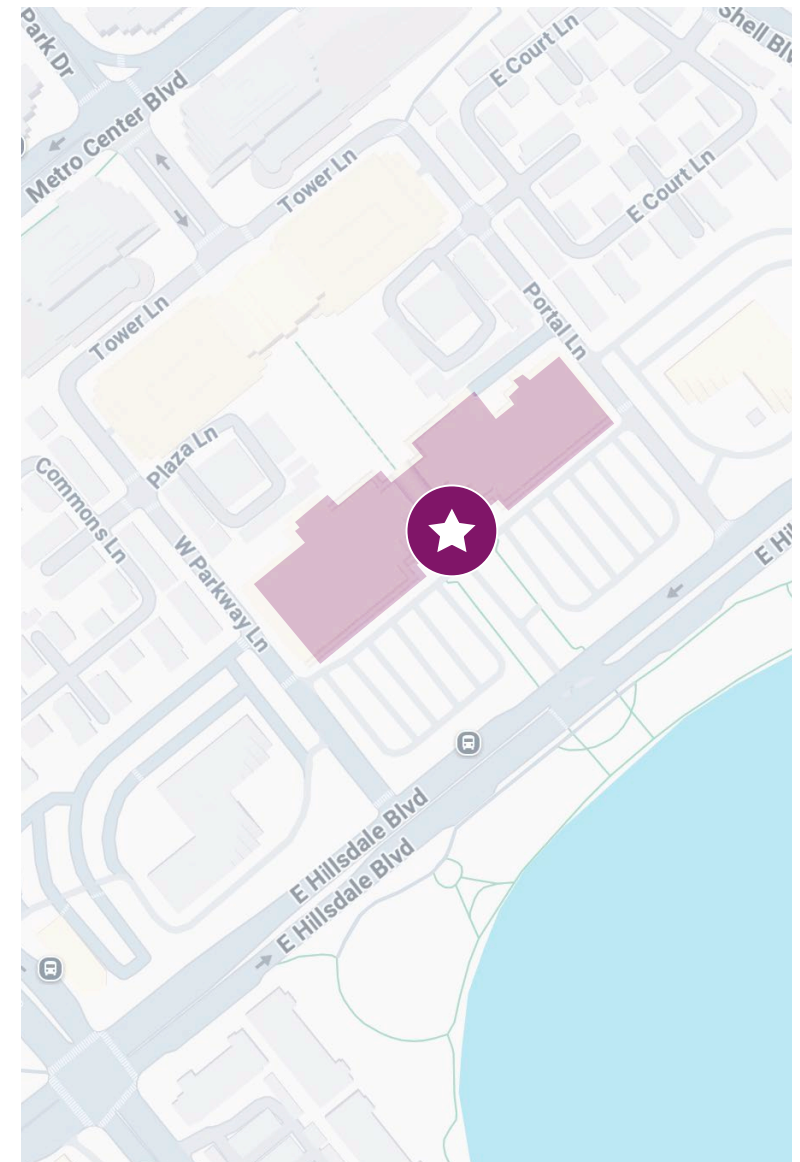
PROPERTY SITE PLAN

Space	Tenant	SF
A-1	Metro Cleaners	±2,460
A-2	JP Morgan Chase	±4,319
A-3	European Wax Center	±1,439
A-4	Great Clips	±920
A-5	AVAILABLE	±2,547
A-7&8	Dreamers & Thinkers	±2,444
B-1&2	Eye Health Optometry	±1,742
B-3	Metro Dental Center	±890
B-4	Dreamers & Thinkers	±1,701
B-5	Daiso	±9,214
B-6	The Gel Lab Nail & Body Care	±1,100
B-7&8	MJ Sushi	±3,550
B-9A	Orangetheory	±3,466
B-9B	T-Pumps	±1,070



2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Summary			
2010 Total Population	21,580	127,412	218,185
2020 Total Population	24,714	140,274	238,680
2025 Total Population	25,970	145,379	245,850
2030 Total Population	26,170	146,311	246,535
2025-2030 Annual Rate	0.15%	0.13%	0.06%
2025 Male Population	12,907	72,760	122,545
2025 Female Population	13,063	72,619	123,305
2025 Total Daytime Population	44,065	175,217	276,722
Workers	31,665	105,172	158,170
Residents	12,400	70,045	118,552
Household Summary			
2010 Total Households	9,305	49,824	87,306
2020 Total Households	10,203	52,953	91,445
2025 Total Households	10,542	54,246	93,074
2030 Total Households	10,546	54,198	92,642
2025-2023 Annual Rate	0.01%	-0.02%	-0.09%
2025 Average Household Size	2.44	2.65	2.62
Median Household Income			
2025	\$183,715	\$178,071	\$184,753
2030	\$206,360	\$203,948	\$209,905
2025 Households by Income			
Household Income Base	10,542	54,246	93,074
Average Household Income	\$233,763	\$238,733	\$258,980
Median Home Value			
2025	\$1,460,254	\$1,730,804	\$1,846,529
2030	\$1,583,861	\$1,834,604	\$1,954,070
2025 Housing Summary			
2025 Housing Units	11,181	57,505	98,499
Owner Occupied Housing Units	48.7%	52.8%	54.9%
Renter Occupied Housing Units	51.3%	47.2%	45.1%
2025 Employed Population 16+ by Occupation			
Total	14,440	80,388	135,647
Blue Collar	7.3%	8.9%	8.7%
White Collar	86.1%	80.9%	81.1%
Sales	5.8%	6.3%	6.4%





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