



COMPASS  
COMMERCIAL

# 48 LAUREL ST

Redwood City, CA 94063

Get in touch

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Executive Summary



## Offering Summary

Sale Price:	\$1,550,000
Rental Rate:	\$2.20 / SF (IG)
Building Size:	2,535 SF
Lot Size:	3,815 SF
Price / SF:	\$611
Year Built:	1987
Zoning:	MUC-ECR

## Property Overview

### \$140,000 PRICE REDUCTION - BEST DEAL IN TOWN

48 Laurel St, Redwood City presents an unparalleled opportunity to own a prime commercial property in the heart of the Peninsula. This (+/-) 2,535 SF building, built in 1987, is perfectly situated in a prime location in Redwood City between Highway 84 at Woodside Rd and Highway 82 at El Camino Real. Zoned MUC-ECR, this property can accommodate a range of uses. With excellent connectivity and accessibility, it caters perfectly to businesses seeking growth and expansion in a dynamic market.

Roof replaced and freshly painted in 2025.

This property will be delivered vacant at the close of escrow.

**Eligible for SBA financing!**

**Rafael Ramos**

408.476.4828  
Rafael.Ramos@compass.com  
CalDRE #01499147

**Steve Malech**

408.782.4006  
steve.malech@compass.com  
CalDRE #01317241



# Property Description



## Property Highlights

- (+/-) 2,535 SF: (+/-) 1,830 SF ground floor, (+/-) 705 SF Mezzanine
- 3,815 SF lot
- APN: 053-372-050
- Zoned MUC-ECR
- New roof installed in 2025
- Freshly painted, inside and out, in 2025
- One (1) grade level door
- Warehouse Ceiling height (+/-) 16 ft.
- Multiple skylights
- 200 amp single phase power (Buyer responsible to verify)
- Conveniently located off El Camino Real and Highway 84
- Versatile property suitable for a variety of business uses
- Private parking lot

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

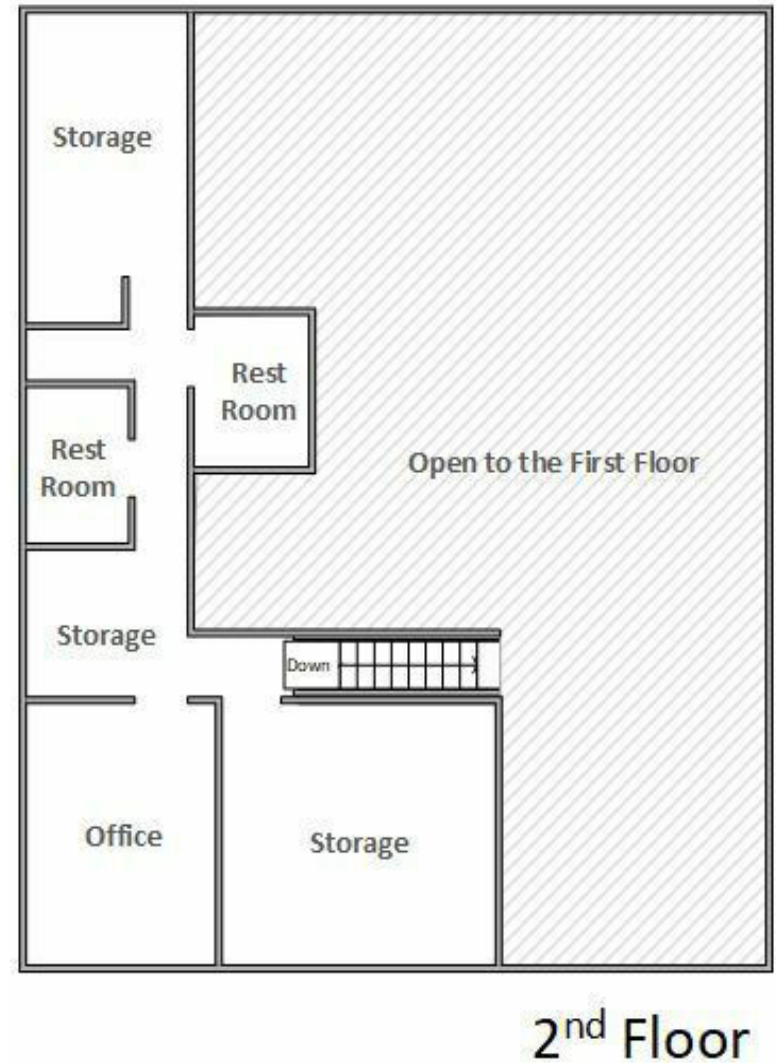
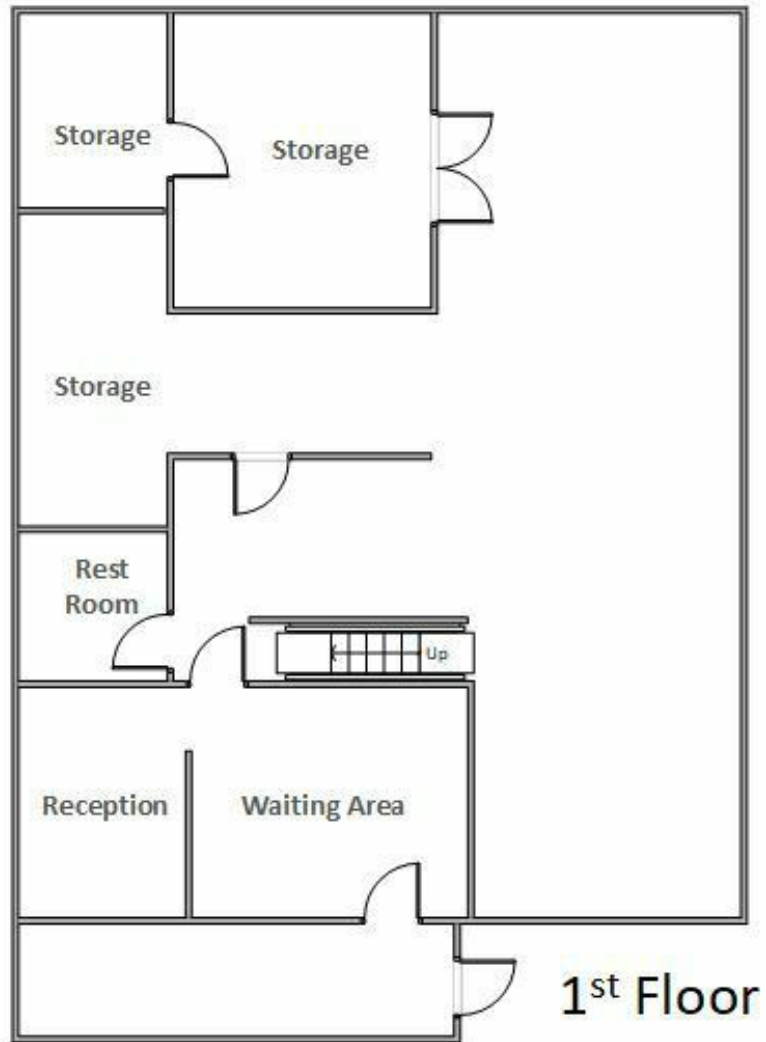
**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241

# Floor Plans



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



## Additional Photos



**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

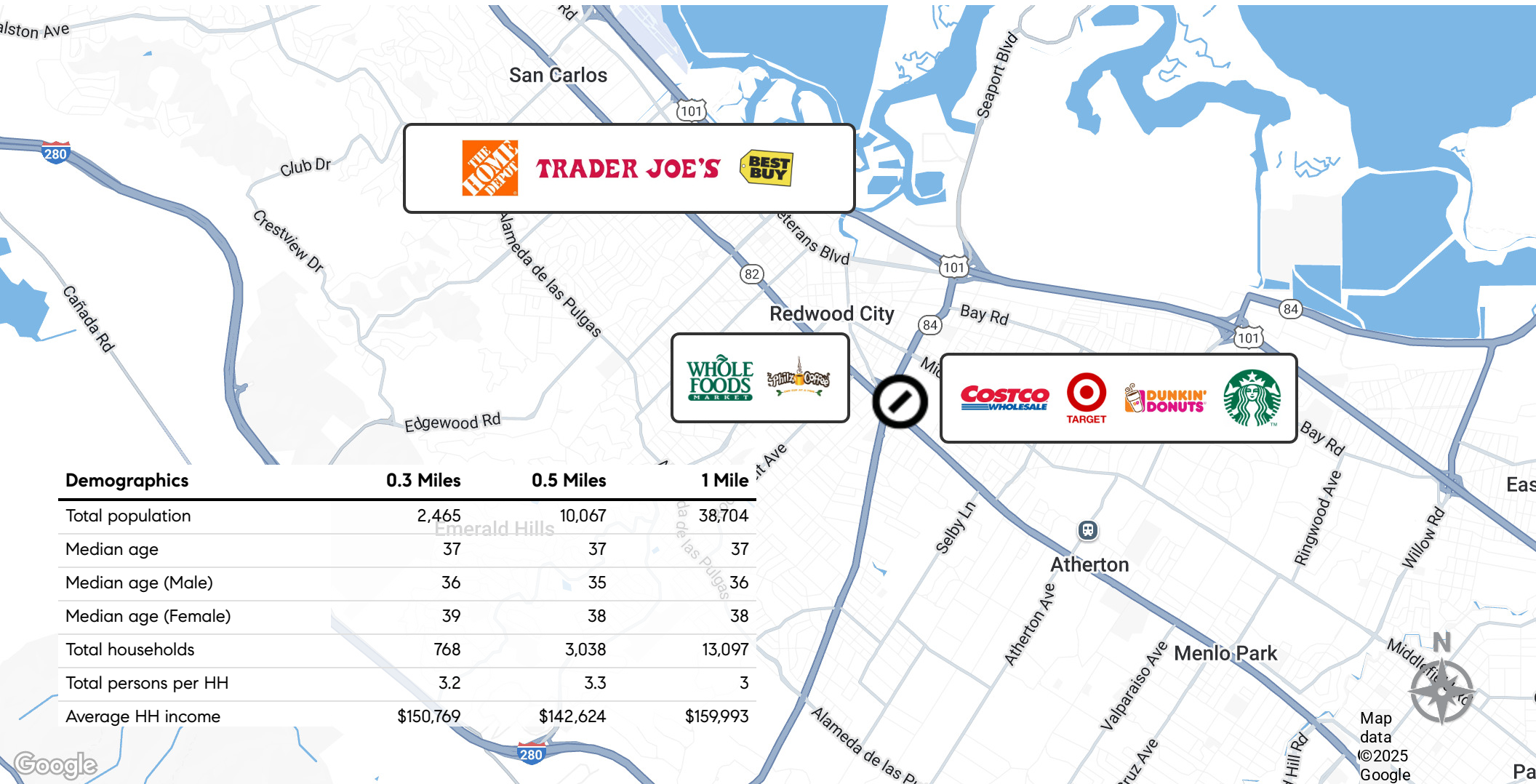
408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Location Map



## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total population	2,465	10,067	38,704
Median age	37	37	37
Median age (Male)	36	35	36
Median age (Female)	39	38	38
Total households	768	3,038	13,097
Total persons per HH	3.2	3.3	3
Average HH income	\$150,769	\$142,624	\$159,993

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

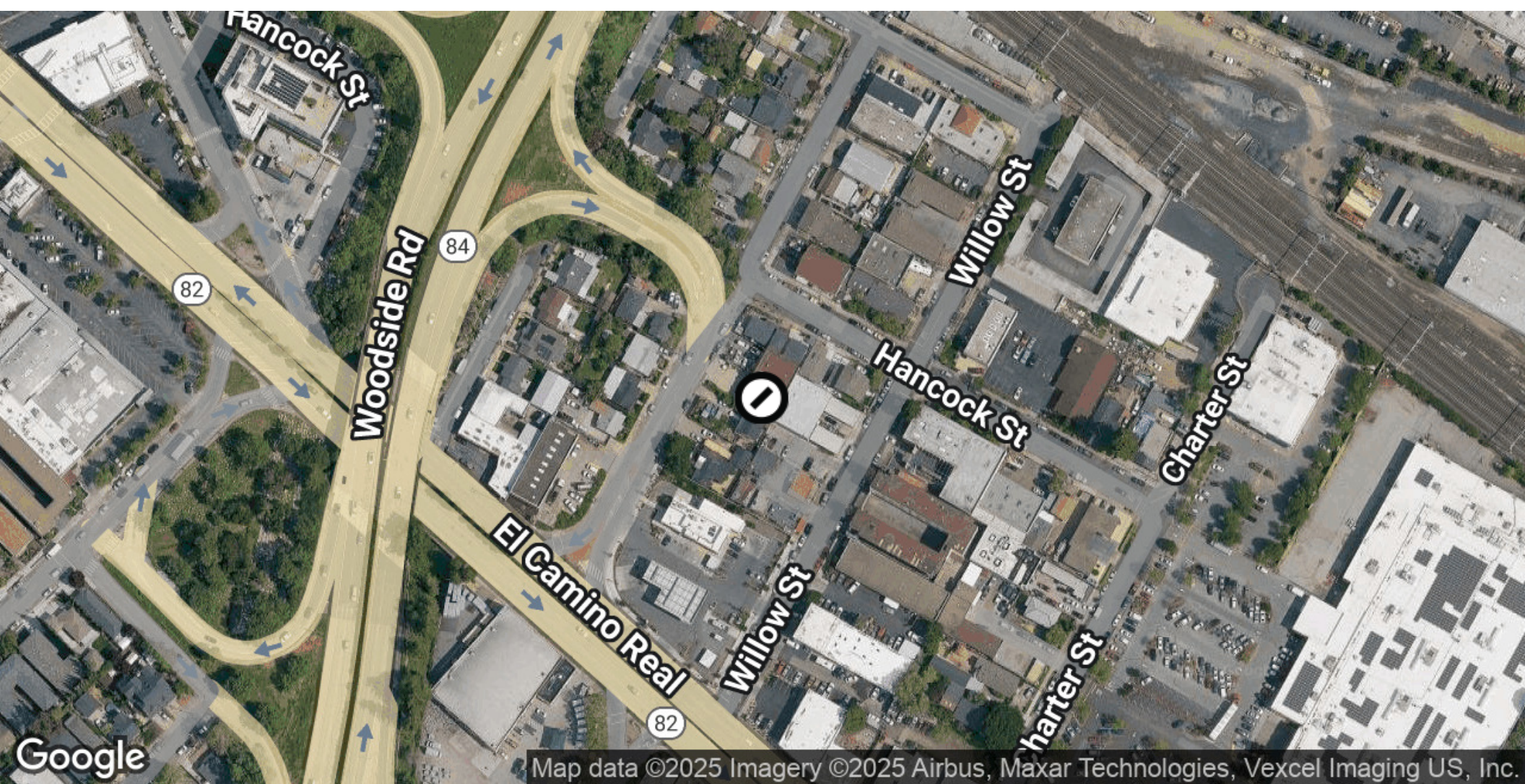
408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Aerial Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> <b>Allowed Uses for Mixed-Use Corridor Sub-Districts</b>	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
<b>Entertainment</b>						
Bar/Cocktail Lounge	C	C	C	C	C	
Entertainment Establishment	C	C	C	C	C	
Internet Cafe	C	C	C	C	C	
Nightclub	C	C	C	C	C	
<b>Industry, Manufacturing &amp; Processing, Warehousing Uses</b>						
Research and Development, Laboratory	—	P	—	—	—	
<b>Lodging</b>						
Bed and Breakfast Inn	C	C	C	C	C	
Hotel	C	C	C	C	C	
Long-Term Hotel (Extended Stay)	C	C	—	—	—	

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> <b>Allowed Uses for Mixed-Use Corridor Sub-Districts</b>	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Motel	—	—	—	—	—	
Office						
Office - Business, Government, Professional	P	P	P	P	P	
Office - Medical	C	C	C	C	C	
Research and Development, Office Type	P	P	P	P	P	
Personal & Business Services						
Personal Services, General	P	P	P	P	P	Chapter 18A: Regulation of Massage Businesses
Personal Services, Studio	P	P	P	P	P	
Check Cashing	C	C	—	—	—	
Child Care Center <sup>1</sup>	P	P	P	P	P	<a href="#">Article 39</a>

**Rafael Ramos**

408.476.4828  
 Rafael.Ramos@compass.com  
 CalDRE #01499147

**Steve Malech**

408.782.4006  
 steve.malech@compass.com  
 CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> <b>Allowed Uses for Mixed-Use Corridor Sub-Districts</b>	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Health/Fitness Club Small - 2,000 square feet or less	P	P	P	P	P	
Health/Fitness Club Large - Over 2,000 square feet	C	C	C	C	C	
Financial Institution and Related Service	P	P	P	P	P	
Maintenance and Repair Services	C	C	—	—	—	
Recreation, Education, and Public Assembly Uses						
Assembly/Meeting Facilities <sup>1</sup>	C	C	C	C	C	Located above first floor only
Cultural Institutions	C	C	C	C	C	
Schools - Public and Private <sup>1</sup>	C	C	C	C	C	
Residential Uses						

**Rafael Ramos**

408.476.4828  
Rafael.Ramos@compass.com  
CalDRE #01499147

**Steve Malech**

408.782.4006  
steve.malech@compass.com  
CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> <b>Allowed Uses for Mixed-Use Corridor Sub-Districts</b>	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Home Occupation	A	A	A	A	A	
Live/Work	C	C	C	C	C	Section 53.2.B.4
Multiple-Unit Dwelling	P	P	P	P	P	
Rooming House	C	C	C	C	C	
Single Room Occupancy Facility	P	P	P	P	P	Section <u>31.5</u>
Residential Care Uses						
Large Family Child Care Homes	P	P	P	P	P	<u>Article 39</u> (Child Care)
Family Child Care Home, Small	P	P	P	P	P	<u>Article 39</u>
Low-Barrier Navigation Centers	P	P	P	P	P	
Residential Care, Small	P	P	P	P	P	
Group Home <sup>1</sup>	P	P	P	P	P	

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> Allowed Uses for Mixed- Use Corridor Sub- Districts	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
<b>Restaurants, Eating and Drinking</b>						
Restaurant, Accessory Food Service	A	A	A	A	A	
Restaurant, Drive-Through	—	—	—	—	—	
Restaurant, Fast Food	P	P	P	P	P	
Restaurant, Sit-Down	P	P	P	P	P	
Restaurant, Take-Out Service	C	C	C	C	C	
<b>Retail</b>						
Business, Wholesale	C	C	—	C	C	
Liquor Store	C	C	C	C	C	
Retail Sales, Bulk Merchandise	—	—	—	—	—	
Retail Sales, General	P	P	P	P	P	Chapter 15, Article III: Tobacco Retail Permit

**Rafael Ramos**

408.476.4828

Rafael.Ramos@compass.com

CalDRE #01499147

**Steve Malech**

408.782.4006

steve.malech@compass.com

CalDRE #01317241



# Zoning (MUC-ECR)

Table 53-1 Allowed Uses for Mixed- Use Corridor Sub- Districts	P: Permitted by Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required —: Not Allowed					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Retail Sales, Secondhand Store	C	C	C	C	C	
Tasting Lounge	A	A	A	A	A	
Vehicle Rental, Sale, and Service Uses						
Vehicle/Equipment Rental (with on-site vehicle storage)	P	P	—	—	—	Outdoor storage of vehicles permitted
Vehicle/Equipment Repair	A	A	A	A	A	As an accessory use to automobile sales only.
Vehicle/Equipment Sales and Leasing	P	P	—	—	P	Outdoor storage of vehicles permitted
Vehicle Service Station	C	C	—	—	C	<a href="#">Article 35</a>
Vehicle Parts - Retail Sales and Repair	—	—	—	—	—	

**Rafael Ramos**

 408.476.4828  
 Rafael.Ramos@compass.com  
 CalDRE #01499147

**Steve Malech**

 408.782.4006  
 steve.malech@compass.com  
 CalDRE #01317241



# Zoning (MUC-ECR)

<b>Table 53-1</b> <b>Allowed Uses for Mixed-Use Corridor Sub-Districts</b>	<b>P: Permitted by Right</b> <b>A: Permitted as Accessory Use</b> <b>C: Conditional Use; Use Permit Required</b> <b>—: Not Allowed</b>					
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A	A	A	A	A	Installations shall be performed by employees; no installation by customer allowed on-site.

**Rafael Ramos**

408.476.4828  
 Rafael.Ramos@compass.com  
 CalDRE #01499147

**Steve Malech**

408.782.4006  
 steve.malech@compass.com  
 CalDRE #01317241



## Financing Quotes (Provided by California Bank &amp; Trust)



**CALIFORNIA BANK & TRUST**

**Listing Agent:**

**Rafael Ramos**

**408-476-4828**

[rafael.ramos@compass.com](mailto:rafael.ramos@compass.com)

**Property:**

**48 Laurel St**

**Redwood City, CA 94063**



### OWNER OCCUPIED COMMERCIAL REAL ESTATE LOAN OPTIONS

Purchase Price \$1,550,000	Option 1 with 10% Down Payment SBA 504 Loan			With \$250K Deposit Conventional with 20% Down #1	Without \$250K Deposit Conventional with 20% Down #2	Without \$250K Deposit Conventional with 20% Down #3
	Bank Portion	CDC Portion	Total			
Loan Amount	\$ 775,000	\$ 620,000	\$ 1,395,000	\$ 1,240,000	\$ 1,240,000	\$ 1,240,000
Fees Financed	\$ 16,430	\$ -	\$ -	\$ -	\$ -	\$ -
Terms	5(*)	25	(*) Bank rate is 3/5/7 years fixed with reset (25 years total)	10 Years	10 Years	10 Years
Interest Rate	6.06%	5.92%	4.99% 1st year; then 6.0%	6.25%	6.50%	6.50%
Rate Structures	Fixed	Fixed	5 Years Fixed	5 Years Fixed	10 Years Fixed	10 Years Fixed
Years Amortized	25	25	25	25	25	25
<b>Monthly Payment</b>	<b>\$ 5,052</b>	<b>\$ 4,095</b>	<b>\$ 9,147</b>	<b>\$7,989.34</b>	<b>\$8,179.90</b>	<b>\$8,372.57</b>
<b>Estimated Closing Costs</b>				<b>\$5000 Cash Back</b>	<b>No Cash Back</b>	<b>No Cash Back</b>
Down Payment	\$ 155,000	Does not include internal review fee	\$ 155,000	\$ 310,000	\$ 310,000	\$ 310,000
Appraisal Fees	\$ 3,000		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Environmental Report	\$ 2,500		\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Title Policy	TBD		TBD	TBD	TBD	TBD
Escrow Fees	TBD		TBD	TBD	TBD	TBD
Miscellaneous Fees	TBD		TBD	TBD	TBD	TBD
Loan Processing Fee		\$ 1,000	\$ 1,000			
Loan Origination Fee	\$ 1,938	\$ 3,875	\$ 5,813	\$ 6,000	\$ 6,000	\$ 6,000
<b>Closing Costs + Down Payment</b>	<b>\$ 162,438</b>	<b>\$ 4,875</b>	<b>\$ 167,313</b>	<b>\$321,500.00</b>	<b>\$321,500.00</b>	<b>\$321,500.00</b>

The 504 Bank 1st TD Loan is 25-year fully amortized, with a 5-year rate adjustments. The SBA 2nd TD Loan is fully amortized for 25 years. The SBA fees can be financed. Appraisal & Environmental fees are estimates. Fees shown do not include title, escrow, recording, etc. These rates and terms are for illustrative and discussion purposes only and are not a commitment to lend. There are relationship discounts available to lower the rates.

**Danh Le**  
(415)-793-6519  
[Danh.Le@calbt.com](mailto:Danh.Le@calbt.com)



Loans from California Bank & Trust are in participation with the United States Small Business Administration. Loans are subject to credit approval in accordance with SBA eligibility and lending guidelines. Rates and terms are subject to change. © 2023 California Bank & Trust. All rights reserved.

**Rafael Ramos**

408.476.4828

[Rafael.Ramos@compass.com](mailto:Rafael.Ramos@compass.com)

CalDRE #01499147

**Steve Malech**

408.782.4006

[steve.malech@compass.com](mailto:steve.malech@compass.com)

CalDRE #01317241