

KINGHORN COMMERCIAL PROPERTIES

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939 LAUREL STREET #A, SAN CARLOS, CA 94070 • KINGHORNCOMMERCIAL.COM

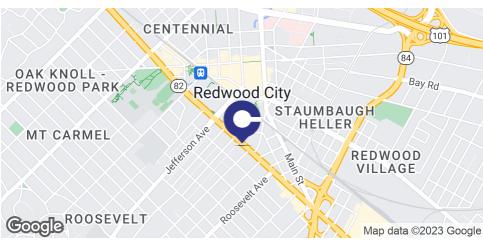


RETAIL PROPERTY-REDEVELOPMENT FOR SALE

PRIME REDWOOD CITY REDEVELOPMENT SITE

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.4 Acres

Zoning: P-Planned Community District

APN: 053-064-190

PROPERTY OVERVIEW

Currently a single tenant leased investment providing a developer with stable income while working a new development project through the approval process. This prime development site is located along El Camino Real within walking distance of downtown Redwood City. The downtown area has seen tremendous growth over the past decade with many more projects in the pipeline.

The adjacent lot (+/-26,200 sf) to the west is also available for sale, listed by Capital Realty Group.

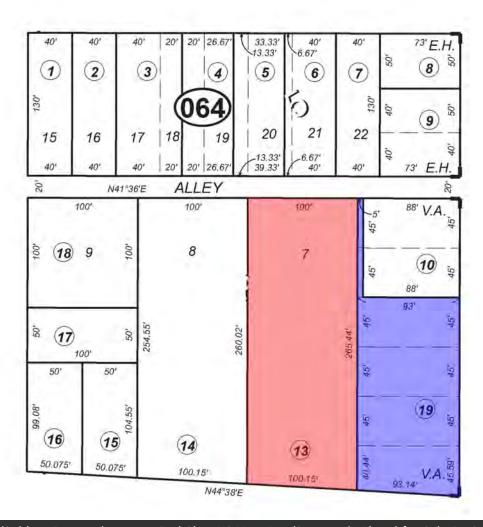
PROPERTY HIGHLIGHTS

- Short Term Corporate Tenant in Place
- Tenant at This Location for Over 50 Years
- Prime Multi-Family Development Site
- Opportunity for Assemblage with Adjacent Lot for a Total of 1 Acre
- High Density Development Projects in the Area with 4-6 Stories
- 180' of El Camino Real Frontage
- Less Than One Mile to RWC Caltrain Station
- Area Exploding with Redevelopment
- Walking Distance to Downtown Shops, Restaurants, Amenities

RANDY KINGHORN

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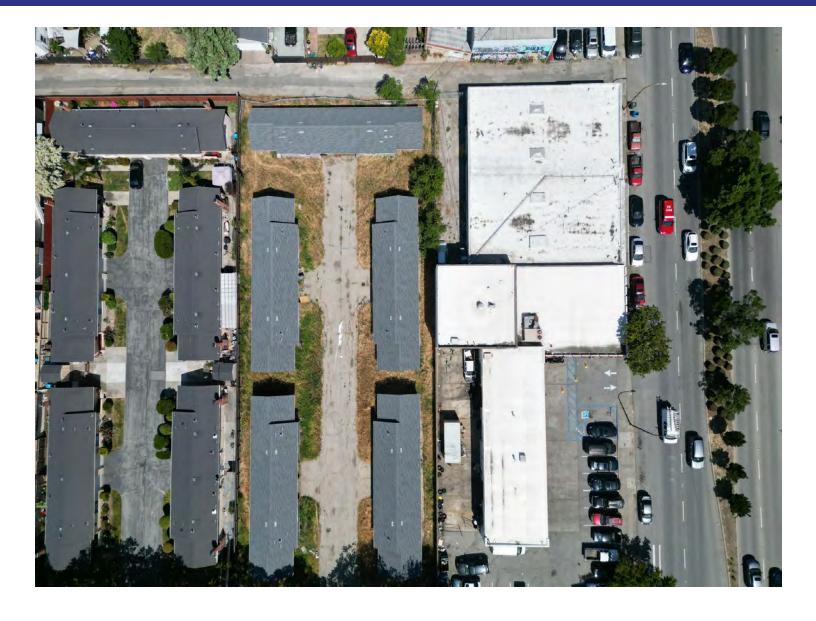
PLAT MAP



Blue Site: 1450-1458 El Camino Real (Subject Property)

Red Site: 112 Vera Ave (Separately Listed for Sale By Capital Realty Group)

OVERHEAD VIEW



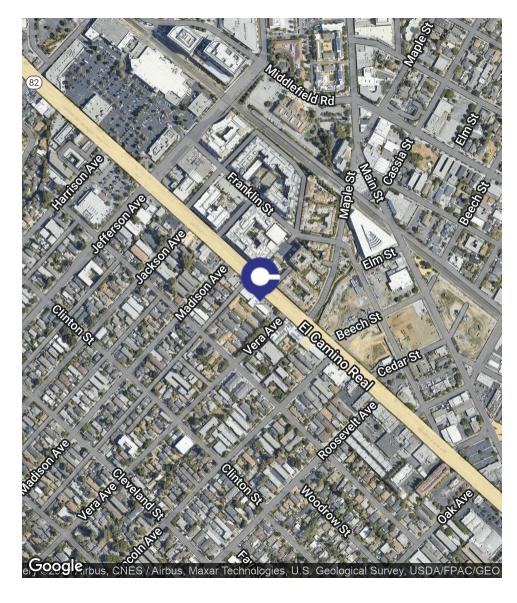
RENT ROLL

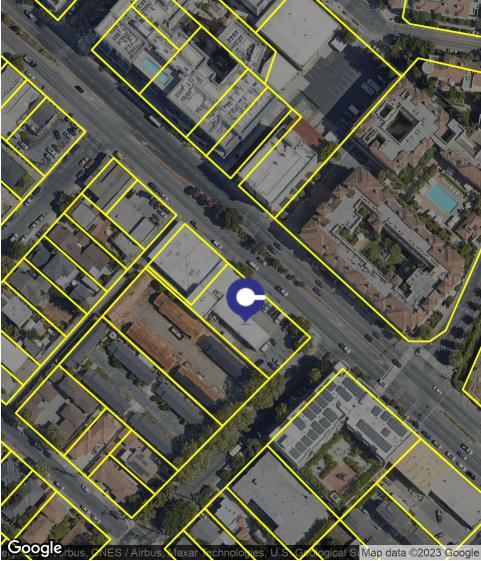
	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	MONTHLY RENT	LEASE START	LEASE END
	BFS Retail & Commercial Operations, LLC	+/-6,310 SF	\$31.50	\$198,765	\$16,563.75	2/6/1967	5/31/2026
TOTAL		+/-6,310 S	F \$31.50	\$198,765	\$16,563.75		

- -Tenant reimburses Landlord for property tax payments.
- -Tenant reimburses Landlord up to \$2,500 annually for property insurance premium.
- -Tenant does not have any options to extend the lease.



AERIAL MAP





SURROUNDING DEVELOPMENTS

1- 1304 EL CAMINO REAL

Under Construction: 39 affordable housing units as part of the Greystar South Main Mixed Use Project.

2-1330 EL CAMINO REAL- DISCOVERY

Proposal: 6-story, 130 unit residential project which includes 110 studios, 8 one-bedroom units, 8 two-bedroom units, and 4 three-bedroom units. The project will provide 26 of the units at below market rate at various levels of income and unit types.

3-1305 EL CAMINO REAL- GREYSTAR III

Completed: 8-story, 137-unit multi-family residential development.

4-1409 EL CAMINO REAL- GREYSTAR IV

Completed: 8-story, 350-unit multi-family residential development (including 35 affordable units at the low income level), 2,900 sq. ft. of ground floor retail.

5-SEQUOIA STATION

Application Submitted: Transit-oriented, mixed-use development on 6 blocks (12 acres) with 631 multifamily residential units (including 254 affordable units), 1,230,000 sq. ft. of office, 166,600 sq. ft. of retail, 10,000 sq. ft. child care facility, and 86,000 sq. ft. of public open space.

6-1601 EL CAMINO REAL- SOUTH MAIN MIXED-USE

Mixed-use development on 6 blocks (8.3 acres) with 540 multifamily residential units (including 147 affordable units), 530,000 sq ft. of office, 28,841 sq. ft. of retail, and a 8,367 sq. ft. child care facility.

7-1180 MAIN- SOUTH MAIN MIXED-USE

Architectural Permit, Conditional Use Permit, and Tentative Map to merge two lots and construct a 3-story, 109,375 square foot office building.

8-901 EL CAMINO REAL

An application for a six-story 264,856 sq. ft. office, 8,000 sq. ft. teen center, 2,885 sq. ft. of retail, and 8,000 sq. ft. public open space (Chrysanthemum Plaza) at 901 El Camino Real.

9-1 & 99 MAPLE STREET- FRANKLIN APARTMENTS

Completed: 206 unit apartment community on a 4 acre site.

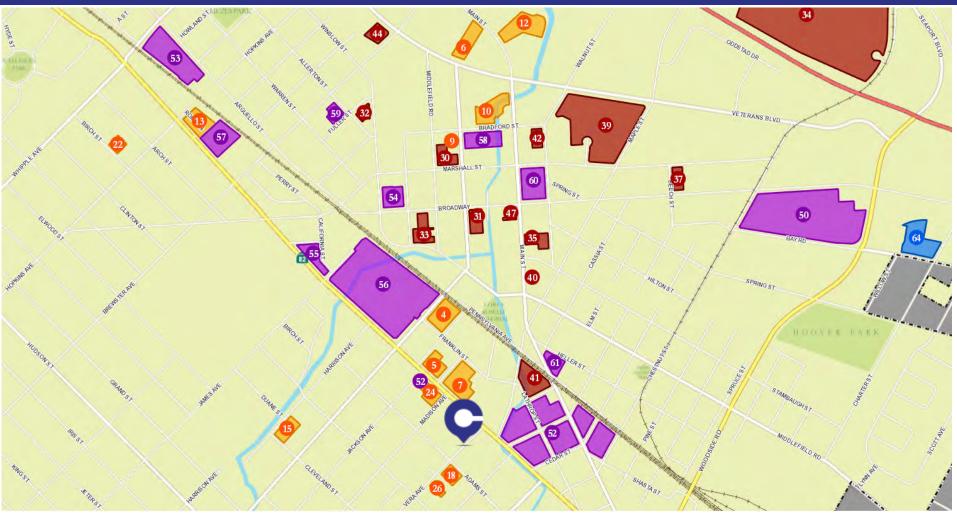
10-1500 EL CAMINO REAL-VILLA MONTGOMERY

Completed: 58 affordable apartment units.



Information obtained from the City of Redwood City's Website. Buyer to verify the accuracy of the information.

SURROUNDING DEVELOPMENTS



4-Greystar II

5-Greystar III

6-849 Veterans

7-Greystar IV

6-Strada 1548 Maple Street

9-Habitat for Humanity

10-707 Bradford St

12-353 Main St

13-601 El Camino Real 15-California Communities 18-Vera Ave Townhomes

22-77 Birch Townhomes

24-Redwood City Discovery

26-239 Vera Ave

30-601 Marshall

31-Broadway Station RWC

32-550 Allerton St 33-815 Hamilton

34-Harbor View 35-851 Main

39-Kaiser Medical Office Building

41-1180 Main

47-Sequoia Hotel

50-Broadway Plaza

52-South Main Street Mixed Use

56-Seguoia Station

57-Gatekeeper American Legion

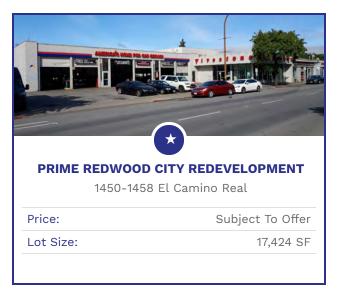
58-Gatekeeper Bradford/RCSD

60-1900 Broadway

61-1201 Main Mixed Use

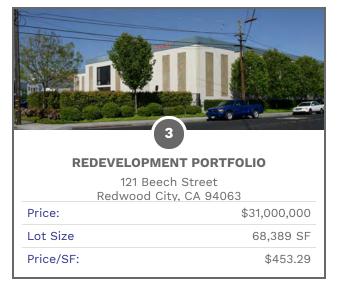
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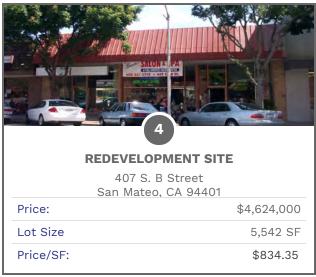
SALE COMPS

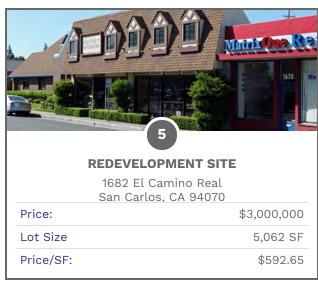




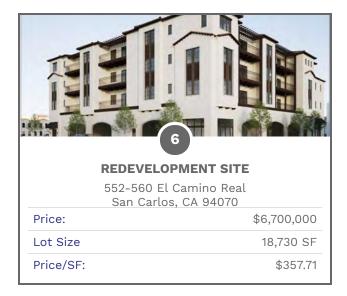


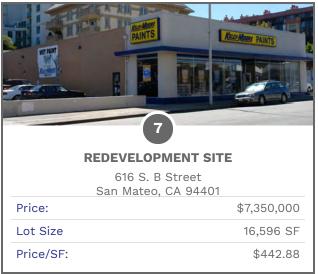






SALE COMPS



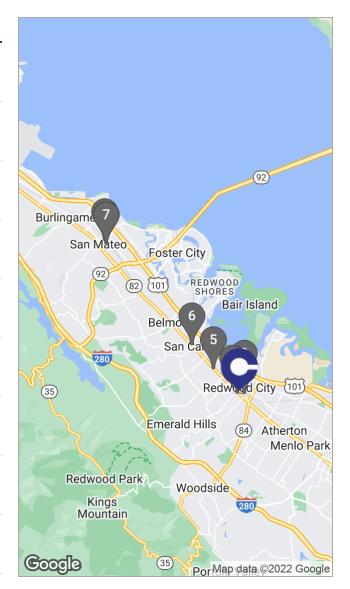






SALE COMPS MAP & SUMMARY

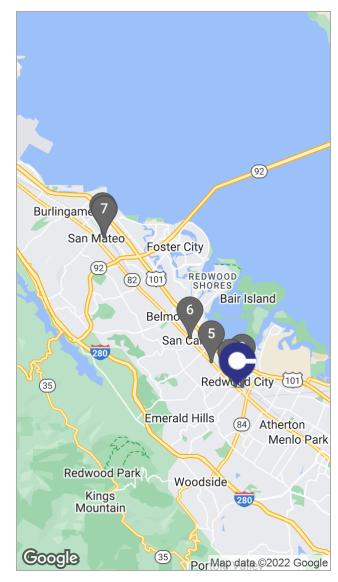
	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF
*	Prime Redwood City Redevelopment Site 1450-1458 El Camino Real Redwood City, CA	Subject To Offer	17,424 SF	-
1	Redevelopment Site 999 El Camino Real Redwood City, CA	\$3,300,000	6,534 SF	\$505.05
2	Redevelopment Site 1304 El Camino Real Redwood City, CA	\$3,250,000	6,534 SF	\$497.40
3	Redevelopment Portfolio 121 Beech Street Redwood City, CA	\$31,000,000	68,389 SF	\$453.29
4	Redevelopment Site 407 S. B Street San Mateo, CA	\$4,624,000	5,542 SF	\$834.35
5	Redevelopment Site 1682 El Camino Real San Carlos, CA	\$3,000,000	5,062 SF	\$592.65
6	Redevelopment Site 552-560 El Camino Real San Carlos, CA	\$6,700,000	18,730 SF	\$357.71
7	Redevelopment Site 616 S. B Street San Mateo, CA	\$7,350,000	16,596 SF	\$442.88
8	Redevelopment Site 606 S. B Street San Mateo, CA	\$4,300,000	11,217 SF	\$383.35



Information provided by CoStar. Buyer is responsible for confirming the accuracy of the data.

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF
9	Redevelopment Site 9 910 Marshall Street Redwood City, CA	\$19,050,000	47,045 SF	\$404.93
	AVERAGES	\$9,174,889	20,628 SF	\$496.84



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