



# OFFERING MEMORANDUM

411-413 LATHROP STREET  
REDWOOD CITY | CALIFORNIA

AVAILABLE FOR SALE



## CONTACT

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## IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt it's accuracy, SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. The listing agent and owner have not had the opportunity to verify the size of each unit, and have approximated the size of each unit. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property.

411-413 LATHROP STREET - REDWOOD CITY



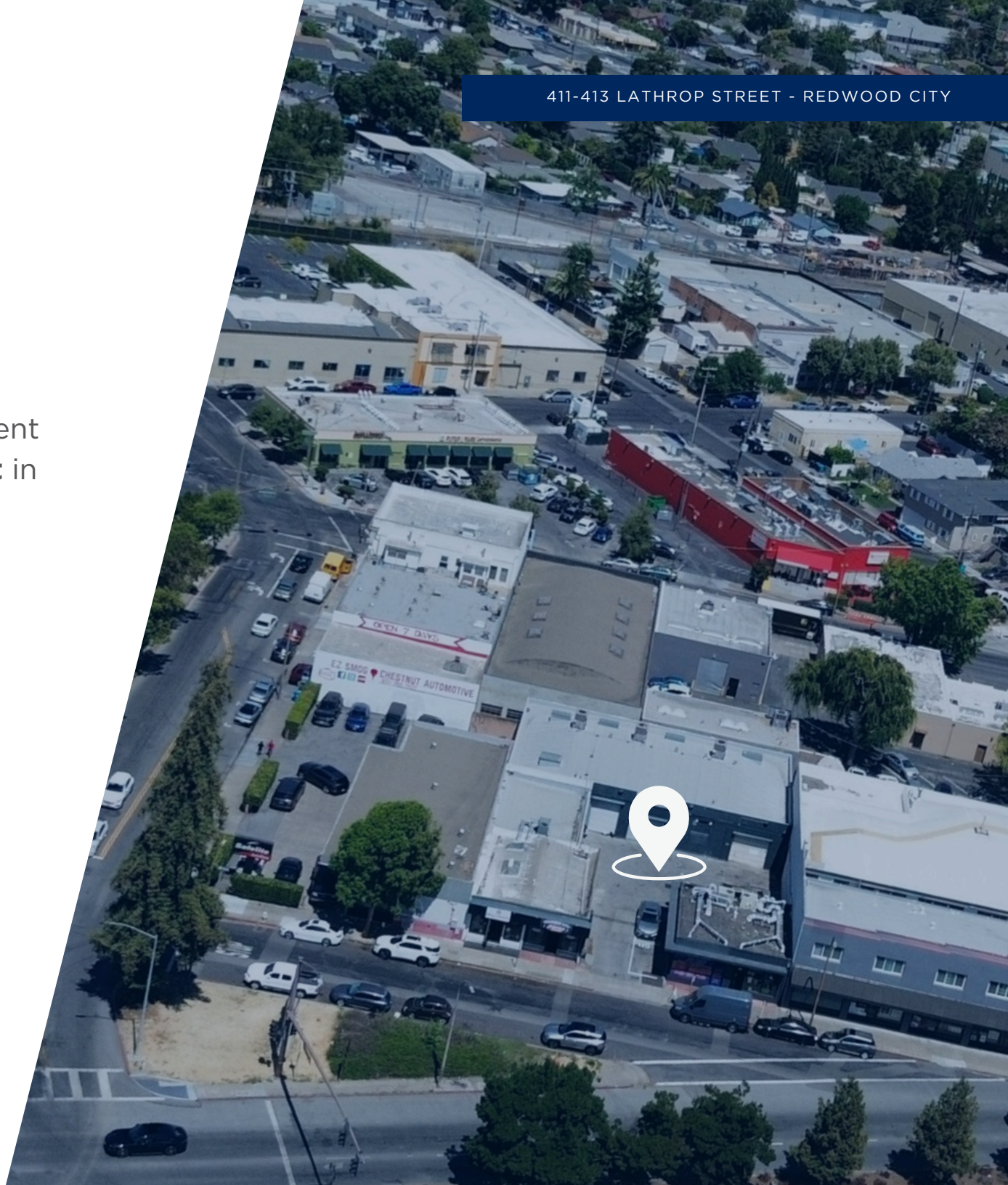
***Please do not walk the property or disturb residents***  
*An inspection of the property can be made through the Listing Agent only.*

## THE OFFERING

SC Properties is proud to present for sale **411-413 Lathrop Street** in Redwood City.

SC Properties is please to present 411-413 Lathrop Street in Redwood City, California for sale! This 7,196 SQFT versatile mixed-use property offers an excellent investment opportunity in the heart of Redwood City.

Featuring four retail spaces and a warehouse portion with three commercial grade roll-up doors. The retail spaces are currently occupied, while the vacant spacious warehouse area provides ample room for storage or light industrial operations. Situated in a prime location, this property ensures easy access to downtown Redwood City's bustling shops, dining, and entertainment options, as well as major tech companies and transportation hubs.





## PROPERTY HIGHLIGHTS

- 7,196 Sq. Ft. Mixed Use Building
- 10,454 Sq. Ft. Lot
- 4 Retail Space (occupied)
- Rear Warehouse Space
  - 3 commercial grade roll up doors
- Dedicated Parking
- Built in 1946
- Desirable location with convenient access to Highway 101, El Camino, and Downtown Redwood City



## PROPERTY SUMMARY

Property Address	411-413 Lathrop Street, Redwood City
Asking Price	\$3,500,000
Price per SF Lot	\$334.80
Price per SF	\$486.38
Year Built	1946
Parcel Number	053-193-080



RENT ROLL	CURRENT		
	LEASE TO	RENT	SQFT
<b>411</b>	3/31/2028	\$3,095 NNN	+/- 575 SF
<b>411 B</b>	8/1/25	\$3,000 NNN	+/- 836 SF
<b>413 A - B</b>	VACANT	VACANT	+/- 4,750 SF
<b>413 C</b>	3/31/28	\$3,000 NNN	+/- 1,250
<b>415</b>	Month-to-Month	\$3,181 NNN	+/- 530 SF
<b>417</b>	6/31/2028	\$3,095 NNN	+/- 559 SF
		<b>Total Rent: 15,371.00</b>	

# PROPERTY PHOTOS



## SALE COMPARABLES

411-413 LATHROP STREET - REDWOOD CITY

	PROPERTY ADDRESS	SOLD DATE	SALE PRICE	BLDG. SQ. FT.	LOT SQ. FT.	\$/SQ. FT. BUILDING	\$/SQ. FT. LAND
1	892-894 Douglas Ave, Redwood City	1/25/23	\$5,050,000	11,639 SF	8,438 SF	\$433.89	\$598.48
2	939 Broadway, Redwood City	9/6/23	\$9,500,000	10,160 SF	52,555 SF	\$935.04	\$180.76
3	801 Woodside Rd, Redwood City	1/31/24	\$3,400,000	9,689 SF	25,070 SF	\$350.91	\$132.30
4	2549 Middlefield Rd, Redwood City	3/1/24	\$1,750,000	4,800 SF	8,712 SF	\$364.58	\$200.87
5	1402-1408 El Camino Real, Redwood City	5/17/24	\$3,350,000	6,084 SF	9,583 SF	\$575.28	\$365.23

SALE PRICE	PRICE/SQ. FT.	PRICE/SQ. FT. LOT
\$4,610,000	\$531.94	\$295.52



# PARCEL MAP



N.T.

ASSESSOR'S MAP COUNTY OF SAN MATEO, CA

02-1971

## AREA OVERVIEW

### REDWOOD CITY

Redwood City, California, is a vibrant city located in the heart of Silicon Valley. Known for its pleasant climate, with a motto of "Climate Best by Government Test," it offers a perfect blend of suburban and urban living. The downtown area is bustling with a variety of restaurants, shops, and entertainment options, including the historic Fox Theatre.

Redwood City is also home to many tech companies, making it a hub of innovation and employment. With its proximity to both San Francisco and San Jose, residents enjoy easy access to a wide range of cultural and recreational activities. The city boasts numerous parks, a marina, and a rich history, making it an attractive place for families, professionals, and outdoor enthusiasts alike.



### QUICK FACTS

Size:	sq. mi.
Population:	63
Estimated Median Age:	3 years
Median Household Income:	\$85
Median Property Value:	\$1.1M
Number of Employees:	35



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