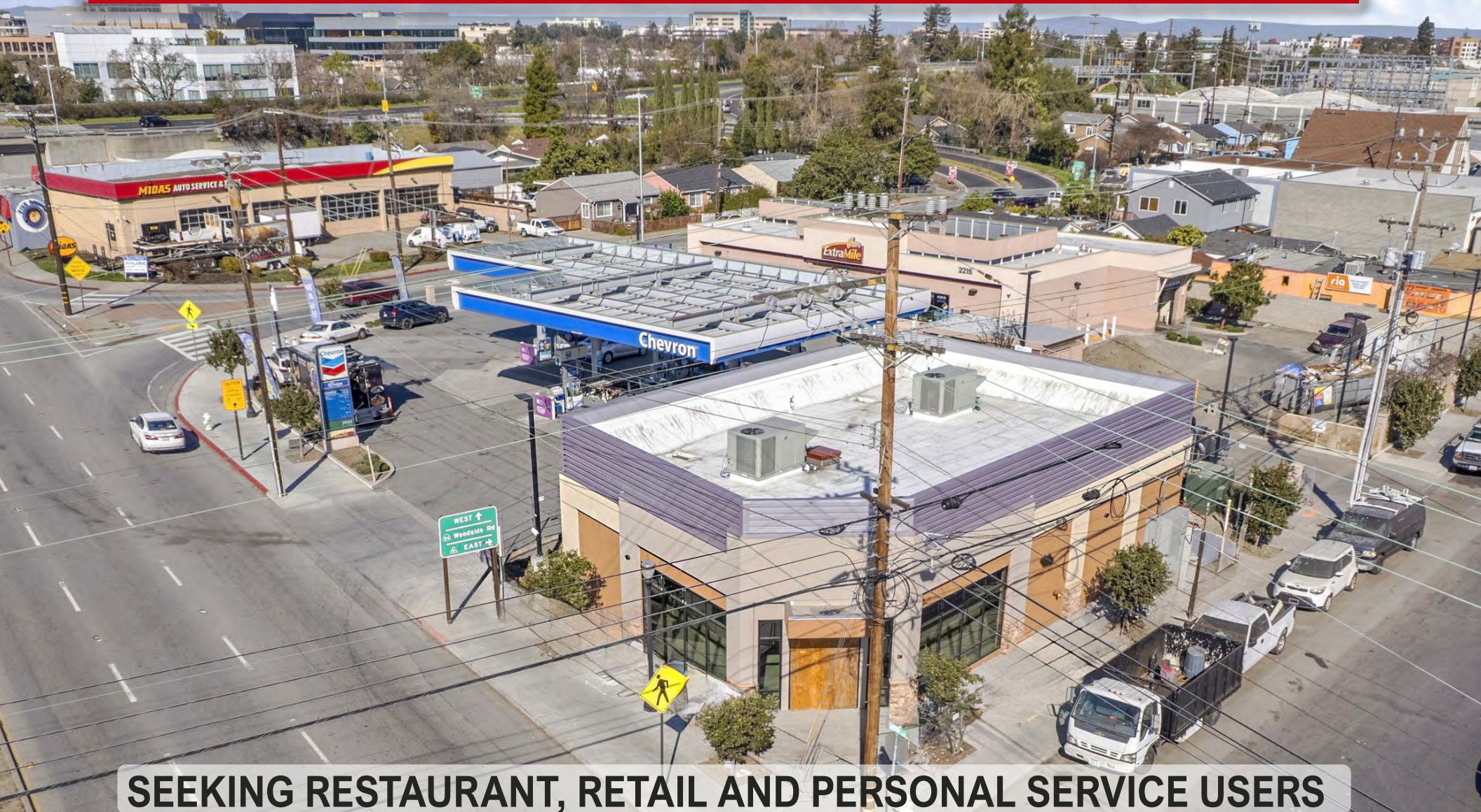


BRAND NEW CONSTRUCTION- FREESTANDING BUILDING FOR LEASE



SEEKING RESTAURANT, RETAIL AND PERSONAL SERVICE USERS

2219 El Camino Real, Redwood City, California 94063

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LOCATION



PROPERTY HIGHLIGHTS

- Free Standing Building: 2,630± SF
- Rent \$4.50 PSF, Plus NNN (approx. \$1.10)
- Generous TI Allowance Available
- 800A Electrical Service
- 1,200 Gallon Grease Interceptor Installed
- Two (2) 8.5 Ton HVAC Units
- Central Retail Artery with Tenants like Costco, Target, Whole Foods, Chick-fil-A, & McDonald's.
- Centrally located in the heart of Redwood City, offering access throughout the Mid-Peninsula, with high volume traffic.
- Surrounded by Affluence, positioned within an exceptionally affluent corridor minutes from Menlo Park, Atherton, & Hillsborough - among the most prestigious residential communities in the United States.
- Proximity to World-Class Tech Campuses & major employers, including
Oracle (NYSE: ORCL)
Box (NYSE: BOX) in Redwood City
Meta HQ (NASDAQ: META) in Menlo Park.



FLOOR PLAN

WILLOW STREET

EL CAMINO REAL

2,630± SF

1 FLOOR PLAN
3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0" FEET





INTERIOR SPACE PHOTOS



AREA MAP



Statement of Uses.

Use types listed below are as defined in Redwood City Municipal Code, unless otherwise noted.

Retail Sales, General

- Office – Business, Government, Professional
- Research and Development, Office Type
- Personal Services, General
- Personal Services, Studio

- Health/Fitness Club
- Small – 2,000 square feet or less
- Financial Institution and Related Service
- Restaurant, Fast Food
- Restaurant, Sit-Down
- Retail Sales, General

2.

Sub-District Intent. Each of these sub-districts implements the General Plan Mixed-Use – Corridor designation and provides for more specific regulations for distinct areas of Redwood City. Any parcel zoned Mixed-Use Corridor shall be located in one (1) of the following sub-districts:

- a. Mixed-Use Corridor – El Camino Real (MUC-ECR): Purpose. Redwood City is committed to the revitalization of El Camino Real as a grand, multimodal, and attractive boulevard. The MUC-ECR sub-district represents a continuation of the Grand Boulevard Initiative vision and the Downtown Precise Plan design goals. The purposes of the MUC-ECR sub-district are to:
 - i. Transform El Camino Real into a remarkable, walkable, and exciting corridor, home to a variety of residential and nonresidential uses.
 - ii. Facilitate a pedestrian-scaled environment with buildings that emphasize active and street-oriented frontages, well-scaled and designed buildings, and engaging outdoor spaces and landscaping.
 - iii. Allow for higher-intensity residential, commercial, and mixed-use buildings to provide the appropriate height relative to the width of the street.
 - iv. Provide increased opportunities in Redwood City for residents to live near goods, services, transit, and entertainment.
 - v. Ensure that consideration and proper transition is provided to adjacent lower-density residential uses.
 - vi. Encourage additional pedestrian and transit amenities along El Camino Real and the development of a consistent street front, with ample public right-of-way to facilitate pedestrian environment.

DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	41,657	135,628	277,193
HOUSEHOLDS	13,625	47,168	93,986
AVERAGE HH SIZE	3.00	2.80	2.77
OWNER OCCUPIED HOUSING	3,552	24,473	48,975
RENTER OCCUPIED HOUSING	10,073	22,695	45,011
MEDIAN AGE	35.9	39.0	37.7
MEDIAN HH INCOME	\$114,711	\$173,823	\$180,760
AVERAGE HH INCOME	\$183,027	\$276,833	\$282,935

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