

FOR LEASE

701 ARGUELLO ST, REDWOOD CITY

SUITE 701: ±2,906 SQ. FT.
RETAIL / PERSONAL SERVICES

PLEASE BE QUIET WHILE CLASS IS IN SESSION
CONCENTRATION BY THE STUDENTS IS CRITICAL TO LEARNING.
IT IS VERY HARD FOR THE STUDENTS TO CONCENTRATE
WHILE PEOPLE ARE TALKING. CAN YOU PLEASE TALK OUTSIDE?
THANKS FOR YOUR COOPERATION!



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN
Partner
dre license #01736391
| 650.618.3001
| brad.ehikian@prprop.com

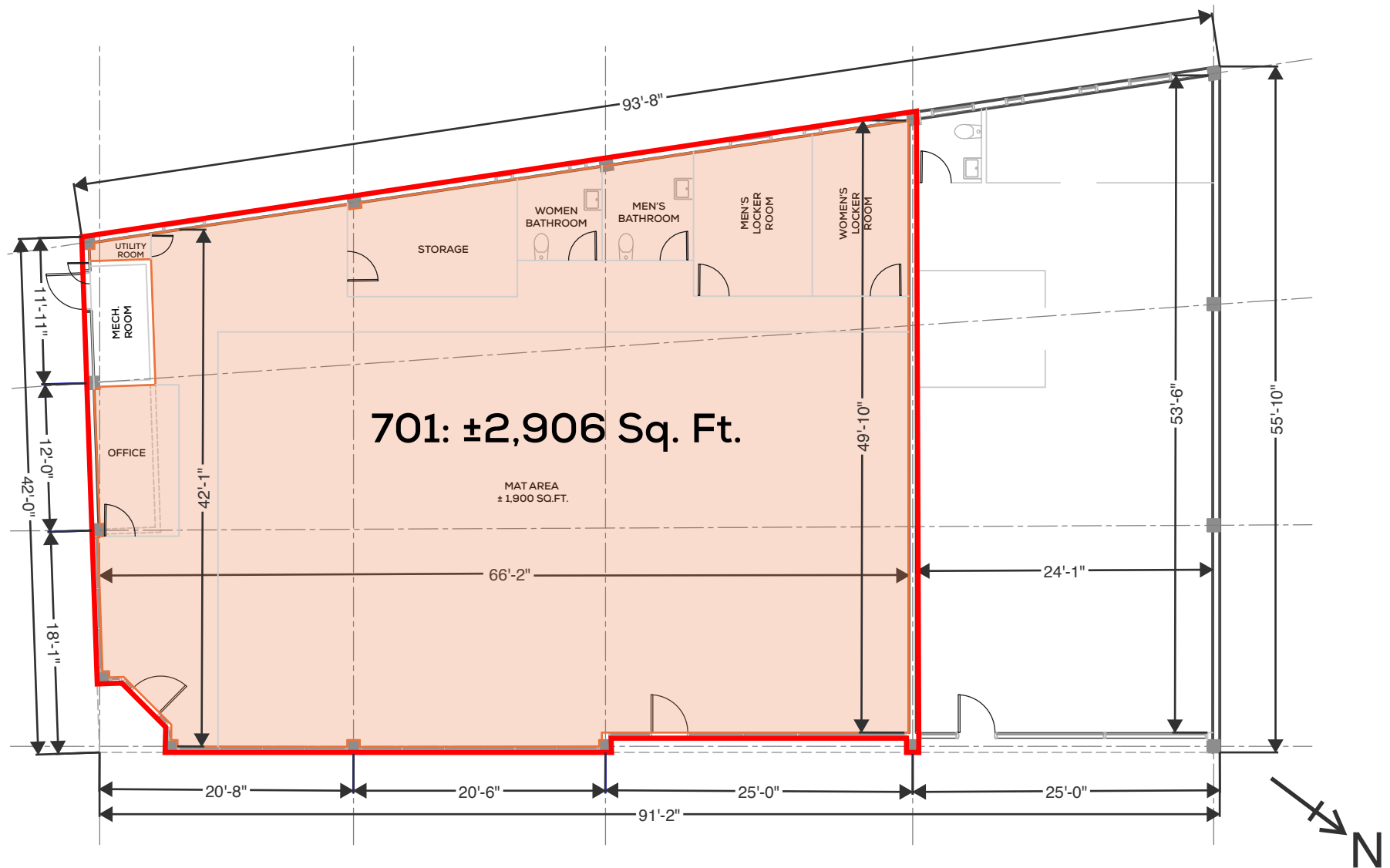
JON GOLDMAN
Partner
dre license #01295503
| 650.618.3003
| jon.goldman@prprop.com

JESSE EBNER
Vice President
dre license #02055989
| 650.618.3017
| jesse.ebner@prprop.com

PROPERTY DESCRIPTION

- ±2,906 Sq. Ft. Retail Suite on the Edge of Downtown
- Currently Built Out as Martial Arts Studio
- Excellent Window Line and Natural Light
- Prime Corner Signage Opportunities
- In-Suite Restrooms & Locker Rooms
- Walking Distance to Countless Restaurants & Amenities
- Adjacent to CalTrain Station
- Available on 30 Days' Notice

FLOOR PLAN



AMENITIES MAP



701 ARGUELLO ST,
REDWOOD CITY, CA

Caltrain

Peet's Coffee



RED GIANT COFFEE

CHASE



Bank of America

UnionBank

Philz Coffee
Varam

MARGARITAS
MEXICAN RESTAURANT

VESTA
LV. MAR

Colette

BROADWAY MASALA



Quinto Sol



FIVE GUYS

PIZZA HEART



LIMÓN

UNITED STATES POSTAL SERVICE



zareen's

CVS pharmacy

MATTRESS FIRM



SUBWAY

CRU

CURRY PIZZA HOUSE



SAFEWAY

BARNES & NOBLE

Middlefield Rd



713 ARGUELLO ST
REDWOOD CITY, CA

TRANSPORTATION MAP

701-713 ARGUELLO ST, REDWOOD CITY, CA



San Francisco
Int. Airport

San Francisco

Downtown
San Carlos

Downtown
San Mateo

701 ARGUELLO ST,
REDWOOD CITY, CA

101

(222,600 VPD)

Sequoia
High School

Downtown
Redwood City

Caltrain

Sequoia
Station

84

 **PLANES**

SJC - 21 miles
SFO - 14 miles
OAK - 29 miles

 **TRAINS**

San Francisco - 50 min
Milbrae - 28 min
San Jose - 46 min

 **AUTOMOBILES**

San Francisco - 26 miles
Downtown San Jose - 23 miles
Downtown Oakland - 36 miles

DEMOGRAPHICS



ONE-MILE POPULATION: 30,311

MEDIAN AGE

37.9

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

6,617



Average Household Income

\$179,406

Average Household Size: 2.5 | Owner Occupied Housing Units: 3,609 | Renter Occupied Housing Units: 7,894 | Median Household Income: \$127,334 | Average Household Income: \$179,406

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	2,119
Total Employees:	27,913
Total Residential Population:	34,898
Employee/Residential Population Ratio (per 100 Residents)	61



FOR LEASE

701 ARGUELLO ST, REDWOOD CITY

SUITE 701: ±2,906 SQ. FT.
RETAIL / PERSONAL SERVICES

PLEASE BE QUIET WHILE CLASS IS IN SESSION
CONCENTRATION BY THE STUDENTS IS CRITICAL TO LEARNING.
IT IS VERY HARD FOR THE STUDENTS TO CONCENTRATE
WHILE PEOPLE ARE TALKING. CAN YOU PLEASE TALK OUTSIDE?
THANKS FOR YOUR COOPERATION!



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN
Partner
dre license #01736391
| 650.618.3001
| brad.ehikian@prprop.com

JON GOLDMAN
Partner
dre license #01295503
| 650.618.3003
| jon.goldman@prprop.com

JESSE EBNER
Vice President
dre license #02055989
| 650.618.3017
| jesse.ebner@prprop.com