

935-965 Brewster Avenue

Redwood City, CA 94063

DOWNTOWN RETAIL/OFFICE FOR SALE OR LEASE



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SEQUOIA REALTY SERVICES

1629 MAIN STREET

REDWOOD CITY, CA 94063

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Features



FOR SALE

- Available for Owner-User or Investment
- Existing Improvements: Retail space with office and warehouse configurations
- Significant Land Value with potential for repositioning or long-term hold
- Future Development Potential – 8 Story Height Limit

\$ PURCHASE PRICE
\$4,000,000 / \$527 PSF

FOR LEASE

- Flexible Configurations Available
- Ample on-site parking and yard / storage potential
- Immediate occupancy available
- Excellent access to US-101, Highway 92, and El Camino Real

\$ LEASE RATE
\$2.50 PSF NNN

Executive Summary



PROPERTY OVERVIEW

Rare opportunity to purchase or lease a well-located retail/office property in the heart of Redwood City. Situated in a supply-constrained market, this asset offers immediate functionality with future upside, making it ideal for owner-users, investors, or tenants seeking strategic access to Silicon Valley and the Peninsula.

SITE DETAILS

- **935 Brewster:** ±2,800 SF Office/Retail Building
- **965 Brewster:** ±3,170 SF Retail Building
- **Warehouse:** ±1,611 SF
- **Zoning:** Downtown General



OFFERING SUMMARY

Address	935-965 Brewster Avenue Redwood City, CA 94063
APN	052-321-010
Total Building SF	±7,581 SF
Total Lot SF	±15,246 SF (0.35 AC)
Parking	16 Stalls
Year Built	1931
Property Use	Storefront Retail/Office
Submarket	Redwood City
Market	San Francisco
County	San Mateo County

Location Map



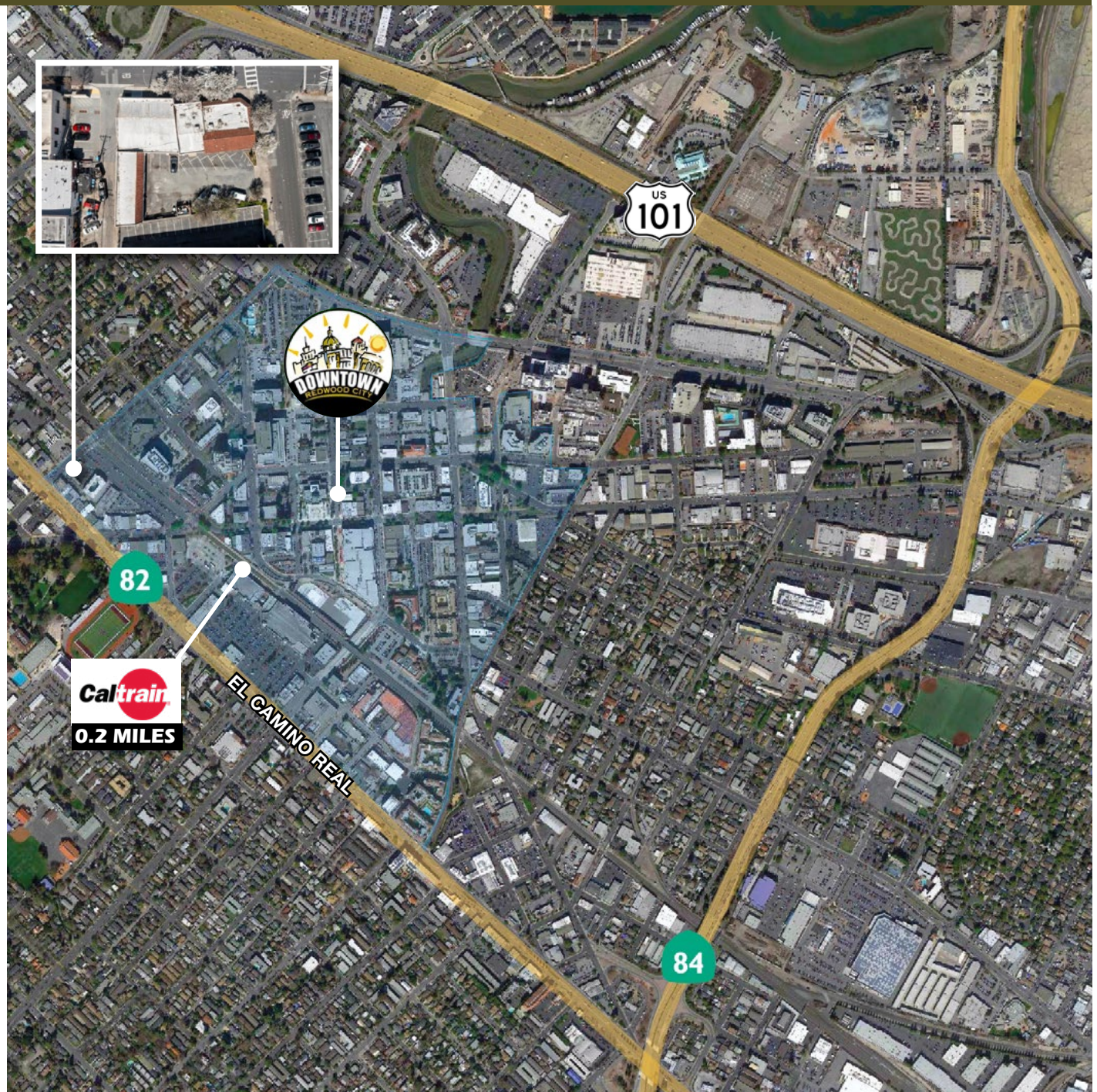
Area & Transportation

REDWOOD CITY is a city in San Mateo County, California on the San Francisco Peninsula, about halfway between San Francisco and San Jose. Redwood City is probably best known for its downtown. It also has great historic buildings mixed with a variety of restaurants, public open space and transportation options.

24 MI SOUTH OF SAN FRANCISCO
 35 MI SOUTHWEST OF OAKLAND
 24 MI NORTH OF SAN JOSE

CalTrain Sequoia Station	Time
From Palo Alto to RWC	7 min
RWC to San Francisco	31 min
RWC to San Jose	27 min

Airports	Drive	Distance
San Francisco (SFO)	20 min	14 mi
San Jose (SJC)	30 min	22 mi
Oakland (OAK)	20 min	17 mi



Zoning / Building Regulations

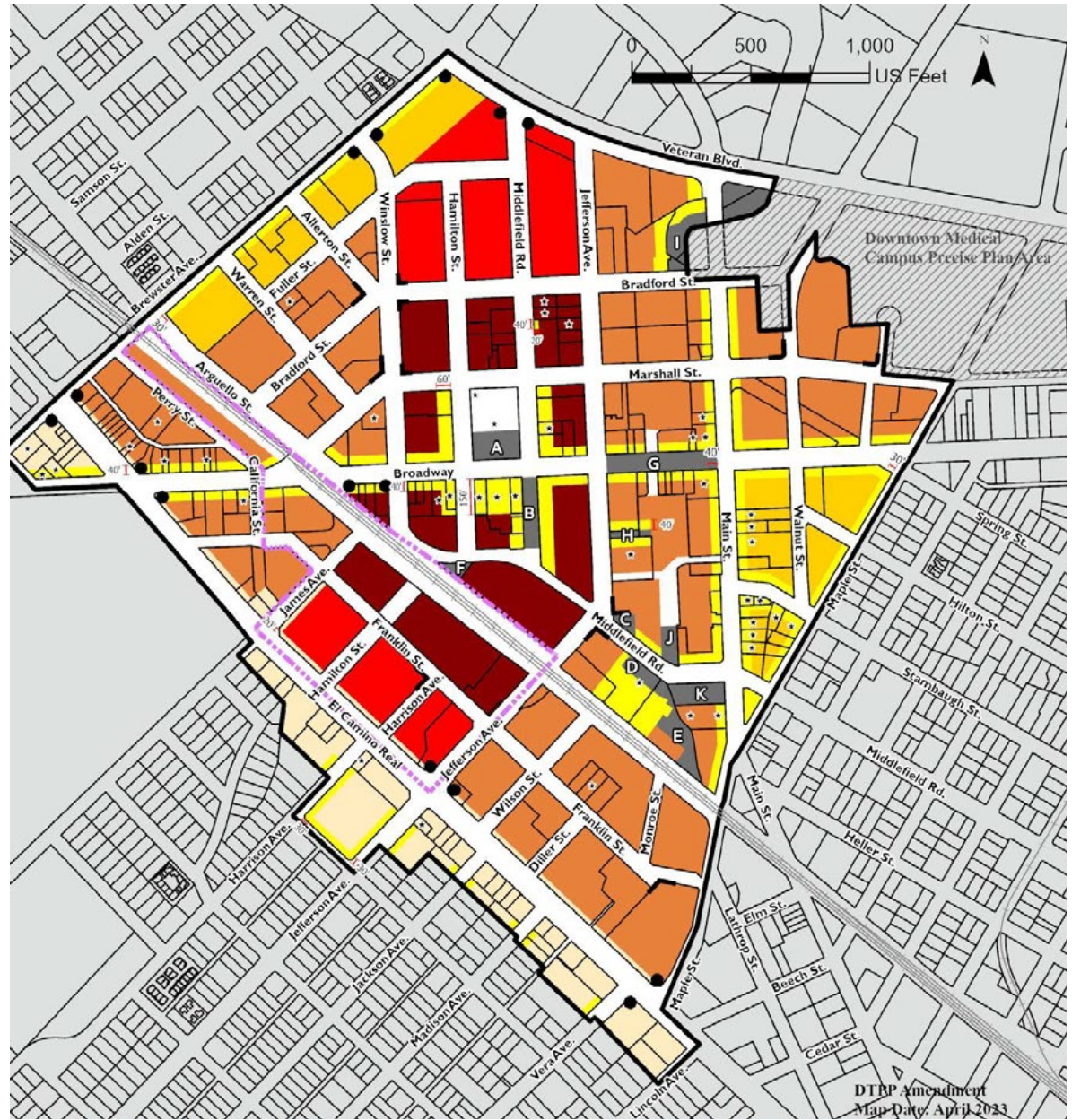
This section contains several regulations of the heights of buildings. The DTPP regulates height to ensure that adequate density and intensity can be achieved in order to support the urban vitality desired for Downtown, while also ensuring compatibility with historic resources and adjacent low-rise residential neighborhoods and minimizing shadow impacts. This Section will also ensure that buildings allow for adequate courtyards and other spaces to enhance livability by providing access to natural light and air.

MAP LEGEND

- 12 Story Zone
- 10 Story Zone
- 8 Story Zone
- 5 Story Zone
- 4 Story Zone
- 3 Story Zone
- Shadow Sensitive Public Open Space (See Sec. 2.7.5)
- L Maximum Corner Height Required (See Sec 2.7.3)
- Special Corner Treatment Required (See Sec. 2.7.2)
- ★ Historic Resources (See Sec. 2.1.3)

SHADOW-SENSITIVE PUBLIC OPEN SPACES*

- | | |
|----------------------|----------------------|
| A. Courthouse Square | G. Broadway Plaza |
| B. Theatre Way | H. Post Office Paseo |
| C. City Hall Park | I. Redwood Creek |
| D. Library Plaza | J. City Center Plaza |
| E. Roselli Mini Park | K. Library Lot A |
| F. Depot Plaza | |



* Please note that not all Public Open Spaces are shown on this map. The only Public Open Spaces shown here are those which are considered shadow-sensitive. For a full discussion of Downtown public open spaces, see sections 1.2.5, 3.2.1, and Appendix 2.