

2751 EL CAMINO REAL

Marcus & Millichap

REDWOOD CITY CA 94061



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EXCELLENT OWNER-USER OPPORTUNITY IN REDWOOD CITY

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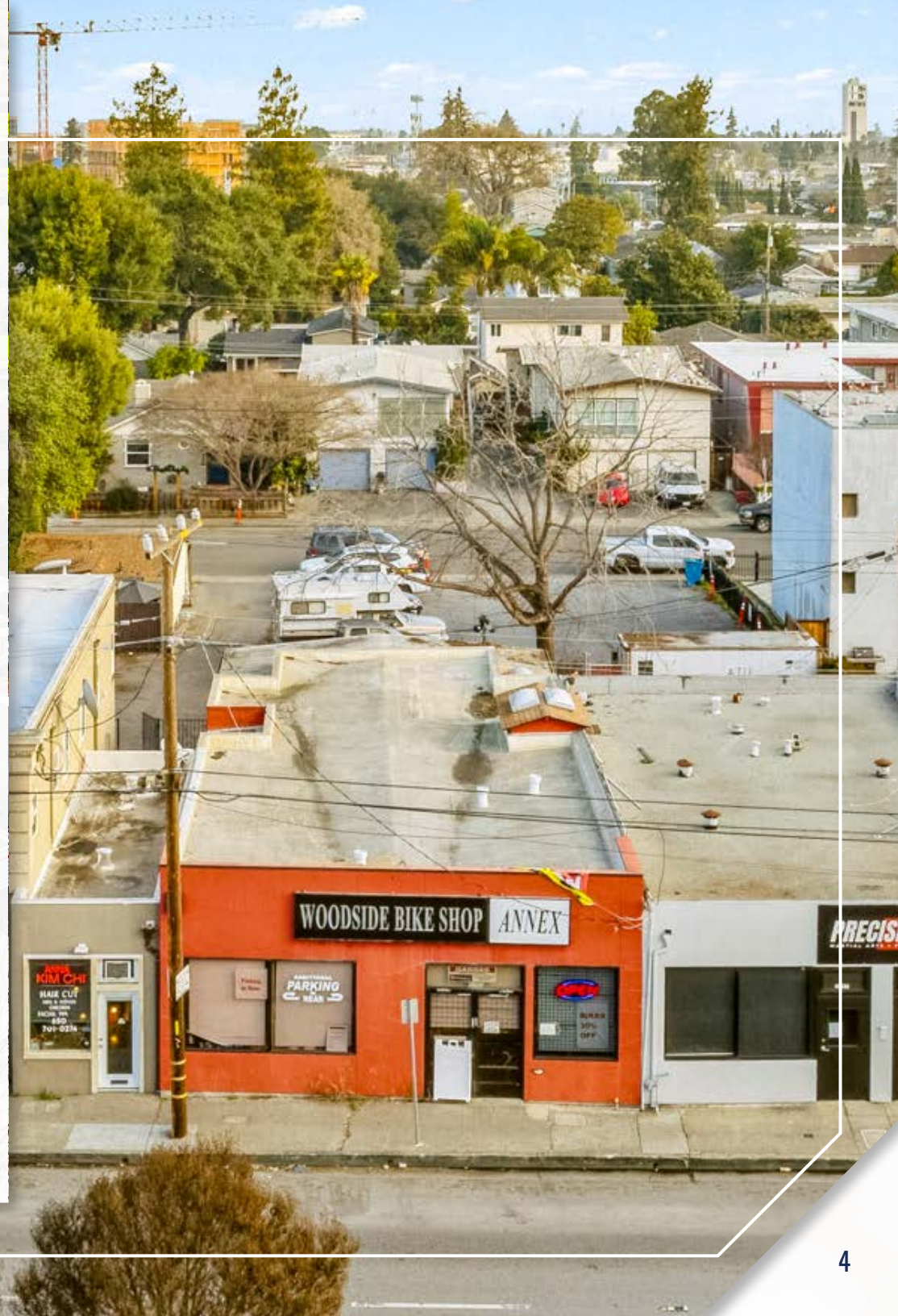
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PROPERTY SUMMARY

ADDRESS	2751 El Camino Real Redwood City, CA 94061
PRICE	\$1,500,000
ASSESSOR PARCEL NUMBER	054-276-240 & 054-276-090
PROPERTY TYPE	Retail
BUILDING SIZE	1,780 SF
COMBINED LOT SIZE	5,157 SF (0.12 AC)
YEAR BUILT	1924

INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity on El Camino Real in Redwood City, CA
- Highly Sought After Location
- Major Thoroughfare with High Traffic Counts
- Directly Across the street from Ferrari Dealership
- Immediate Proximity to Atherton, Nation's Most Expensive Zip Code
- Minutes Away from Downtown Redwood City
- Affluent Demographics



TENANT INFORMATION

TENANT

Woodside Bike Annex

LEASE EXPIRES

April 1, 2025

CURRENT RENT

\$4,063/Month



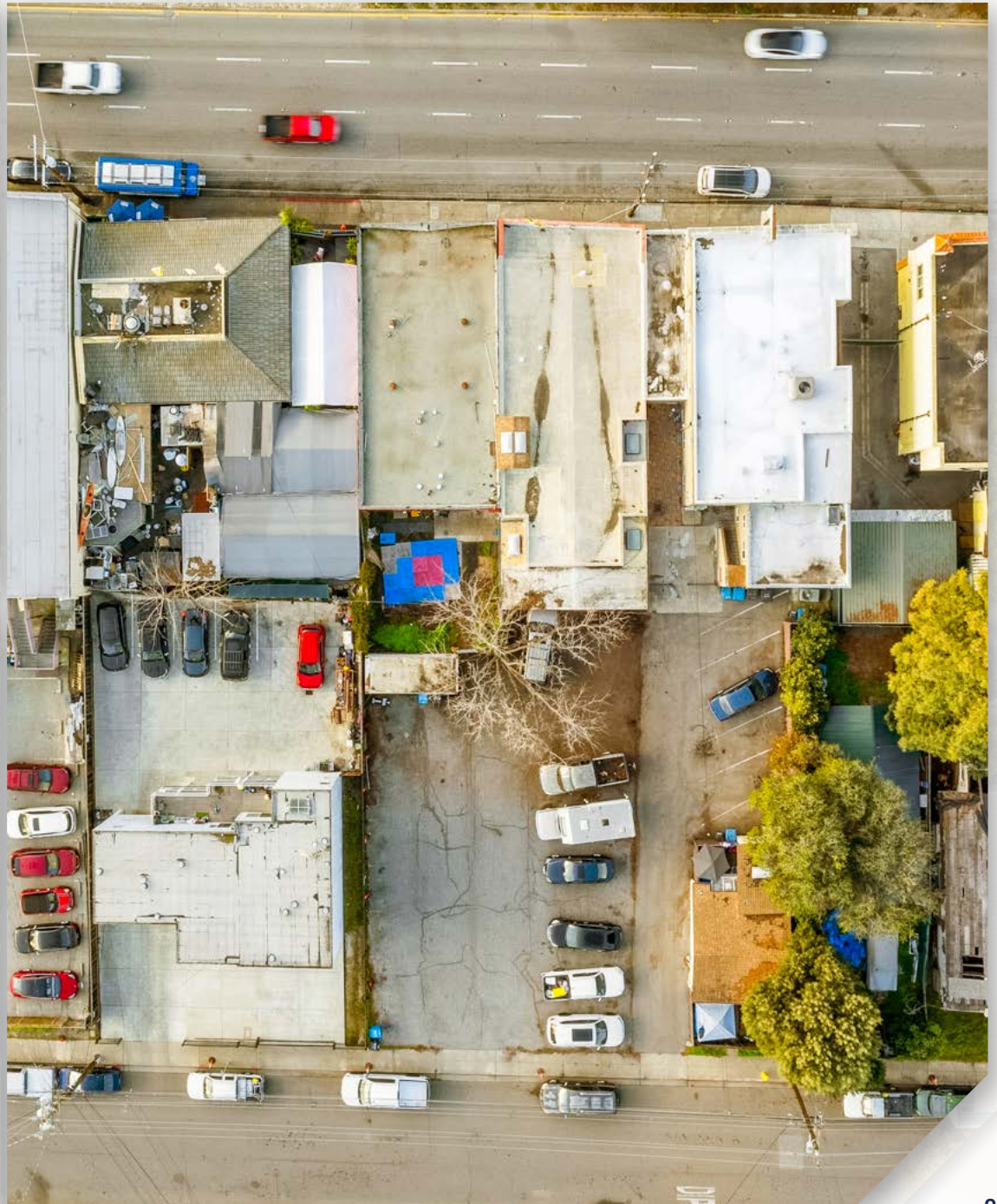
REGIONAL AERIAL



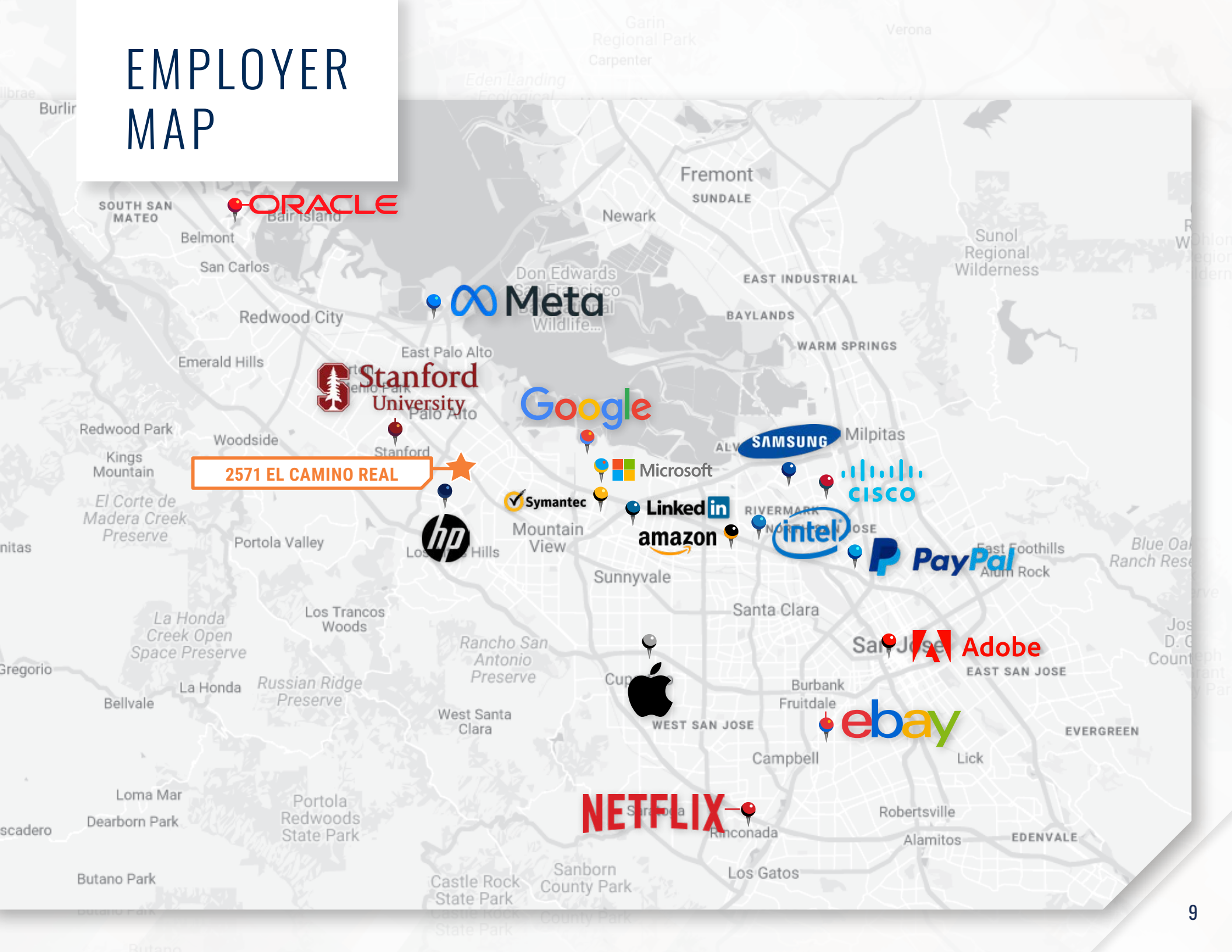
PROPERTY PHOTOS



PROPERTY PHOTOS



EMPLOYER MAP



MARKET OVERVIEW

SAN JOSE

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 1.95 million inhabitants, and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 983,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today, despite recent volatility in the office sector.

▮ METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups.



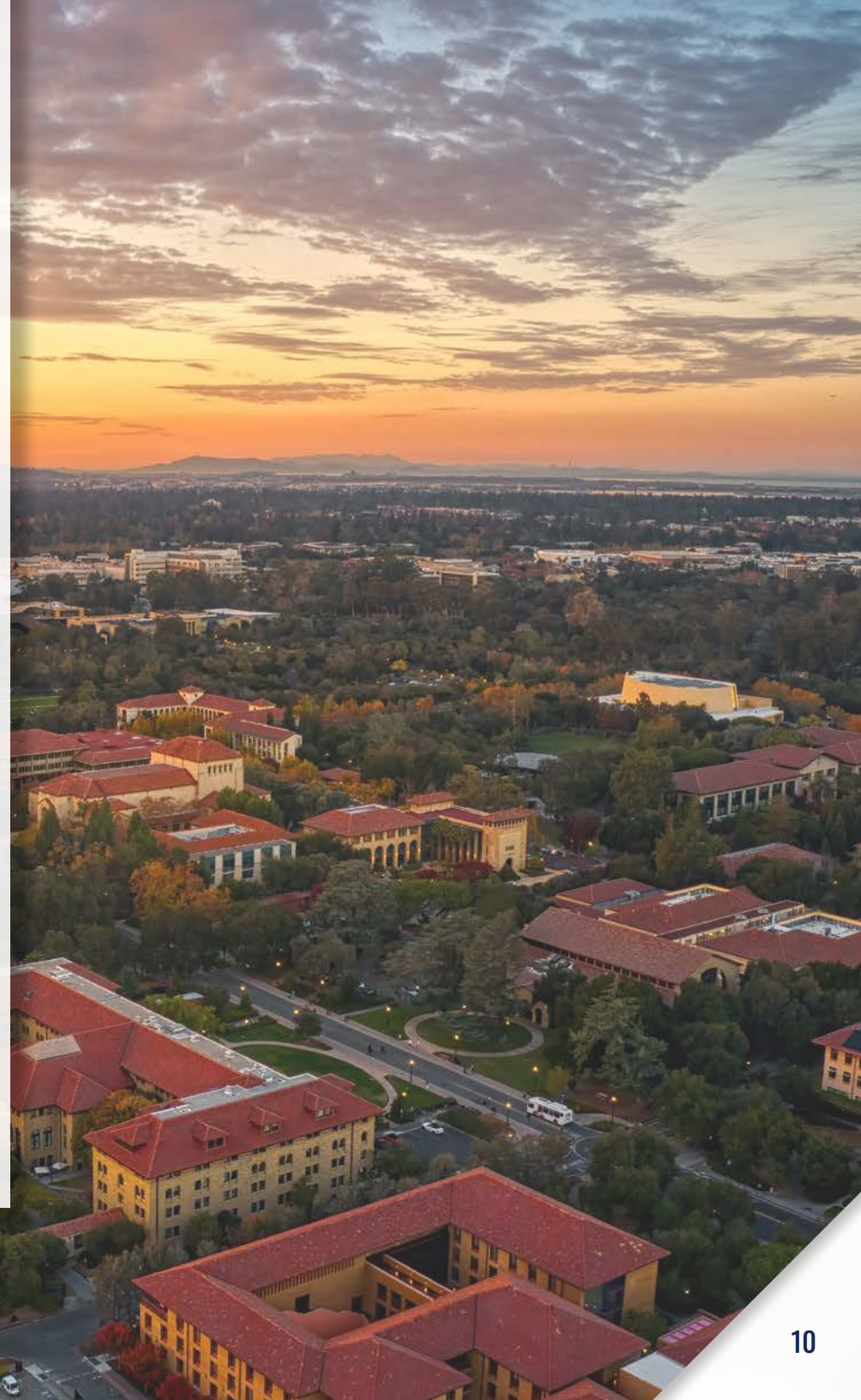
HIGH INCOMES

Well-paying jobs in the tech sector contribute to a median annual household income level that is more than double the U.S. median.



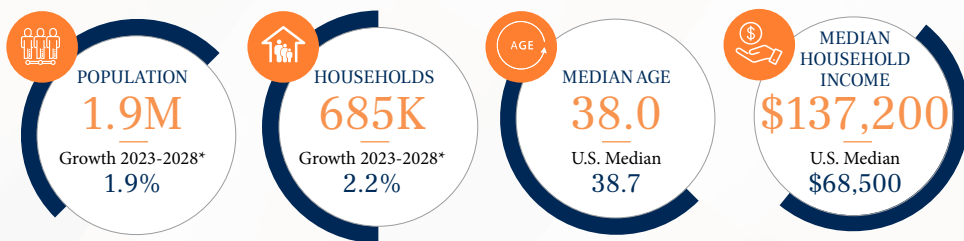
HIGHLY-EDUCATED WORKFORCE

A pro-business environment and affordability will continue to lure new companies to Atlanta.



DEMOGRAPHIC DATA

- The metro is expected to add approximately 36,000 people through 2028, and during this time, more than 21,500 households will be formed.
- High home prices contribute to a homeownership rate of 55 percent, which is below the national rate.
- Nearly 47 percent of residents ages 25 and older hold a bachelor's degree, including more than 20 percent who have also obtained a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly-educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and relatively close to some of the world's finest wine-producing regions, notably the Napa, Sonoma and Alexander valleys.

SPORTS

Football	NFL SAN FRANCISCO 49ERS
Hockey	NHL SAN JOSE SHARKS
Soccer	MLS SAN JOSE EARTHQUAKES
Soccer	NWSL BAY FC
Baseball	MiLB SAN JOSE GIANTS
Football	IFL BAY AREA PANTHERS

EDUCATION

- STANFORD UNIVERSITY
- SAN JOSE STATE UNIVERSITY
- SANTA CLARA UNIVERSITY
- SAN JOSE CITY COLLEGE

ARTS & ENTERTAINMENT

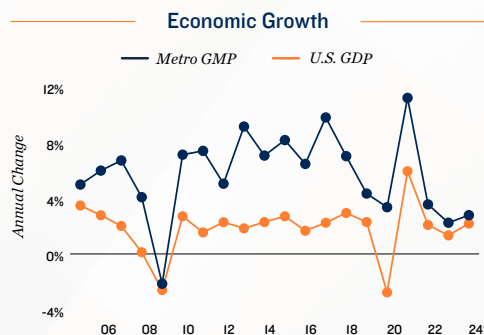
- CHILDREN'S DISCOVERY MUSEUM OF SAN JOSE
- SILICON VALLEY SYMPHONY
- SAN JOSE MUSEUM OF ART
- THE TECH INTERACTIVE

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHIC DATA

- The San Jose employment base contains nearly 1.2 million workers. There are 17 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate to a well-educated workforce.



*Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2023 TOTAL EMPLOYMENT



15%
MANUFACTURING



22%
PROFESSIONAL AND
BUSINESS SERVICES



8%
GOVERNMENT



8%
LEISURE AND
HOSPITALITY



3%
FINANCIAL ACTIVITIES



11%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



16%
EDUCATION AND
HEALTH SERVICES



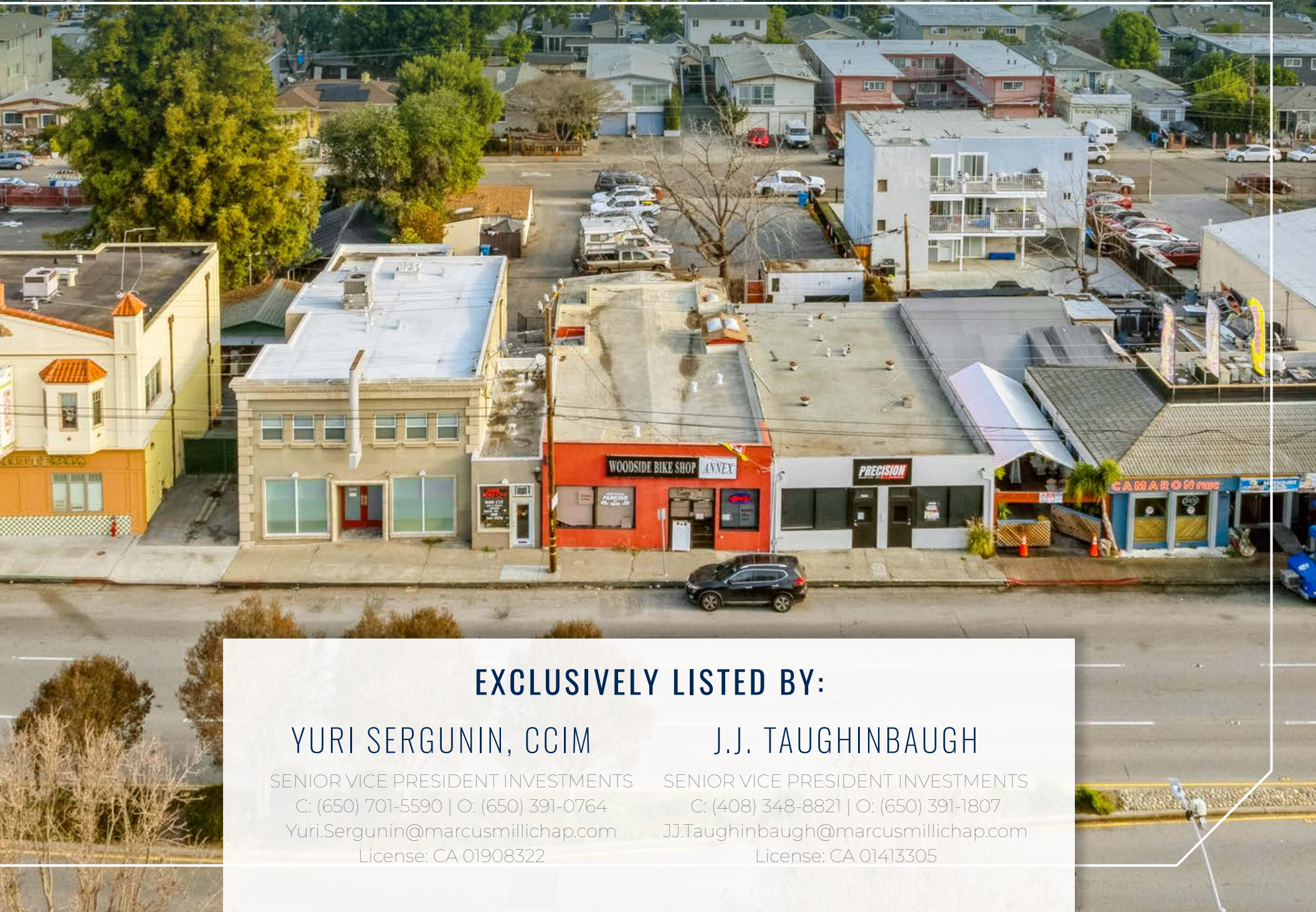
10%
INFORMATION



2%
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

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