



# Sequoia Station

REDWOOD CITY, CA

RETAIL FOR LEASE

±1,514 - 3,700 SF  
Available

PROPERTY

# Highlights

 Project anchored by a high volume Safeway which is the most highly trafficked grocer within a 15 mile radius of the property.

 Strategically positioned in the heart of the mid-peninsula on a “main and main” intersection. The site is easily accessible from CalTrain directly adjacent to the property, Hwy 101, El Camino Real with ~35,000 ADT and walking distance from downtown Redwood City.

 Strong historical occupancy with exceptional track record of tenant sales

 Unparalleled trade area demographics - the asset's premier location draws visitors from an expanded and affluent trade area with nearly 260,000 people living within a 5-mile radius with average annual household income of approximately \$250,000.

Demographics	1 MILE	3 MILES	5 MILES
Population	33,650	131,178	263,875
Daytime Population	27,279	82,396	175,154
Average HH Income	\$159,646	\$211,348	\$222,634

Traffic Counts	Source: 2023 Esri.
El Camino Real	36,000 ADT
Jefferson Ave	19,904 ADT
Middlefield Rd	14,038 ADT



**EATERIES**

- 1 Carnitas El Rincon
- 2 Angelicas
- 3 Las Chiquitas
- 4 AhiSushi Hibachi
- 5 La Viga
- 6 Papa Johns Pizza
- 7 Taqueria El Grullense
- 8 Bangkok Bay
- 9 Ike's Lair
- 10 Naranjos Taqueria
- 11 Seoul Kitchen
- 12 The BottleShop
- 13 Gourmet Haus Staudt
- 14 Pho Đông
- 15 Kemuri Baru
- 16 City Pub
- 17 Crouching Tiger
- 18 I Dumpling
- 19 La Casita Chilanga
- 20 Sodini's
- 21 Estampas Peruanas
- 22 La Cocina de la Abuela
- 23 The Sandwich Spot
- 24 Tong Sui
- 25 Bobby D's
- 26 Mademoiselle Colette
- 27 Broadway Masala
- 28 Curry Pizza House
- 29 Go Fish Poke Bar
- 30 Quinto Sol
- 31 Froyola
- 32 Sakura Teppanyaki
- 33 Philz Coffee
- 34 Pizza My Heart
- 35 West Park Farm and Sea
- 36 Hella Mediterranean
- 37 Chipotle Mexican Grill
- 38 Marufuku Ramen
- 39 Timber & Salt
- 40 Pasha
- 41 Sushirrito
- 42 Zareen's
- 43 Margaritas
- 44 Vons Chicken
- 45 Yokohama
- 46 Blacksmith
- 47 LV Mar
- 48 Nick The Greek
- 49 Vesta
- 50 Venga Empanadas
- 51 The Patty Shack
- 52 Brochette
- 53 Ranzan
- 54 Milagros
- 55 Donato Enoteca
- 56 Tacos Los Gemelos

**SHOPPING**

- 1 Whole Foods
- 2 The Vitamin Shoppe
- 3 Planet Mix
- 4 BevMo!
- 5 BottleSomm
- 6 Mayers Jewelers
- 7 Madison Ave
- 8 Gambrel & Co.
- 9 Savers
- 10 Grocery Outlet
- 11 Whearley & Co.
- 12 Chain Reaction Bicycles
- 13 Davies Appliance

**CAFES**

- 1 Jamba
- 2 Teatime
- 3 Spill the Tea
- 4 Starbucks
- 5 Coupa Cafe
- 6 Peet's Coffee
- 7 Teaspoon
- 8 Starbucks Reserve
- 9 Cafe La Tartine
- 10 Bobalicious
- 11 Philz Coffee
- 12 Coffeabar
- 13 Little Green A Plant Bar

**FITNESS**

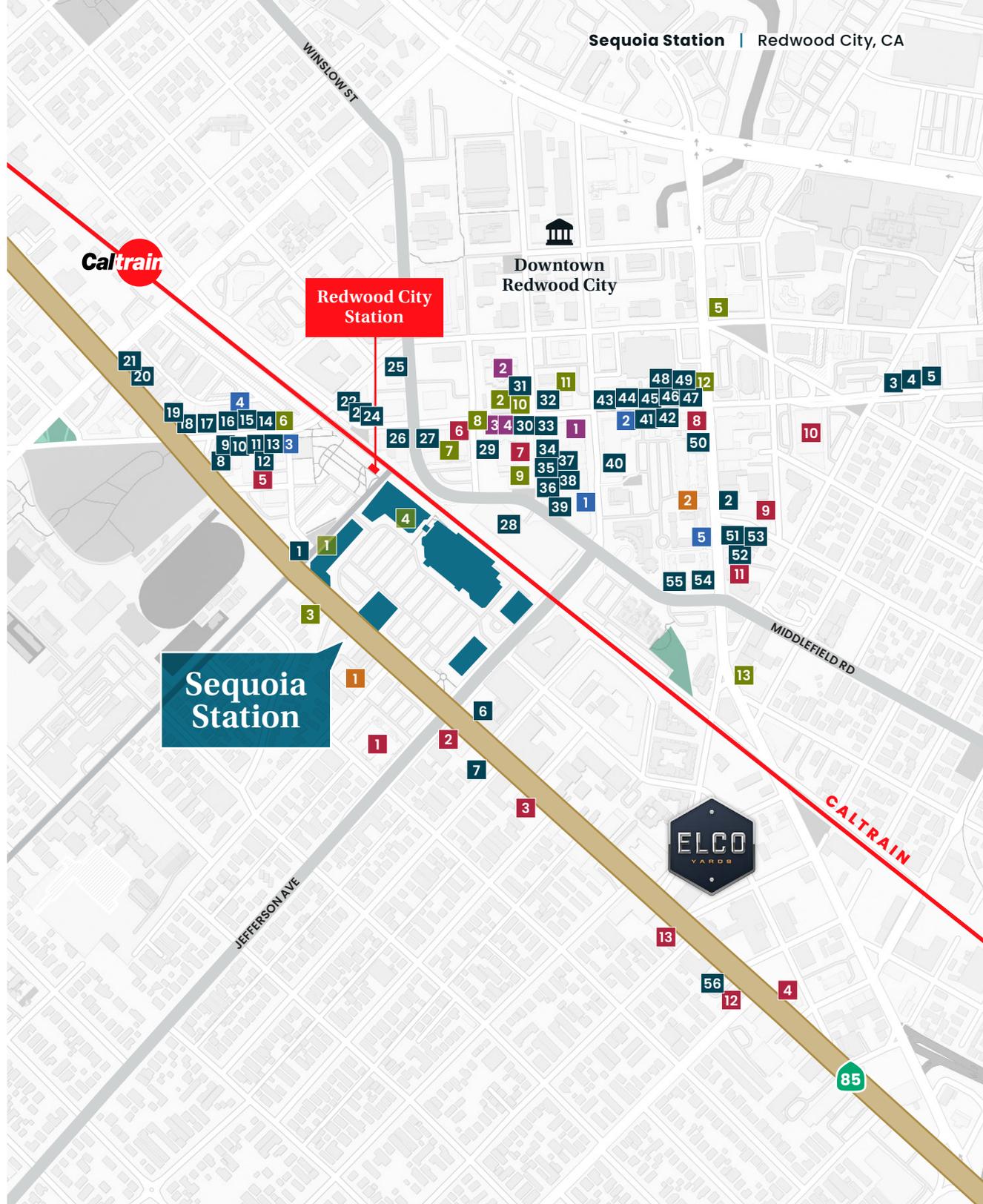
- 1 Powerhouse Gym Elite
- 2 F45 Training
- 3 Peacebank Yoga
- 4 ObstaCourse Fitness
- 5 Heartcore

**ATTRACTIONS**

- 1 Cinemark Century
- 2 San Mateo County History Museum
- 3 Fox Theatre
- 4 Club Fox

**LODGING**

- 1 Redwood Creek Inn
- 2 Kasa Niche Hotel



# PROPERTY Site Plan



**BLDG A**

UNIT	TENANT	SF
A1	PET FOOD EXPRESS	5,993
A2	LOI NEGOTIATIONS	10,599

**BLDG B**

UNIT	TENANT	SF
B1	CHASE BANK	5,829
B2	TEA TIME	300
B3	LOI NEGOTIATIONS	1,652
B4	JAMBA JUICE	1,363
B5	XFINITY	1,444
B6	AT&T WIRELESS	1,184
B7	METRO T-MOBILE	1,649
B8	PACK & MAIL EXPRESS	1,420
B9	YUMI YOGURT	1,054
B10	LITTLE MADFISH	1,633
B11	PANDA EXPRESS	1,926
B12	VERIZON WIRELESS	1,000
B13	SEE'S CANDIES	3,064

**BLDG C**

UNIT	TENANT	SF
C1	CVS/PHARMACY	25,655
C2	AVAILABLE	3,700
C3	STARBUCKS	1,126
C4	AVAILABLE	1,514
C5	PERFECT TEN NAIL SALON	521
C6	SUBWAY	520
C7	FRANKLIN STREET CAFE	1,495

**BLDG E**

UNIT	TENANT	SF
E	LEASE NEGOTIATIONS	11,898

**BLDG F**

UNIT	TENANT	SF
F1A	SWEETGREEN	2,258
F1B	LOI NEGOTIATIONS	4,211
F1C	AVAILABLE	2,265
F1D	LOI NEGOTIATIONS	4,145
F2	HABIT BURGER & GRILL	2,642

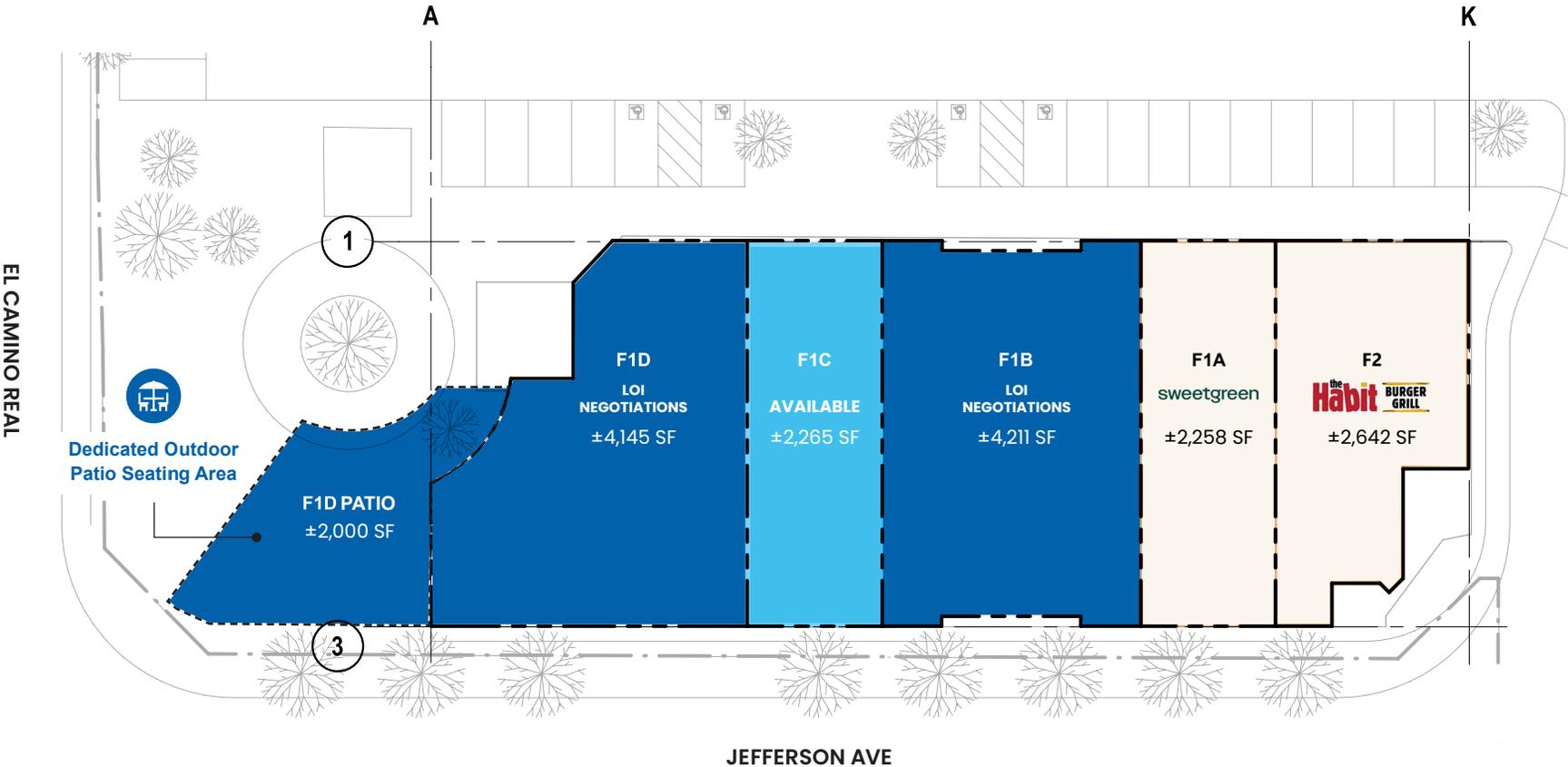
**BLDG G**

UNIT	TENANT (NAP)	SF
G	SAFEWAY	62,981
G1	SUPER CUTS	1,248
G2	BRIAN YEE, DDS	1,202
G3	SEQUOIA SMOKE	875
G4	EUROPEAN WAX CENTER	1,142
G6	NOAH'S BAGELS	1,821
G7B	MATHNASIUM	1,743

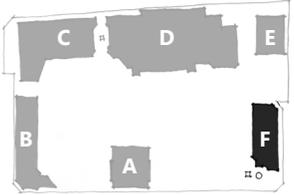
- LEGEND**
- LEASE NEGOTIATIONS
  - LOI NEGOTIATIONS
  - AVAILABLE
  - NAP

# End-Cap Restaurant Opportunity

WITH LARGE DEDICATED OUTDOOR PATIO

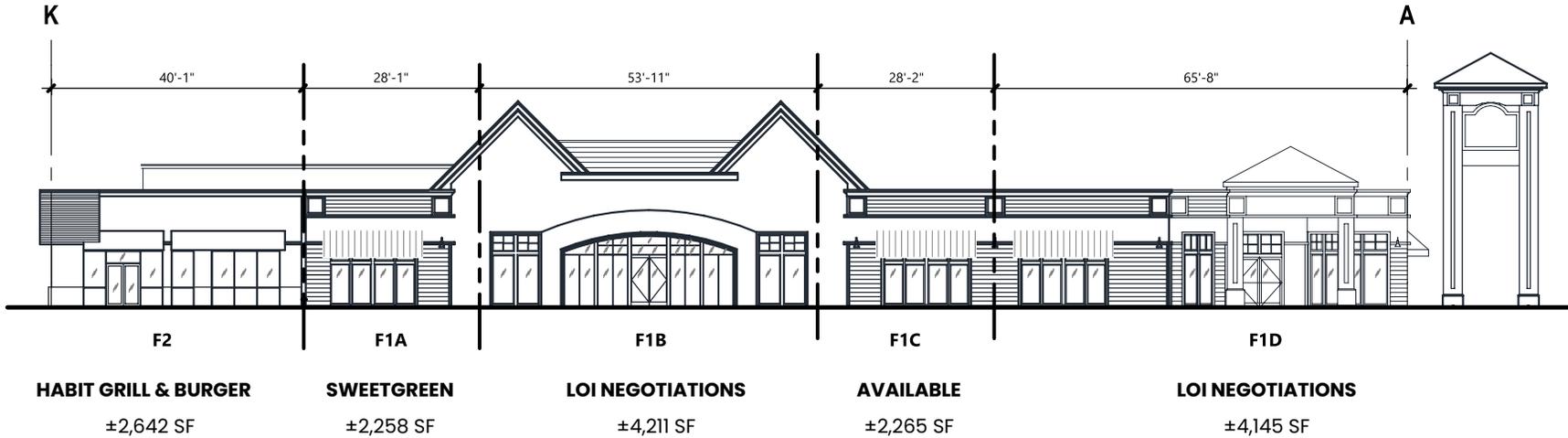


- LEGEND**
- LEASE NEGOTIATIONS
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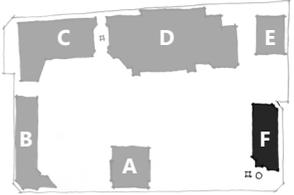
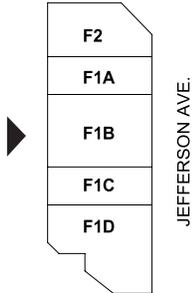


BUILDING F

# LOD Building Elevation



**KEY PLAN:**



EL CAMINO REAL

# PROPERTY Gallery



TRADER JOE'S  
Walgreens

Chevron

KOHL'S SEPHORA  
Sports Basement Erik's DeliCafé  
JOANN Starbucks ME L&L  
planet fitness GAME KASTLE

Applebee's  
GRILL + BAR

Party City BAYFRONT Fitness  
HOOT JUDKINS  
The Wise Choice for Real Wood Furniture

Patelco  
CREDIT UNION

NAPA AUTO PARTS



Chavez  
Supermarket

Downtown  
Redwood City

CINEMARK

KAISER  
PERMANENTE

Smart & Final

GROCERYOUTLET  
"bargain market"

AMERICA'S  
TIRE

Sequoia  
Station

savers  
SHOP. HOUSE. REIMAGINE.

CVS

Sequoia High School

North Star  
Academy

Hoover  
Elementary

WHOLE  
FOODS  
MARKET

ELCO  
YARDS

OUTDOOR  
SUPPLY HARDWARE

COSTCO  
WHOLESALE

MARKET  
Aerial

BevMo!

Marshalls  
TARGET





# Sequoia Station

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