

PRICE DROP! Perfect Owner User Light Industrial 1872± SF

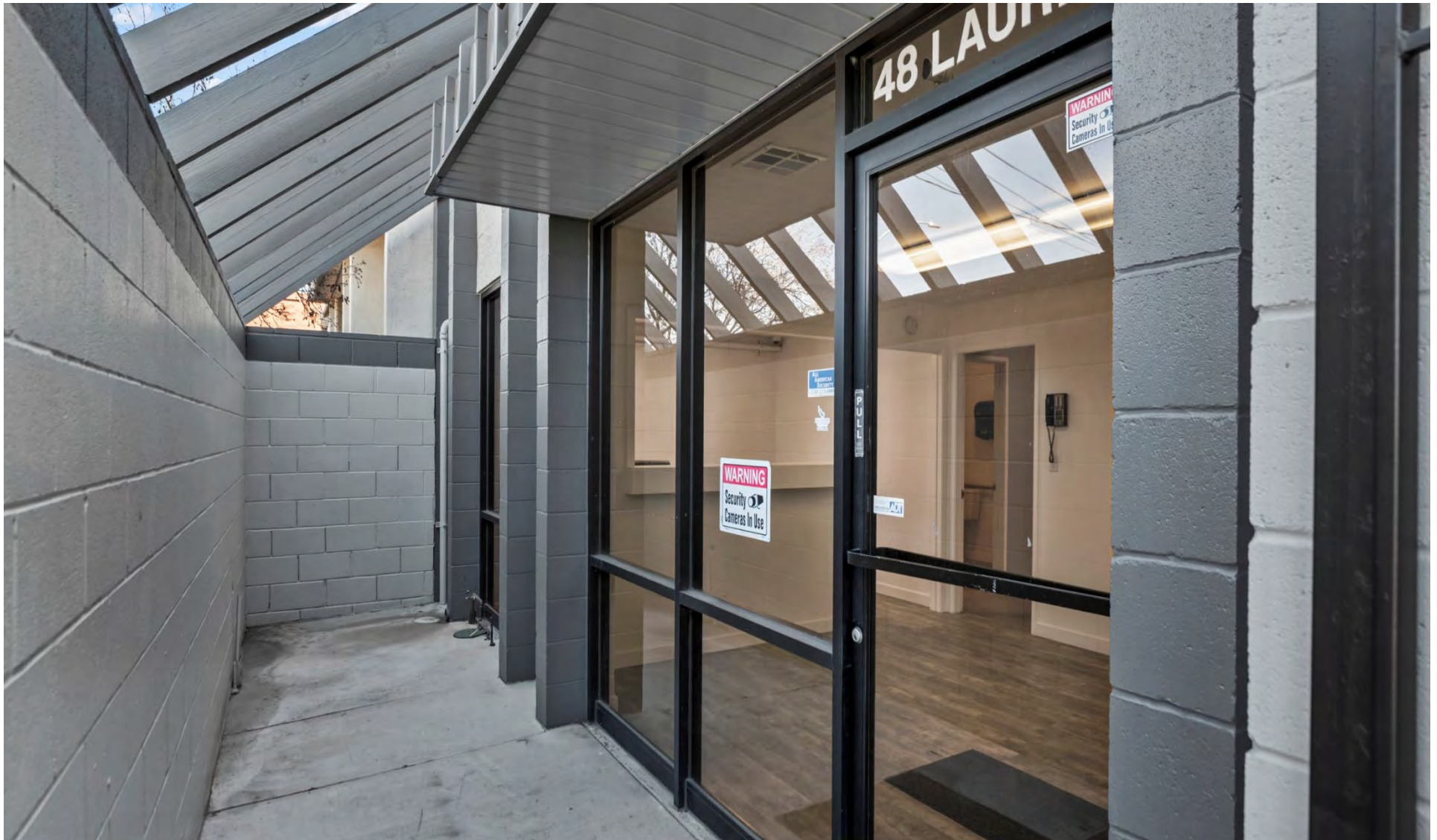
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48 Laurel St, Redwood City



PROPERTY OVERVIEW



PRICE: \$1,599,000

ZONING: MUC-ECR

BUILDING SIZE: 1,872± SF/ 0.09± AC

APN: 053-372-050

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Building For Sale - VACANT AT DELIVERY

- The Building Consists Of Approximately 1,872± SF Of Ground-level Warehouse Space, Complemented By An Additional 650± SF Mezzanine, Which Can Be Removed To Restore A Full Clear-span Shell At The Buyer's Discretion
- The Mezzanine Level Currently Features Additional Storage, Office Space & A Kitchenette Equipped With A Refrigerator, Providing Functional Flexibility For A Variety Of Business Needs
- Includes One Industrial Roll-up Door & Benefits From High Ceiling Clearance, Supporting Efficient Loading, Storage & Operational Use
- Zoned MUC-ECR (Please Refer To The Offering Memorandum/Marketing Package For A Full List Of Permitted Uses)
- Ideally Positioned Just Minutes From Highway 101, Woodside Road & El Camino Real, Offering Excellent Regional Accessibility
- Conveniently Located Near Major Retail Amenities Including Target & Costco Wholesale, Enhancing Convenience For Employees & Business Operations









RIDGID
SeeSnake

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Upper white cabinets with silver handles, mounted on a plywood wall.

Upper white cabinets on the right side, including a microwave oven with the Whirlpool logo.

Lower white cabinets and drawers with silver handles, positioned under the granite countertop.

A stainless steel double-basin sink with a chrome faucet, set into the granite countertop.

Electrical outlet on the wall to the left of the sink.

Electrical outlet on the wall in the corner.

Electrical outlet on the wall to the right of the microwave.











DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	41,313	135,128	277,549
Households	13,342	46,976	94,110
Average Household Size	3.03	2.80	2.77
Owner Occupied Housing Units	3,410	24,294	49,086
Renter Occupied Housing Units	9,932	22,682	45,024
Median Age	47.4	45.8	43.3
Median Household Income	\$113,622	\$173,335	\$180,805
Average Household Income	\$181,459	\$275,829	\$282,961

POTENTIAL USES



Table 53-1 Allowed Uses for Mixed-Use Corridor Sub-Districts	P: Permitted by Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required —: Not Allowed
Land Use	MUC-ECR
Entertainment	
Bar/Cocktail Lounge	C
Entertainment Establishment	C
Internet Cafe	C
Nightclub	C
Industry, Manufacturing & Processing, Warehousing Uses	
Research and Development, Laboratory	—
Lodging	
Bed and Breakfast Inn	C
Hotel	C
Long-Term Hotel (Extended Stay)	C
Motel	—
Office	
Office - Business, Government, Professional	P
Office - Medical	C
Research and Development, Office Type	P
Personal & Business Services	
Personal Services, General	P
Personal Services, Studio	P
Check Cashing	C
Child Care Center ¹	P
Assembly/Meeting Facilities ¹	C
Cultural Institutions	C
Schools - Public and Private ¹	C

POTENTIAL USES



Home Occupation	A
Live/Work	C
Multiple-Unit Dwelling	P
Rooming House	C
Single Room Occupancy Facility	P
Residential Care Uses	
Large Family Child Care Homes	P
Family Child Care Home, Small	P
Low-Barrier Navigation Centers	P
Residential Care, Small	P
Group Home 1	P
Restaurants, Eating and Drinking	
Restaurant, Accessory Food Service	A
Restaurant, Drive-Through	—
Restaurant, Fast Food	P
Restaurant, Sit-Down	P
Restaurant, Take-Out Service	C
Retail	
Business, Wholesale	C
Liquor Store	C
Retail Sales, Bulk Merchandise	—
Retail Sales, General	P
Retail Sales, Secondhand Store	C
Tasting Lounge	A
Vehicle Rental, Sale, and Service Uses	
Vehicle/Equipment Rental (with on-site vehicle storage)	P
Vehicle/Equipment Repair	A
Vehicle/Equipment Sales and Leasing	P
Vehicle Service Station	C
Vehicle Parts - Retail Sales and Repair	—

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Single Room Occupancy Facility	P
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Large Family Child Care Homes	P
Family Child Care Home, Small	P
Low-Barrier Navigation Centers	P
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Group Home 1	P
Restaurants, Eating and Drinking	
Restaurant, Accessory Food Service	A
Restaurant, Drive-Through	—
Restaurant, Fast Food	P
Restaurant, Sit-Down	P
Restaurant, Take-Out Service	C
Retail	
Business, Wholesale	C
Liquor Store	C
Retail Sales, Bulk Merchandise	—
Retail Sales, General	P
Retail Sales, Secondhand Store	C
Tasting Lounge	A
Vehicle Rental, Sale, and Service Uses	
Vehicle/Equipment Rental (with on-site vehicle storage)	P
Vehicle/Equipment Repair	A
Vehicle/Equipment Sales and Leasing	P
Vehicle Service Station	C
Vehicle Parts - Retail Sales and Repair	—
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A



El Camino Real

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