

CLICK [HERE](#) TO EXECUTE CONFIDENTIALITY AGREEMENT FOR FULL MARKETING PACKAGE

HILLSDALE MEDICAL & DENTAL BUILDING

TROPHY MEDICAL OFFICE LOCATION WITH STABLE IN PLACE CASH FLOW WITH SIGNIFICANT UPSIDE

FOSTER CITY, CA

Marcus & Millichap



CAPITAL PACIFIC



92





PS

**112,400
VPD**

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OVERVIEW

**STABILIZED IN-PLACE
INCOME WITH ESSENTIAL
MEDICAL TENANTS WHICH
ARE 100% OPEN AND
PAYING RENT**

1291 MEDICAL - DENTAL
and
PROFESSIONAL CENTER
1295 FOSTER CITY PEDIATRICS

HILLSDALE MEDICAL & DENTAL BUILDING

1291 E HILLSDALE BLVD, FOSTER CITY, CA 94404 

\$18,000,000

PRICE

5.93%

IN-PLACE CAP RATE

5.47%

YEAR ONE GOING IN CAP RATE

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NOI:	\$985,089
10 YEAR LEVERAGED IRR:	16.99%
PRICE/SF:	\$413.33
LEASEABLE AREA:	43,549 SF
PARCEL SIZE:	2.29 AC
NUMBER OF TENANTS:	25
OCCUPANCY:	83.9%
ZONING:	C-O
STORIES:	3
PARKING RATIO:	4/1,000

OVERVIEW

INVESTMENT HIGHLIGHTS



The Hillsdale Medical & Dental Building is ideally positioned for an investor to create significant value by executing a business plan to include:

- Building exterior renovation and lobby upgrade
- Remeasuring the building to current BOMA Standards
- Site work and landscaping
- Vacant suite lease-up
- Driving lease rates

83.9% Current Occupancy, 50% of the in-place rent is significantly below current market rent

- With a current occupancy of 83.9%, Hillsdale Medical & Dental Building offers the flexibility to realize positive in-place cash flow and at the same time execute a business plan to create significant value.

70% of the tenant roster is Medical/Dental, and recently exercised long-term lease renewals beyond the option term

- Typical of medical office buildings, the current tenancy has invested significant tenant improvement dollars into their suites. This investment not only represents their confidence in the project, but also signals long-term commitments to this location.

The roof, entire HVAC and elevator equipment were completely replaced in 2019

- The replacement of these significant capital items will materially reduce the cost of repairs in the future. The new owner will benefit from the warranties associated with the replaced items.



Convenient in-fill location, close proximity to seven hospitals, access to amenities

- The Hillsdale Medical & Dental Building is conveniently located within the Highway 92 medical office corridor. The property offers convenient access from the East Bay via Highway 92 as well as from the Peninsula via interstate 101. The subject property is strategically located within close proximity to seven hospitals including Sutter Health Mills Peninsula Hospital (Burlingame), Sutter Health Mills Hospital (San Mateo), Sequoia Hospital (Redwood City), and Kaiser Permanente (Redwood City, Seton Medical Center (Daily City), Kaiser Permanente (South San Francisco) and San Mateo County Hospital.

Potential redevelopment play in the future

- The subject property is situated on a large 2.29 acre parcel and is currently zoned C-O, Commercial Mixed Use, Planned Development. Although there are currently long term leases in place with options to extend, this site has prime, long term redevelopment potential.

Seldom traded medical office product

- San Francisco Bay Area medical office product trades relatively infrequently, as the profile of the asset class is very much in favor and mirrors future demographic patterns. The Hillsdale Medical & Dental Building, particularly upon full stabilization, should deliver strong cash flow and yields that reflect a strong medical office asset which would be accretive to any portfolio.

CONSTRUCTION HIGHLIGHTS

FOUNDATION

Reinforced Concrete

FRAME

Wood Exterior Walls; Wood Siding, Painted Stucco

CEILING

Drop Down Acoustical

RESTROOMS

Common Area 2 per floor with restrooms in majority of suites

ROOF

Pitched, Built up composition,. Replaced in 2019

HVAC SYSTEM

Roof Mounted HVAC Units. Split Zones, replaced in 2019

EXTERIOR LIGHTING

Mercury Vapor Fixtures

INTERIOR LIGHTING

Recessed Fluorescent Fixtures

FLOORING

Carpet, vinyl and tile.

PLUMBING

Assumed adequate

ELEVATOR/STAIRWELLS

One passenger elevator and two Stairwells (Elevator equipment replaced in 2019)

LIFE SAFETY AND

FIRE PROTECTION

Not sprinklered

PARKING

Asphalt paved open parking

LANDSCAPING

Grass, gravel with irrigated plant beds.

WATER

City of Foster City

SEWER

City of Foster City

ELECTRICITY

PG&E

GAS

PG&E

TELEPHONE

At&T



Analysis Start Date: Dec, 2020

PROPERTY DESCRIPTION:

Property Name: 1291 E Hillsdale Blvd
 Address:
 City & State: Foster City, CA
 Total Rentable Area (SF): 43,549

PRICING:

Sales Price: \$18,000,000
 Sale Price/SF: \$413.33

Total Debt/Loan Amount: \$0
 Total Equity Contribution: \$18,000,000

VALUATION CAP RATES:

Exit Cap Rate: 6.75%
 Direct Cap Rate: 10.00%

PROJECTED RETURNS 10 YEAR HOLD:

Year 1 Net Operating Income (NOI): \$985,089
 Year 1 Cash Flows Before Debt Service: \$823,643
 Year 1 Cash Flows After Debt Service: \$241,681
 Year 1 Going-in Cap Rate (NOI/Sales Price): 5.47%
 Year 1 Unleveraged Cash-on-Cash: 4.58%
 Year 1 Leveraged Cash-on-Cash: 1.34%
 10 Year Unleveraged IRR: 10.71%
 10 Year Leveraged IRR: 16.99%

DEBT FINANCING:

Loan Start Date: Dec, 2020
 Loan Amount: \$0
 Loan to Value (LTV): 0.00%
 Payment (Monthly): \$48,497
 Interest Rate: 3.50%
 Term Years: 120 Months

Cash Flow Before Debt Service: \$823,643
 Annual Debt Service Payment: \$581,964
 Year 1 Debt Service Coverage Ratio (DSCR): 1.42

Summary Cash Flow (Year 1):

Potential Gross Revenue	\$1,550,448
Vacancy & Adjustments	\$0
Effective Gross Revenue	\$1,550,448
Operating Expenses	\$565,359
Ground Lease Expenses	\$0
Net Operating Income	\$985,089
Leasing & Capital Costs	\$161,445
Cash Flow Before Debt Service	\$823,644
Debt Service	\$581,962
Cash Flow After Debt Service	\$241,681

PROPERTY ASSUMPTIONS:

General Inflation	3.00%
Market Inflation	3.00%
Expense Inflation	3.00%
CPI Inflation	3.00%
General Vacancy Rate	5.00%
Credit Loss Rate	\$0

MARKET LEASING ASSUMPTIONS:

Renewal Probability:	75%
Average Term Years:	5
Annual Rent Increases:	3.0%
Rents/Year/SF Range:	\$3.50 to \$4.70
Tenant Improvements (New):	\$50.00
Tenant Improvements (Renewal):	\$15.00
Leasing Commissions (New):	6%
Leasing Commissions (Renewal):	6%
Lease up Downtime Months:	6
Free Rent Months (New):	0
Free Rent Months (Renewal):	0

10 YEAR CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
For the Years Ending	Nov-2021	Nov-2022	Nov-2023	Nov-2024	Nov-2025	Nov-2026	Nov-2027	Nov-2028	Nov-2029	Nov-2030	Nov-2031	Total
Rental Revenue												
Potential Base Rent	1,872,198	1,946,241	2,030,519	2,108,062	2,183,075	2,242,291	2,333,034	2,404,234	2,475,060	2,544,183	2,883,921	25,022,817
Absorption & Turnover Vacancy	-338,730	-43,080	-22,936	-34,727	0	-32,906	-64,536	-43,364	-32,832	-7,649	-79,725	-700,486
Scheduled Base Rent	1,533,468	1,903,160	2,007,583	2,073,335	2,183,075	2,209,385	2,268,497	2,360,870	2,442,229	2,536,533	2,804,195	24,322,330
Total Rental Revenue	1,533,468	1,903,160	2,007,583	2,073,335	2,183,075	2,209,385	2,268,497	2,360,870	2,442,229	2,536,533	2,804,195	24,322,330
Other Tenant Revenue												
Total Expense Recoveries	16,980	39,118	41,502	49,041	64,852	75,605	73,846	80,894	93,581	108,023	132,113	775,555
Total Other Tenant Revenue	16,980	39,118	41,502	49,041	64,852	75,605	73,846	80,894	93,581	108,023	132,113	775,555
Total Tenant Revenue	1,550,448	1,942,278	2,049,085	2,122,376	2,247,927	2,284,990	2,342,343	2,441,764	2,535,810	2,644,557	2,936,308	25,097,886
Potential Gross Revenue	1,550,448	1,942,278	2,049,085	2,122,376	2,247,927	2,284,990	2,342,343	2,441,764	2,535,810	2,644,557	2,936,308	25,097,886
Vacancy & Credit Loss												
Vacancy Allowance	0	-56,188	-80,665	-73,128	-112,396	-82,989	-55,808	-80,892	-95,601	-124,961	-71,076	-833,704
Total Vacancy & Credit Loss	0	-56,188	-80,665	-73,128	-112,396	-82,989	-55,808	-80,892	-95,601	-124,961	-71,076	-833,704
Effective Gross Revenue	1,550,448	1,886,091	1,968,420	2,049,247	2,135,530	2,202,001	2,286,536	2,360,872	2,440,209	2,519,596	2,865,232	24,264,182
Operating Expenses												
Real Estate Taxes	207,900	212,058	216,299	220,625	225,038	229,538	234,129	238,812	243,588	248,460	253,429	2,529,876
Special Assessment	11,824	12,060	12,302	12,548	12,799	13,055	13,316	13,582	13,854	14,131	14,413	143,883
Insurance	10,123	10,427	10,739	11,062	11,394	11,735	12,087	12,450	12,824	13,208	13,604	129,653
Janitorial	83,737	96,139	99,689	102,277	106,642	108,648	111,049	114,958	118,836	123,350	124,905	1,190,229
CAM	49,609	51,097	52,630	54,209	55,835	57,510	59,236	61,013	62,843	64,728	66,670	635,382
Gas & Electric	109,725	124,938	129,488	132,887	138,438	141,152	144,352	149,379	154,378	160,153	162,371	1,547,261
Trash	17,158	17,673	18,203	18,749	19,311	19,891	20,488	21,102	21,735	22,387	23,059	219,756
Water/Sewer	14,963	15,412	15,874	16,350	16,841	17,346	17,867	18,403	18,955	19,523	20,109	191,643
Management	58,142	70,728	73,816	76,847	80,082	82,575	85,745	88,533	91,508	94,485	107,446	909,907
NR Owner's Expense	2,177	2,243	2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	27,888
Total Operating Expenses	565,359	612,776	631,350	647,933	668,830	683,975	700,869	720,909	741,278	763,266	788,933	7,525,479
Net Operating Income	985,089	1,273,315	1,337,070	1,401,314	1,466,700	1,518,026	1,585,667	1,639,963	1,698,931	1,756,329	2,076,299	16,738,703

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For the Years Ending	Year 1 Nov-2021	Year 2 Nov-2022	Year 3 Nov-2023	Year 4 Nov-2024	Year 5 Nov-2025	Year 6 Nov-2026	Year 7 Nov-2027	Year 8 Nov-2028	Year 9 Nov-2029	Year 10 Nov-2030	Year 11 Nov-2031	Total
Leasing Costs												
Tenant Improvements	96,306	343,993	118,549	117,823	0	97,879	200,071	156,826	86,196	51,906	216,181	1,485,729
Leasing Commissions	54,252	107,095	66,782	66,373	0	55,138	126,032	88,344	48,556	29,240	145,995	787,807
Total Leasing Costs	150,558	451,088	185,331	184,196	0	153,017	326,102	245,170	134,752	81,145	362,176	2,273,537
Capital Expenditures												
Capital Reserve	10,887	11,214	11,550	11,897	12,254	12,621	13,000	13,390	13,792	14,205	14,632	139,442
Total Capital Expenditures	10,887	11,214	11,550	11,897	12,254	12,621	13,000	13,390	13,792	14,205	14,632	139,442
Total Leasing & Capital Costs	161,445	462,302	196,881	196,093	12,254	165,638	339,102	258,560	148,544	95,351	376,808	2,412,978
Cash Flow Before Debt Service	823,643	811,012	1,140,189	1,205,221	1,454,446	1,352,388	1,246,565	1,381,403	1,550,387	1,660,978	1,699,492	14,325,725
Debt Service												
Interest												
New Loan	374,696	367,324	359,691	351,784	343,598	335,121	326,340	317,249	307,835	298,084	0	3,381,722
Total Interest	374,696	367,324	359,691	351,784	343,598	335,121	326,340	317,249	307,835	298,084	0	3,381,722
Principal												
New Loan	207,266	214,638	222,271	230,178	238,364	246,840	255,622	264,713	274,127	283,878	0	2,437,897
Total Principal	207,266	214,638	222,271	230,178	238,364	246,840	255,622	264,713	274,127	283,878	0	2,437,897
Total Debt Service	581,962	581,962	581,962	581,962	581,962	581,961	581,962	581,962	581,962	581,962	0	5,819,619
Cash Flow After Debt Service	241,681	229,050	558,227	623,259	872,484	770,427	664,603	799,441	968,425	1,079,016	1,699,492	8,506,106
Cash Flow Available for Distribution	241,681	229,050	558,227	623,259	872,484	770,427	664,603	799,441	968,425	1,079,016	1,699,492	8,506,106

TENANT OVERVIEW

IDEA INTERDISCIPLINARY DENTAL EDUCATION ACADEMY

The Interdisciplinary Dental Education Academy – IDEA provides the highest standard of continuing dental education. Based on intense hands-on training with world-renowned faculty in a small class size (maximum 16 participants), IDEA has become recognized as the premier provider of continuing dental education.

HAPPY HEALTHY TEETH

Founded in 1972 by Dr. Brian Lee, the practice has grown into a multi-specialty group Pediatric Dental and Orthodontic practice. Dr. Jonathon Lee joined his father in 2000 and became the managing partner of the practice in 2003. In 2012, Dr. Christian Yee joined the growing practice and became a partner in 2016. They have the distinction of featuring not only Board Certified Pediatric Dentists, but also one of the very few Dual Board Certified Pediatric Dentist and Orthodontist in the United States.

JACKLYN KURTH ORTHODONTICS

Dr. Kurth and the team are dedicated to working with patients to create the smile of a lifetime, whether they choose traditional braces, clear braces, or Invisalign. They have two locations in Foster City and Belmont.

LEE & GEE OPTOMETRY

Darren Lee Od And Michael Gee Od Ptr is a Optometrist Center in Foster City, California. Darren Lee Od And Michael Gee Od Ptr Center have optometrists who can examine, diagnose, treat, and manage diseases, injuries, and disorders of the visual system, the eye, and associated structures as well as identify related systemic conditions affecting the eye.

FOSTER CITY PEDIATRICS GROUP

For over 25 years, the practice has been committed to caring for infants, children and adolescents in the community. Their aim is to provide each child with the highest quality of medical care while keeping parents well-informed.

DR. KWOK LAU, D.D.S.

Dr. Lau operates a dental practice devoted to restoring and enhancing the natural beauty of a patient's smile using conservative, state-of-the-art procedures that will result in beautiful, long lasting smiles.

POINTCROSS, INC.

PoinCross is a global technology company providing the life sciences industry with solutions in big data analytics, management, visualization, and warehousing. Their offerings reduce risks, improve data quality, shorten time to market, and generate better insights from R&D and regulatory data.

KIDS CONNECTION

Kids Connection Preschool provides a challenging and well-rounded early childhood program in an environment that is safe, nurturing, and creative. The programs are planned and implemented with attention to the development of each child in mind. Each program is an advanced extension of the previous program, building upon the successful learning experiences of each age group.

TECHKNOWHOW

TechKnowHow is trusted as a leader in tech enrichment and summer camps, now in their 26th year of providing innovative classes for students.

DAVID MCINTYRE, PSYCHIATRIST

A psychologist who provides continuing and comprehensive mental and behavioral health care for individuals and families; consultation to agencies and communities; training, education and supervision; and research-based practice

DR. ROBERT BONAHOOM, DDS

Dr. Bonahoom provides complete general dentistry for adults. Services provided are dental prophylaxis and examinations, digital xrays and intraoral photographs, composite fillings, endodontics crowns and bridges, extractions, dentures, night guards and athletic mouth guards, and invisalign.

PACIFIC CHIROPRACTIC

Pacific Chiropractic has been providing family and sports injury care since 1990. Their center provides a unique holistic form of healthcare. Using an upper cervical chiropractic foundation that incorporates an integrative and functional medicine approach to health, they strive to determine the root cause of your particular health conditions to ultimately help heal and recover.

ARYA, MOBILE APP DEVELOPMENT

Arya is a US-based company providing custom software development solutions, consulting, web technology services, mobile and iOS app development. Their team is specialized in Blockchain development, Artificial Intelligence, and product development services.

INFORTE GROUP

Inforte Group, is a family of insurance professionals. Their mission is to empower clients with the necessary skills and tools to make affordable and reliable solutions in managing their assets and risk exposures.

POTENTIAL PHYSICAL THERAPY, INC.

Steven and Karen Anderson offer skilled manual therapy combined with 80 years of combined experience. Individually chosen exercises and self-treatment techniques help clients achieve a healthy and active lifestyle, whatever their age. Their main focus is the complex and/or chronic patient with numerous musculoskeletal problems.

INTERNATIONAL IMMUNO DIAGNOSTICS

Specializing with a strategic focus in both laboratory research and diagnostic tests. International Immuno-Diagnostics is an innovation-driven company with a vision of discovering and commercializing new, cost-effective products that represent significant research and diagnostic advances.

1ST CHOICE HOME HEALTH CARE & HOSPICE, INC.

1st Choice is a local community home health care and hospice provider. They deliver personalized home health and hospice care to hundreds of patients and their families in the comfort of their own homes.

T.M. TOBIN & COMPANY, INC.

Founded in 1980 by Thomas M. Tobin III, T.M. Tobin Co., Inc., was established to act as an importer of fresh and frozen seafood.

IT TOTAL CARE

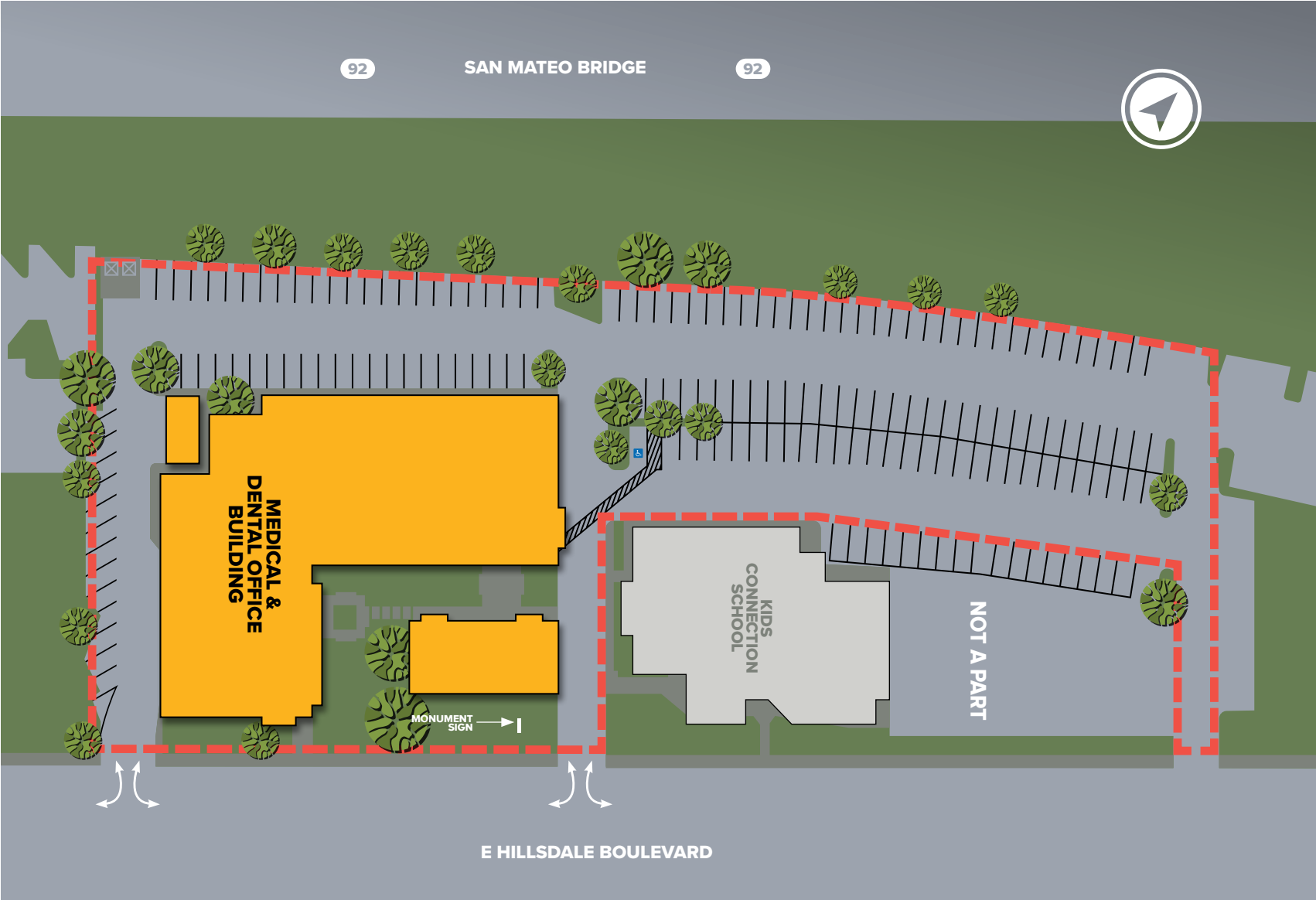
IT Total Care, Inc. was founded in 2001 to augment the business objectives of small to mid-sized business in the greater San Francisco Bay Area by providing full-service IT outsourcing solutions, network administration and desktop support. With over 20 years of industry experience, take businesses to the next level of operations, security and optimization.

APOLLO ENERGY CORP

Apollo Energy Corporation is part of the Electronic Test & Measurement Instruments Manufacturing Industry.

TENANT OVERVIEW

SITE PLAN



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SUBJECT PROPERTY IS LOCATED IN CO ZONING COMMERCIAL-OFFICE DISTRICT

CO ZONING

THE FOLLOWING USES SHALL BE PERMITTED IN THE C-O DISTRICTS:

- A. Administrative, professional and business offices;
- B. Accessory uses such as pharmacies in connection with medical offices, restaurants which are clearly subordinate to the main use of the building;
- C. Parking lots improved in conformity with the standard prescribed for required off-street facilities in Chapter 17.62;
- D. Other uses which, in the opinion of this planning director, are similar to and no more offensive than the above-listed uses.

ZONING KEY

- C-M/PD COMMERCIAL MIX/PLANNED DEVELOPMENT DISTRICT
- C-O COMMERCIAL-OFFICE DISTRICT
- R-1 SINGLE-FAMILY RESIDENCE DISTRICT
- R-4/PD HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT / PLANNED DEVELOPMENT COMBINING DISTRICT

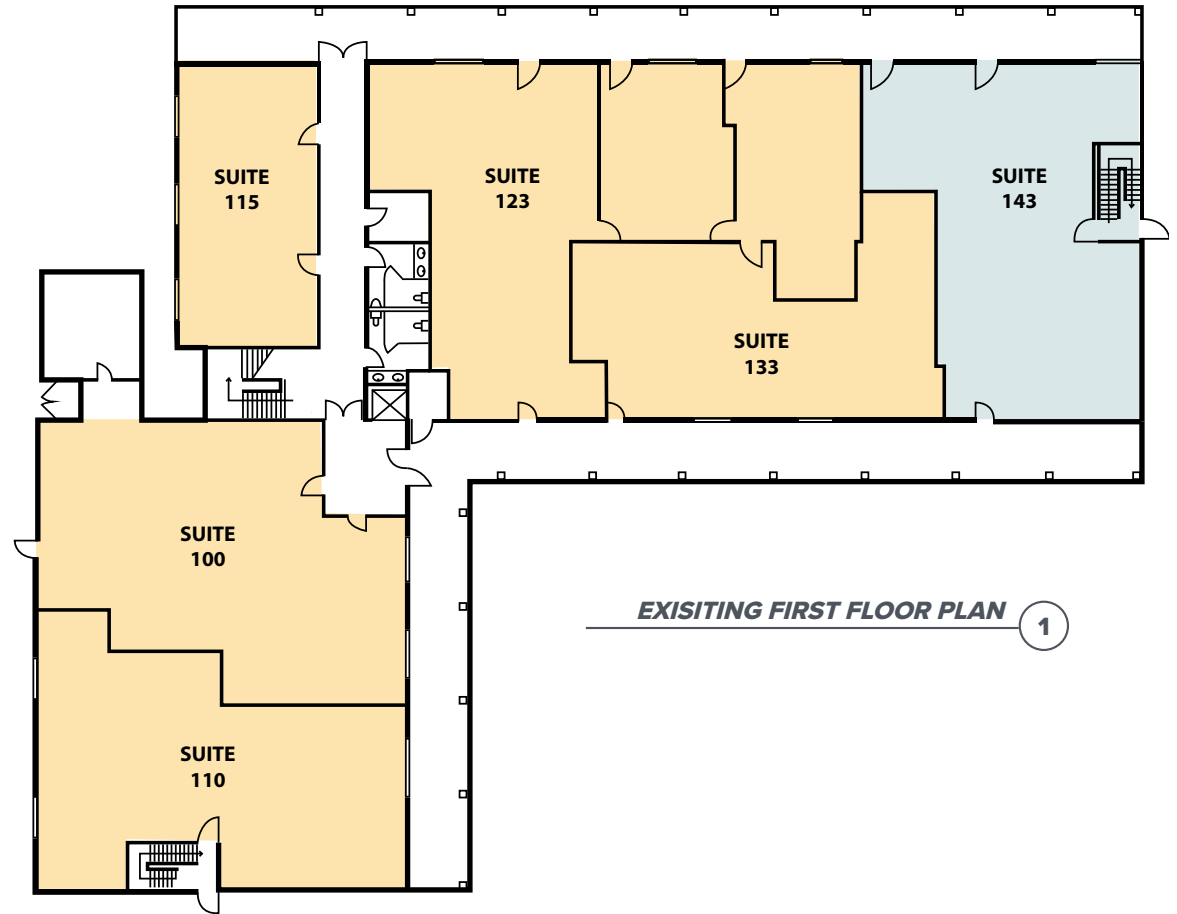


ZONING

FLOOR PLANS

70% OF THE TENANT ROSTER IS MEDICAL/ DENTAL, AND RECENTLY EXERCISED LONG-TERM LEASE RENEWALS BEYOND THE OPTION TERM.

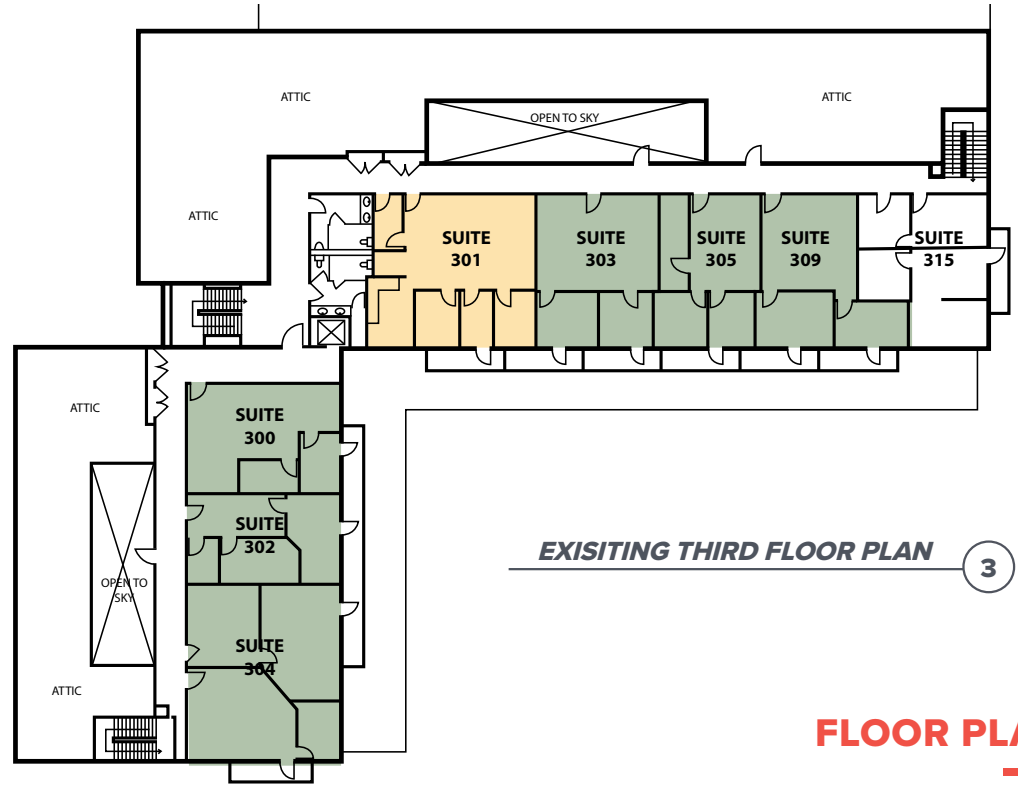
Typical of medical office buildings, the current tenancy has invested significant tenant improvement dollars into their suites. This investment not only represents their confidence in the project, but also signals long-term commitments to the location.



- LEASE EXPIRES BETWEEN 2021-2023
- LEASE EXPIRES BETWEEN 2024-2027
- LEASE EXPIRES IN 2030

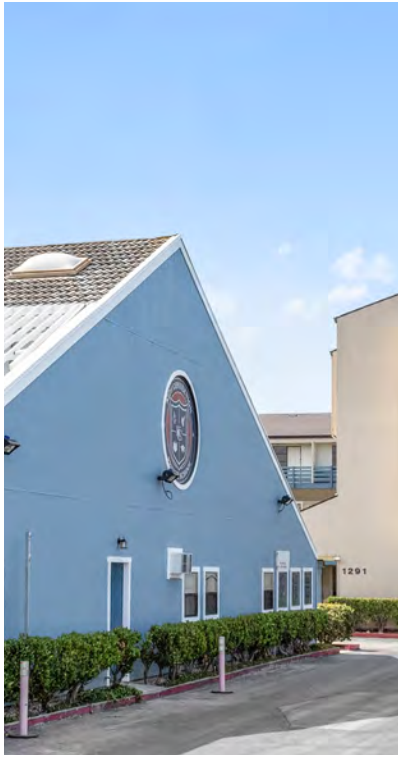


EXISTING SECOND FLOOR PLAN 2



EXISTING THIRD FLOOR PLAN 3

SUBJECT PROPERTY PHOTOS





INTERIOR PHOTOS





NEARBY DEVELOPMENTS

NEW HOUSING DEVELOPMENTS

1. FOSTER SQUARE

Under Construction

200 for-sale housing units, 66 affordable housing units, and 150 assisted-living units, 30,000+ square feet of commercial space, and public open space.

2. PILGRIM TRITON/ LAGUNA VISTA

Under Review

70 townhouse-style condominium units known as Laguna Vista and 22 Workforce Housing Apartment units that will be owned by the City of Foster City. The project also includes the enlargement and completion of the Pilgrim Triton Plaza park.

COMMUNITY DEVELOPMENTS

1. COSTCO

On Hold

The project includes the proposed construction of an approximately 153,452 square-foot building, elevated above surface parking, to replace the existing 120,338 square-foot building. As proposed, a fueling facility (gas station) would also be added to the site.

3. REDEVELOPMENT OF LANTERN COVE APARTMENTS

In Progress

420 new dwelling units and 518 new parking spaces on a 16.8-acre site known as Lantern Cove Apartments.

4. THE TRITON AND WAVERLY COVE

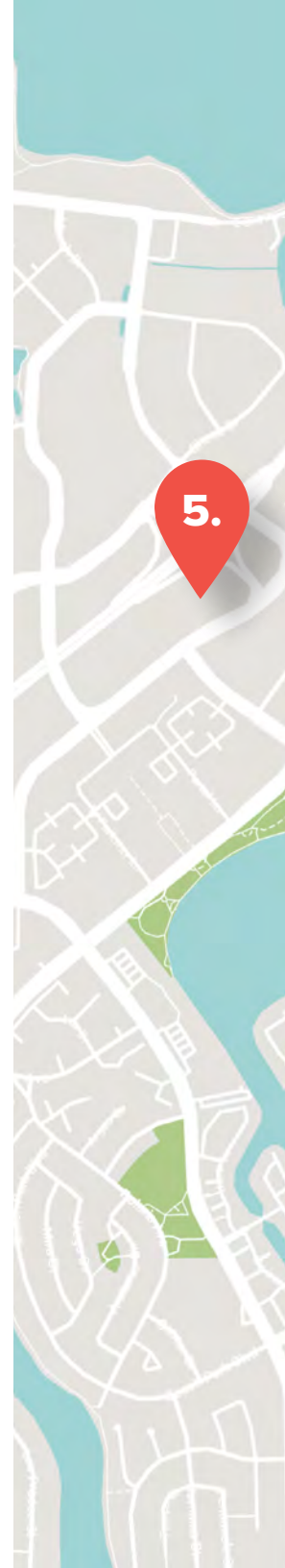
Under construction

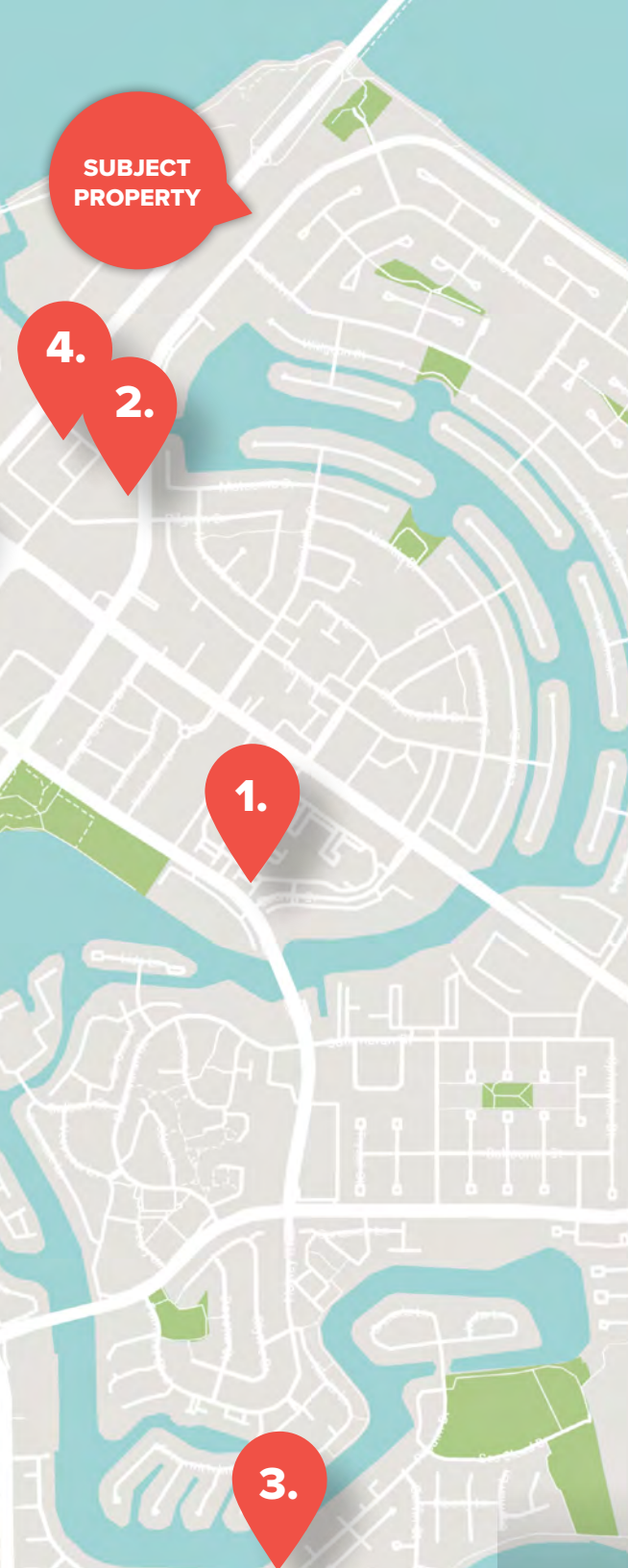
The Triton/Waverly Cove is a mixed-use development for the approximately 6.3 acre site previously occupied by 1159 — 1166 Triton Drive. Waverly Cove includes 20 townhouse-style condominium units on 1.5 acres. The Triton includes 220 apartment units and 5,000 sq. ft. of ground floor retail, located at the northeastern end of Triton Drive.

[CLICK HERE FOR MORE INFORMATION ABOUT NEARBY DEVELOPMENTS](#)



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THE TRITON &
WAVERLY COVE



RETAIL AERIAL

SUBJECT PROPERTY

PHILIPS
SIEMENS

GILEAD

QUANTUM
ANALYTICS

GILEAD

DaVita

Foster City Medical Center
Primary Care and Urgent Care

illumina
VENTURES

Coyland
Purina

CAPNIA

MidPen
HOUSING

State Farm
LD+

PANDA EXPRESS
CHINA KITCHEN

CHIPOTLE
MEXICAN GRILL

at&t

FARMERS
INSURANCE

ESO
FUND

BRIDGEPOINTE FAMILY
DENTAL CARE

PML
MANAGEMENT CORPORATION

IXL
THE VINE CAFE
WATERSTONE
MANAGEMENT
GROUP

SAN MATEO-
FOSTER CITY
SCHOOL
DISTRICT

AUDUBON
ELEMENTARY
SCHOOL

ISLAND
ELEMENTARY
SCHOOL

ALL ARE
FRIENDS
MONTESSORI

Starbucks
快乐柠檬
MUMU SHIKI
HOT POT
BENTO HOUSE

MIRCHI
INDIAN
KITCHEN

PJCC
PENINSULA
JUNIOR
COMMUNITY
CENTER

San Mateo
County
Libraries

BRIGHTEDGE

ODYSSEY
PRESCHOOL

CSG
CONSULTANTS
Employee-Owned

Chevron

Bank of America

inbenta
maxon
LIQUID
FOR SAP ERP

slingbox
KONICA MINOLTA
exabeam

IBM
SLEDGEHAMMER
GAMES
GOLFTEC
State Farm

Starbird

TACO
BELL

IHOP

Public Storage

Carl's Jr.

COSTCO
WHOLESALE

McDonald's

VALERO

PLAN
DESIGN
CONSULTANTS

San Mateo
County
Public
Works

CROWNE PLAZA
CAFE FLORIAN
RESTAURANT

Kindergarten
Preparatory
School

Kindergarten
Learning
Centres

COURTYARD
BY MARSHALLS

WELLS
FARGO

VISA
CyberSource
A Visa Solution

Sycamp
HUDSON
PACIFIC
PROPERTIES

kingfish
Cafe Savant
SCALE

FUTURES
ACADEMY -
SAN MATEO

extended
STAY
AMERICA

92

The Habit
BURGER GRILL

Tanera
READY

MOD

FedEx Office

TOWNEPLACE
SUITES
BY RADISSON

TARGET

Marshall's Total Wine
& MORE

BED BATH & BEYOND
EASY PLUS
WORLD MARKET

petco
ULTRA
Hallmark

verizon
Red Robin
RESTAURANT
BREWERY

IGEE OASIS

CHALLENGE
SCHOOL

139,700
VPD

PlayStation

Mainz Brady Group

BluePointe
CAPITAL MANAGEMENT

ARCADIA DATA
NEUROGES
X INC

Marketo
Storm8

SARES-REGIS
GROUP
REDWOOD
FINANCIAL INC

Regus

MONDEE
TRUEBECK
dynetrace
healthy
energy

PrimeKey
JAUNT
UNBXD

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SUBJECT PROPERTY

E HILLSDALE BOULEVARD

FOSTER CITY BOULEVARD

J. ARTHUR YOUNGER FREEMWAY

92

139,700 VPD

RETAIL AERIAL



PHILIPS SIEMENS

GILEAD

Davita

RENT SPACE

AUDUBON ELEMENTARY SCHOOL

ODYSSEY PRESCHOOL

GILEAD

illumina VENTURES

Foster City Medical Center Primary Care and Urgent Care

SAN MATEO-FOSTER CITY SCHOOL DISTRICT

Public Storage

CSG CONSULTANTS Employee-Owned

IHOPE

Chevron

Bank of America

inbenta maxon LIQUID by MAX TOP

MidPen HOUSTON

State Farm

State Farm

the Habit BURGER GRILL

CROWNE PLAZA CAFE FLORIAN RESTAURANT

State Farm

TACO BELL

Starbuck

jamba

VALERO

Bank of America

COURTYARD

IBM

SLEDGEHAMMER GAMES GOLFTEC

KinderCare LEARNING CENTERS

VISA CyberSource A Visa Solution

COSTCO WHOLESALE

FUTURES ACADEMY - SAN MATEO

Sycamp

HUDSON PACIFIC PROPERTIES

kingfish

Café Savini SCALE

BERTRAM CAPITAL

WorkSpan

AGARI KNUFF & CO. APPLIED UNDERWEAR

Hilton Garden Inn

THE HOME DEPOT

TARGET

Marshalls Total Wine & More

BED BATH & BEYOND WORLD MARKET

petco ULTA

verizon Red Robin

IGE OASIS

TOWNEPLACE SUITES BY WOODBURY

Lattice

NICE Salmetrix celigo

extended STAY AMERICA

unifi

tipalti

DSM

SEQUOIA

EVERSTRING

MICRO FOCUS

APIXIO

Juckenheimer

Mainz Brady Group

BluePoint CAPITAL MANAGEMENT

ARCADIA DATA

NEUROGES X INC

SPIRIT

PANDA EXPRESS

CHIPOTLE MEXICAN GRILL

at&t

CHALLENGE SCHOOL

Reflektion

Checkbook

Kensington

keating OPUS CAPITAL

Kelly wonder workshop

Marketo

Storm8

SARES-REGIS GROUP

REDWOOD FINANCIAL INC

Regus

MONDEE

iJAVA

TRUEBECK

PRIMEKEY

JAUNT UNBXD

FISHER INVESTMENTS' T VENTURE HOLDING

APTUS

VITAS healthcare

syscom

-chargepoint-

Residence Inn by Marriott

Center for Children & Youth

A Division of Jewish Family and Children's Services



92 112,400 VPD

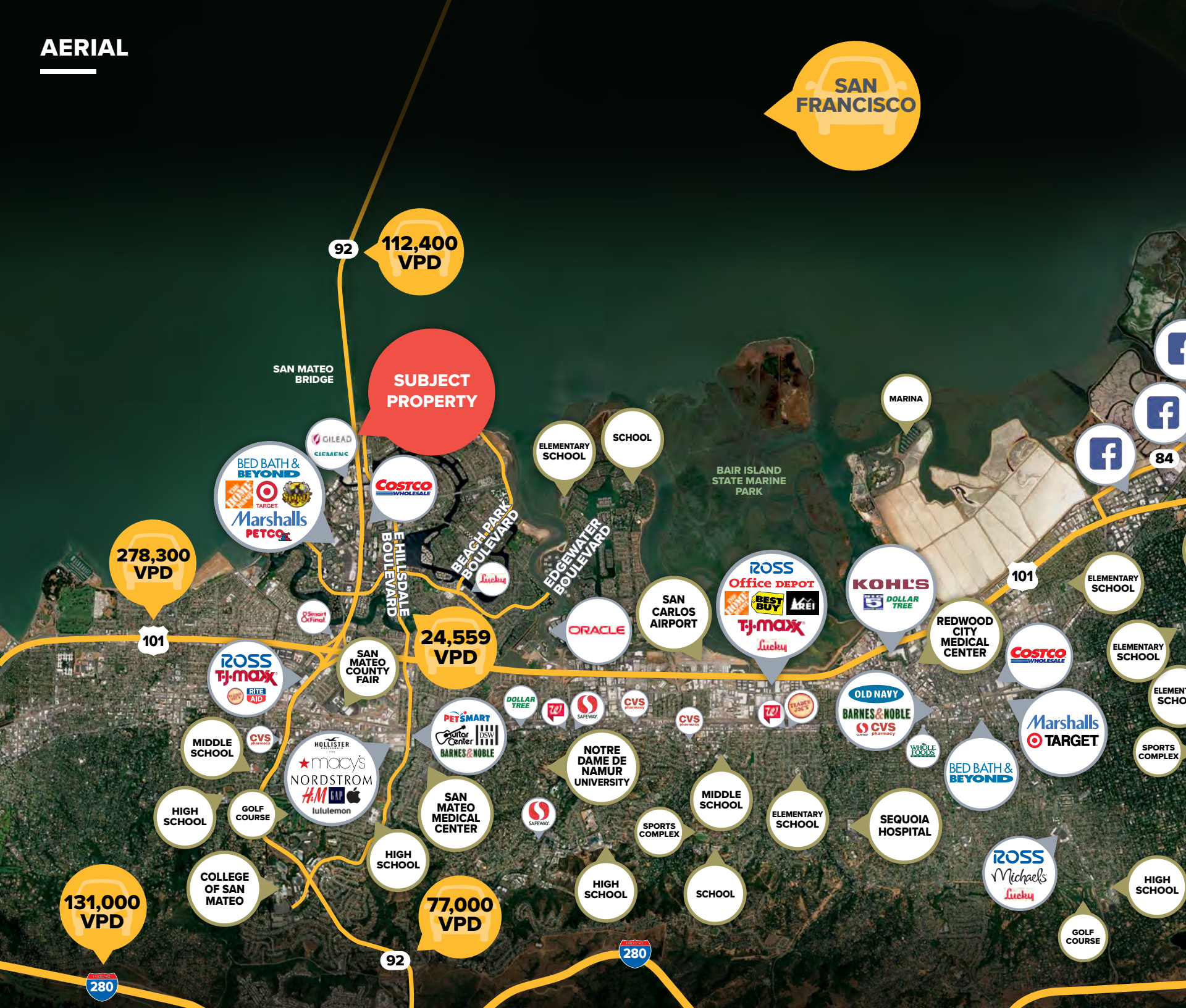
SUBJECT PROPERTY

278,300 VPD

24,559 VPD

131,000 VPD

77,000 VPD



BED BATH & BEYOND
TARGET
Marshall's
PETCO

Costco WHOLESALE

ROSS
Office DEPOT
BEST BUY
TJ-maxx
Lucky

KOHL'S
DOLLAR TREE

macy's
NORDSTROM
H&M
Apple
tullemon

PET SMART
Pet Center
BARNES & NOBLE
DSW

ROSS
Michaels
Lucky

MIDDLE SCHOOL

HIGH SCHOOL

COLLEGE OF SAN MATEO

HIGH SCHOOL

SAN MATEO MEDICAL CENTER

NOTRE DAME DE NAMUR UNIVERSITY

HIGH SCHOOL

MIDDLE SCHOOL

SCHOOL

ELEMENTARY SCHOOL

SEQUOIA HOSPITAL

HIGH SCHOOL

GOLF COURSE

ELEMENTARY SCHOOL

SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

SPORTS COMPLEX

REDWOOD CITY MEDICAL CENTER

Costco WHOLESALE

Marshall's
TARGET

BED BATH & BEYOND

SAN CARLOS AIRPORT

ORACLE

CVS pharmacy

SPORTS COMPLEX

CVS pharmacy

OLD NAVY
BARNES & NOBLE
CVS pharmacy

WHOLE FOODS

SEQUOIA HOSPITAL

SAN MATEO BRIDGE

MARINA

BAIR ISLAND STATE MARINE PARK

E-HILLSDALE BOULEVARD

BEACH PARK BOULEVARD

EDGEWATER BOULEVARD

101

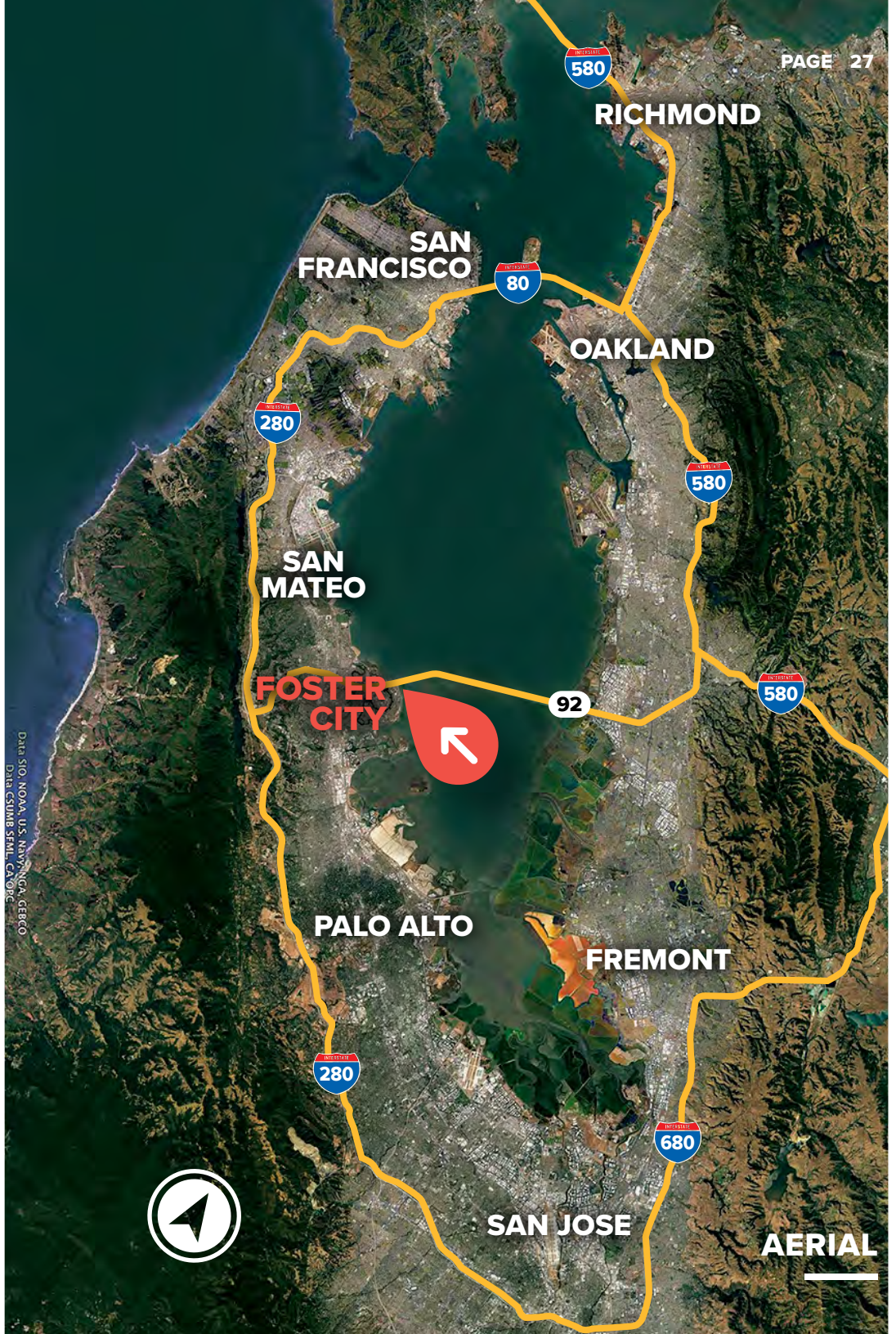
101

92

280

84







FOSTER CITY, CALIFORNIA

FOSTER CITY is a city located in San Mateo County. Foster City is a man-made cluster of islands with over 16 miles of navigable canals weaving through it. The largest body of water in Foster City is the Central Lagoon. Leo Ryan Park and the Foster City Recreation Center, are both hubs of activity year-round. Foster City makes the most of its setting, with a network of public parks and 11 miles of the Bay Trail. Foster City is home to numerous bio-tech companies with the largest being, Gilead Sciences.

SAN MATEO COUNTY'S mix of unbeatable weather, bay-side views and technical resiliency has solidified the county as a home to some of the largest companies throughout a diverse set of industries. From budding startups at every stage of growth to legacy giants with names plastered atop skyscrapers, workers in San Mateo have a huge selection of impactful companies. A few of the largest companies headquartered in San Mateo are: GoPro, Second Measure, Cloudian, Gilead Sciences, Playstation, Marketo, and Suvery Monkey.

THE SAN FRANCISCO BAY AREA is located along the California coast and consists of nine diverse counties in Northern California stretching from wine country to Silicon Valley and is centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. The Bay Area is often divided into five sub-regions: the East Bay, North Bay, South Bay, Peninsula, and the city of San Francisco.

Two of the region's metro areas, San Francisco-Oakland-Hayward and San Jose-Sunnyvale-Santa Clara, ranked as the best economies in the county. The Bay Area's annual economic growth rate of 4.3% over the past three years was nearly double that of the U.S. as a whole, bringing the region's gross domestic product to \$748 billion, behind only 18 countries.



POPULATION

	1-MILE	3-MILES	5-MILES
2010	10,662	89,923	191,348
2019	12,799	96,781	201,115
2024	13,397	99,726	205,496



2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$187,401	\$181,112	\$190,609
Median	\$161,802	\$149,174	\$148,554

TOP EMPLOYERS IN SAN MATEO COUNTY

EMPLOYER	# OF EMPLOYEES
Facebook	15,000
Genetech Inc	10,500
United Airlines	10,000
Gilead Sciences	8,268
Oracle Corporation	6,700
County of San Mateo	5,234
Youtube	1,700

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