

1155 VETERANS BOULEVARD

REDWOOD CITY, CA 94063

PRIME LOCATION

JUST OFF HIGHWAY 101
IN REDWOOD CITY
OVER A 9 ACRE PARCEL

**DOWNTOWN RETAIL OR CREATIVE
SPACE OPPORTUNITY**
±100,000 RSF Very Rare Free-Standing Building
Unequalled Flexible Zoning | Retail Uses Allowed



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**CREATIVE SPACE OPPORTUNITY
& RETAIL USES ALLOWED**

HIGHLIGHTS

- Retail or creative space in Downtown Redwood City
- 18' to 20' clear height for a highly inspiring and creative work environment
- 7 Grade level rollup doors (compatible for automotive use)
- Dock high loading area
- More than 500 parking stalls
- Opportunity to control extremely rare and valuable real estate for up to 16 years
- 10-minute walk to Caltrain baby bullet
- Excellent 101 freeway access
- Award winning residential units, restaurants, banks and other retail services within walking distance

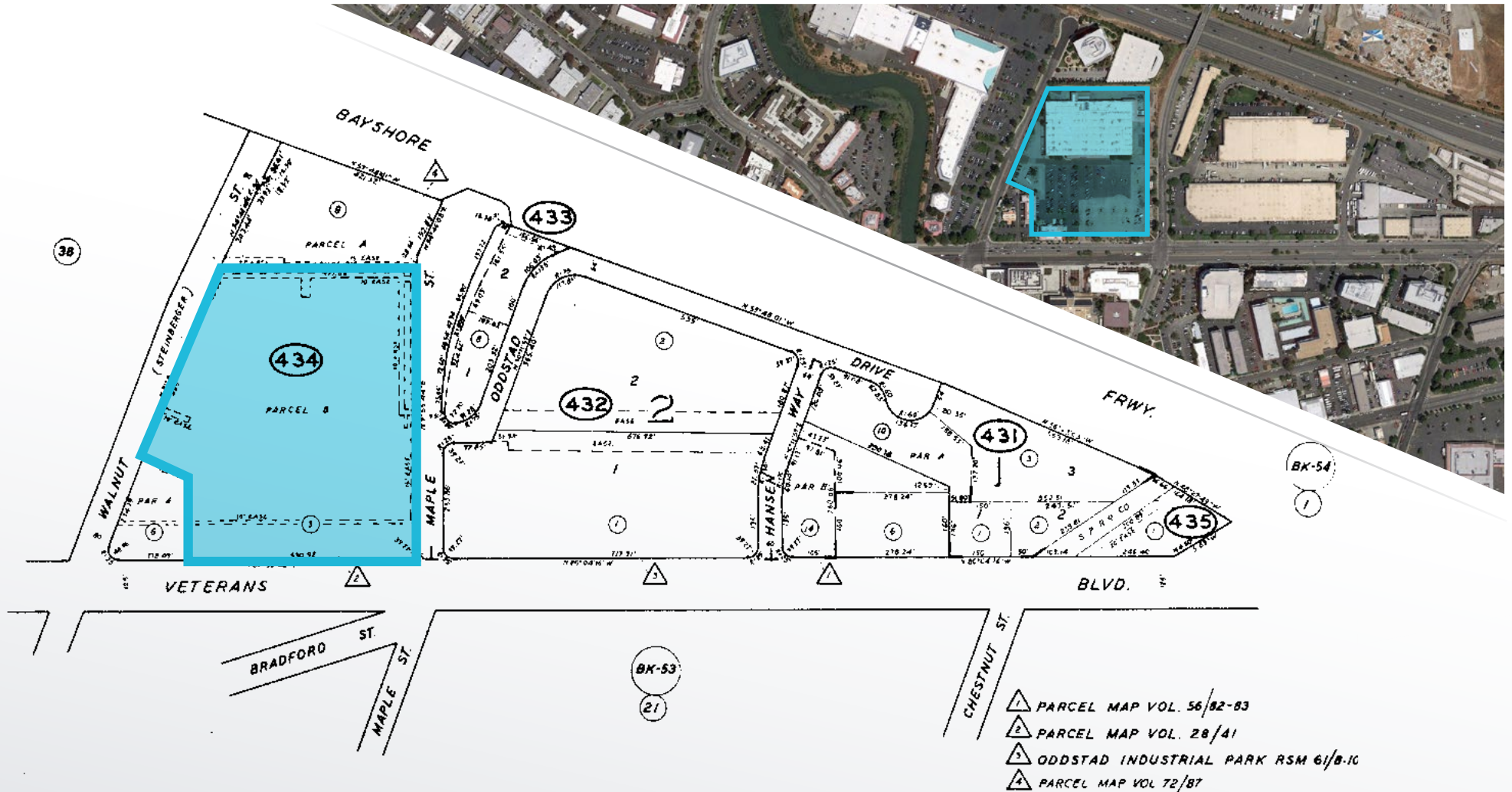


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SITE PLAN



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30 min from San Francisco
to Downtown Redwood City
via Caltrain Bullet



Drive Time:

Hwy 280 (Farm Hill Exit) to Project: **13 Minutes**

Hwy 101 NB (Whipple Rd. Exit) to Project: **6 Minutes**

Hwy 101 SB (Whipple Rd. Exit) to Project: **5 Minutes**

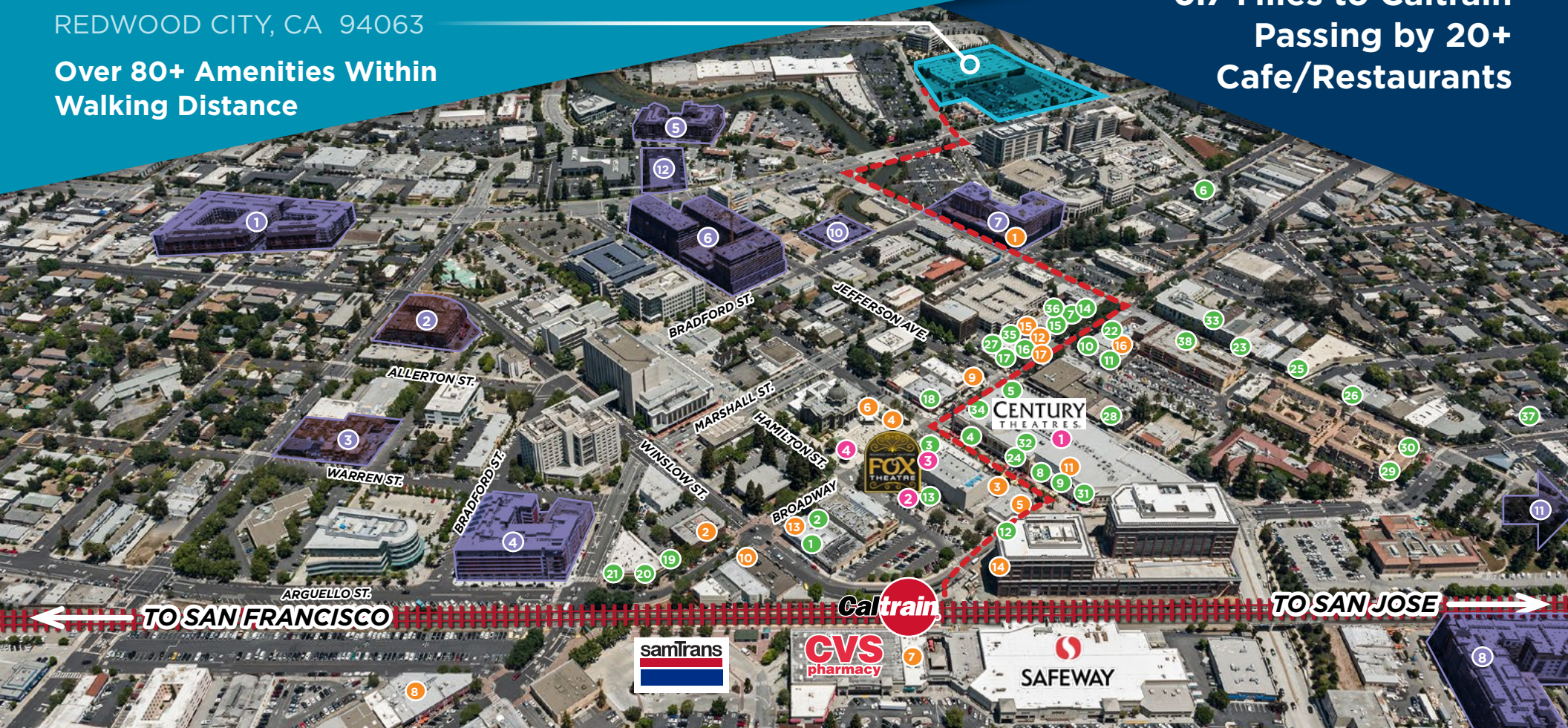


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Over 80+ Amenities Within Walking Distance

0.7 Miles to Caltrain
Passing by 20+
Cafe/Restaurants



RESTAURANTS/FOOD

1 Broadway Masala	11 Rockn Wraps & Kabobs	21 Nikkos Mexican Pub	31 Timber and Salt
2 Bluefin Sushi	12 Old Port Lobster Shack	22 The Courthouse 2021	32 Chipotle
3 Quinto Sol	13 Go Fish Poke Bar	23 La Victoria Taqueria	33 Alhambra Irish House
4 Pizza My Heart	14 Vesta	24 West Park Farm and Sea	34 Five Guys
5 The Old Spaghetti Factory	15 Vino Santo Bistro	25 Angelicas	35 May's
6 La Viga Seafood & Cocina Mexicana	16 Yokohama	26 The Patty Shack	36 Nick The Greek
7 LV MAR	17 Margaritas	27 Talk of Broadway	37 Tacos El Grullense
8 Portabello Grill	18 Sakura Sushi	28 Pasha	38 Venga Empanadas
9 Arya Global Cuisine	19 The Sandwich Spot	29 Donato Enoteca	
10 Oyster Boy Seafood & Raw Bar	20 Orenchi Ramen	30 Milagros	

ENTERTAINMENT

1 Century Theatres (19 Screens)	3 Club Fox
2 Fox Theatre (2,000 Seat Capacity)	4 Courthouse Square (Countless Outdoor Events)

CLASS A RESIDENTIAL DEVELOPMENTS

1 64 Veterans Blvd.	264 Units	Completed 6/14
2 429 Fuller St.	133 Units	Completed 10/15
3 735 Brewster Ave.	18 Townhomes	Completed 10/15
4 201 Marshall St.	116 Units	Completed 6/14
5 333 Main St.	132 Units	Completed 3/14
6 525 Middlefield Rd.	471 Units	Completed 1/16
7 601 Main St.	196 Units	Completed 3/16
8 113 Monroe St.	305 Units	Completed 8/15
9 1548 Maple St.	131 Units	Deliver 2021
10 707 Bradford St.	117 Units	Deliver 2022
11 1409 El Camino	350 Units	Deliver 2020
12 849 Veterans Blvd.	90 Units	Completed 2019

COFFEE, DRINKS & DESSERTS

1 Coupa Cafe	10 Mademoiselle Colette
2 Red Giant Coffee	11 Cyclismo Cafe
3 Cafe La Tartine	12 Revere Coffee & Tea
4 Chatime	13 Teaspoon
5 Joe & The Juice	14 CRU
6 Froyola Yogurt	15 The Blacksmith
7 Starbucks Reserve	16 The Nighthawk
8 Peets Coffee	17 Bubble & Wrap
9 Philz Coffee	

