
OFFERING
MEMORANDUM



199 SEAPORT BOULEVARD
REDWOOD CITY, CALIFORNIA

21.86 ACRES

Marcus & Millichap

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OFFERING SUMMARY

199 SEAPORT BOULEVARD / REDWOOD CITY / CALIFORNIA / 94063

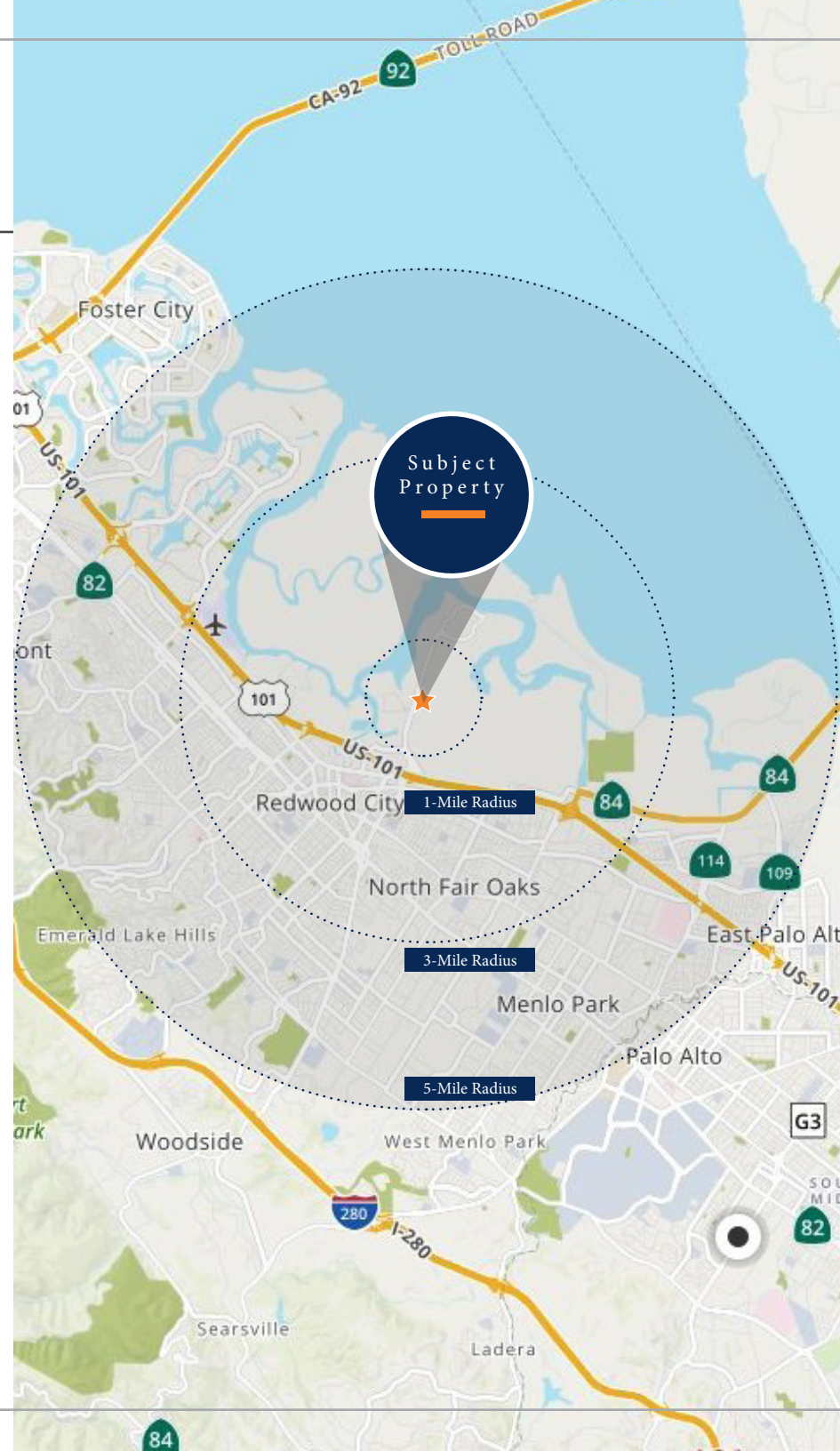
 Total Price \$10,000,000		 PRICE PER SF (LAND) \$10.50	
Gross Square Feet		952,221.60 SF	
Price Per Square Feet (Land)		\$10.50	
Total Acres		21.86	
Price Per Acre		\$457,456.50	
Zoning	APN: 052-391-360 APN: 052-392-350	30,056 SF (0.69 Acres) 922,165 SF (21.17 Acres)	GI Zoning TP Zoning

122,419
POPULATION

2017 DAYTIME POPULATION
WITHIN 3- MILES

\$144,071
AVERAGE

HOUSEHOLD INCOME
WITHIN 3- MILES



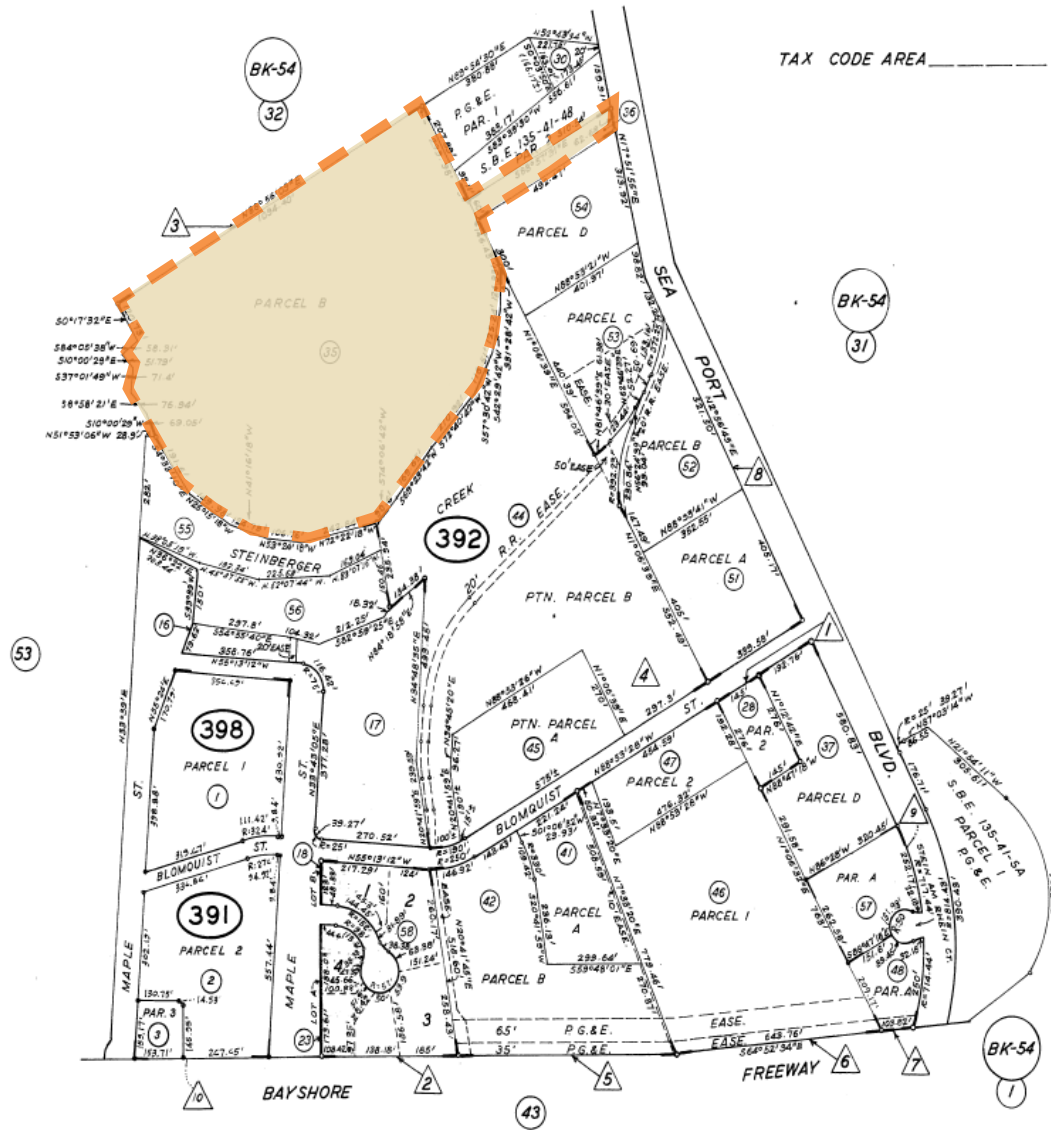
199 SEAPORT BOULEVARD

Redwood City, California

INVESTMENT HIGHLIGHTS

- ▶ Redwood City has over 2.7M SF of Office Development in the planning/under Construction Phases
- ▶ Within a 5-Mile Radius of the Subject Property over 2,700 Residential Units are Under Development
- ▶ Offering Consists of Two Parcels Totaling 21.86 Acres with GI (General Industrial) and TP (Tidal Pool) Zoning
 - ▶ 10 Minute Drive to Facebook Campus
- ▶ Over 7,000,000 of total new Development in Redwood City in the Proposed to Under Construction

PARCEL MAP



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2022 Projection			
Total Population	3,747	106,004	276,231
2017 Estimate			
Total Population	4,012	106,886	274,357
2010 Census			
Total Population	3,497	98,393	255,531
2000 Census			
Total Population	3,312	97,800	247,760
Daytime Population			
2017 Estimate	9,190	122,419	307,199
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Projection			
Total Households	1,385	37,660	102,602
2017 Estimate			
Total Households	1,418	37,357	100,807
Average (Mean) Household Size	2.67	2.73	2.61
2010 Census			
Total Households	1,234	34,451	94,177
2000 Census			
Total Households	1,225	34,562	91,925

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2017 Estimate			
\$250,000 or More	4.45%	12.10%	15.84%
\$200,000 - \$249,999	2.65%	7.19%	9.69%
\$150,000 - \$199,999	5.82%	10.65%	12.43%
\$125,000 - \$149,999	2.95%	6.76%	8.21%
\$100,000 - \$124,999	8.54%	10.52%	10.78%
\$75,000 - \$99,999	9.07%	9.97%	9.22%
\$50,000 - \$74,999	15.61%	12.71%	10.88%
\$35,000 - \$49,999	15.25%	9.17%	7.19%
\$25,000 - \$34,999	9.92%	6.92%	5.27%
\$15,000 - \$24,999	12.81%	7.80%	5.29%
Under \$15,000	12.92%	6.20%	5.20%
Average Household Income	\$84,224	\$144,071	\$171,083
Median Household Income	\$48,932	\$92,883	\$115,856
Per Capita Income	\$30,251	\$50,719	\$63,161
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2017 Estimate Population Age 25+	2,677	73,012	190,874
Elementary (0-8)	14.21%	8.61%	5.24%
Some High School (9-11)	10.82%	7.02%	4.86%
High School Graduate (12)	22.99%	19.14%	14.22%
Some College (13-15)	20.10%	18.17%	16.05%
Associate Degree Only	5.65%	5.98%	6.00%
Bachelors Degree Only	15.08%	21.60%	26.64%
Graduate Degree	7.28%	17.28%	25.25%

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