

FOR SALE

465 CONVENTION WAY | REDWOOD CITY, CA 94063

±6,927 SF STANDALONE BUILDING | MIXED USE COMMERCIAL



PROPERTY HIGHLIGHTS

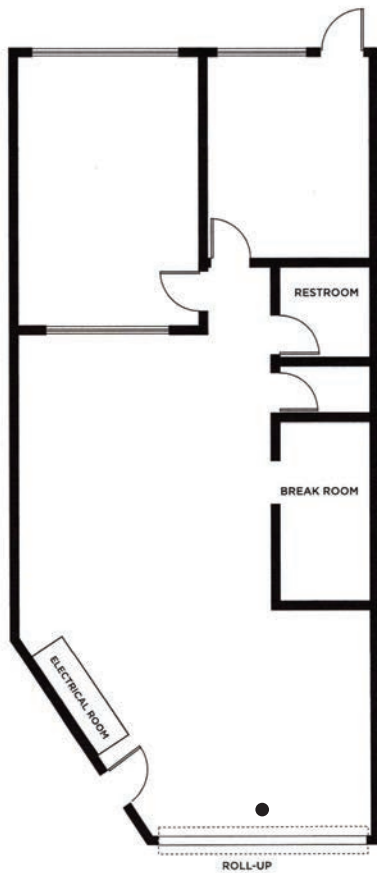
- ±6,927 SF building size
- ±0.44 Acre parcel (±19,166 SF)
- APN: 052-411-100
- ±3,906 SF currently vacant, up to ±4,753 available for a user
- Building is 100% HVAC
- Roof completed in 2025 with a 15-year warranty
- Six (6) total units
- 600 amps 120/240v power
- Zoning: MUC-VB - mixed use commercial, office & high density residential
- ±2.5/1,000 parking
- Excellent location and visibility
- Easy access to US Highway 101



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- **Sales Price: \$3,750,000 (\$541/SF)**
 - **Do not disturb tenants**
 - **Contact brokers for sales and touring information**

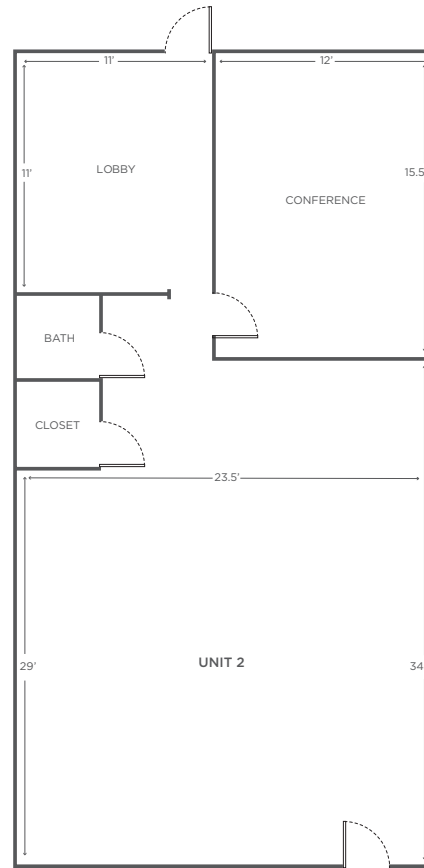
UNIT 1 - ±1,345 SF

LEASED



UNIT 2 - ±1,274 SF

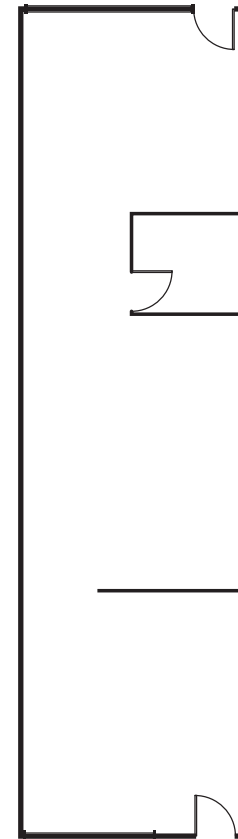
VACANT



NOT TO SCALE

UNIT 3 - ±874 SF

LEASED

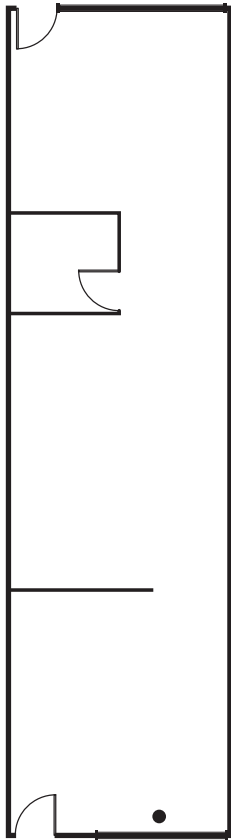


● ROLL UP DOOR

FLOOR PLANS

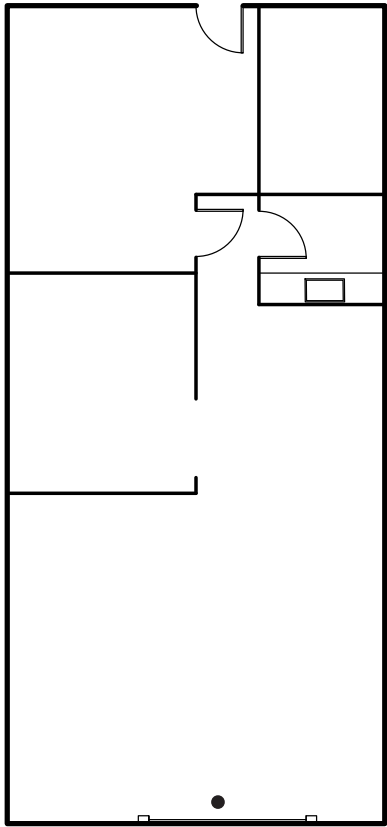
UNIT 4 - ±874 SF*

MONTH TO MONTH



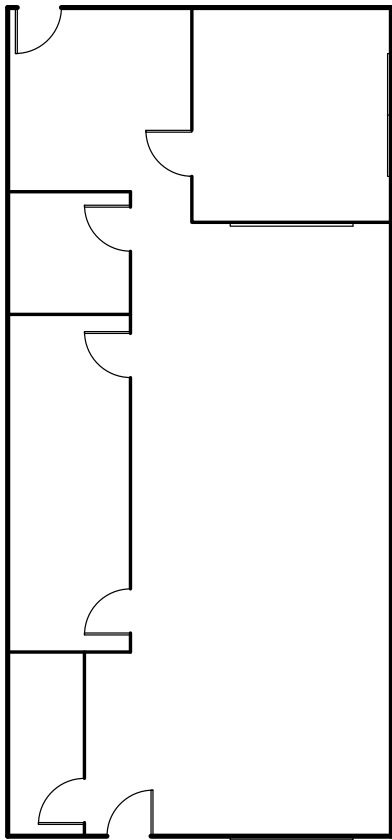
UNIT 5 - ±1,274 SF*

VACANT



UNIT 6 - ±1,358 SF*

VACANT



FLOOR PLANS

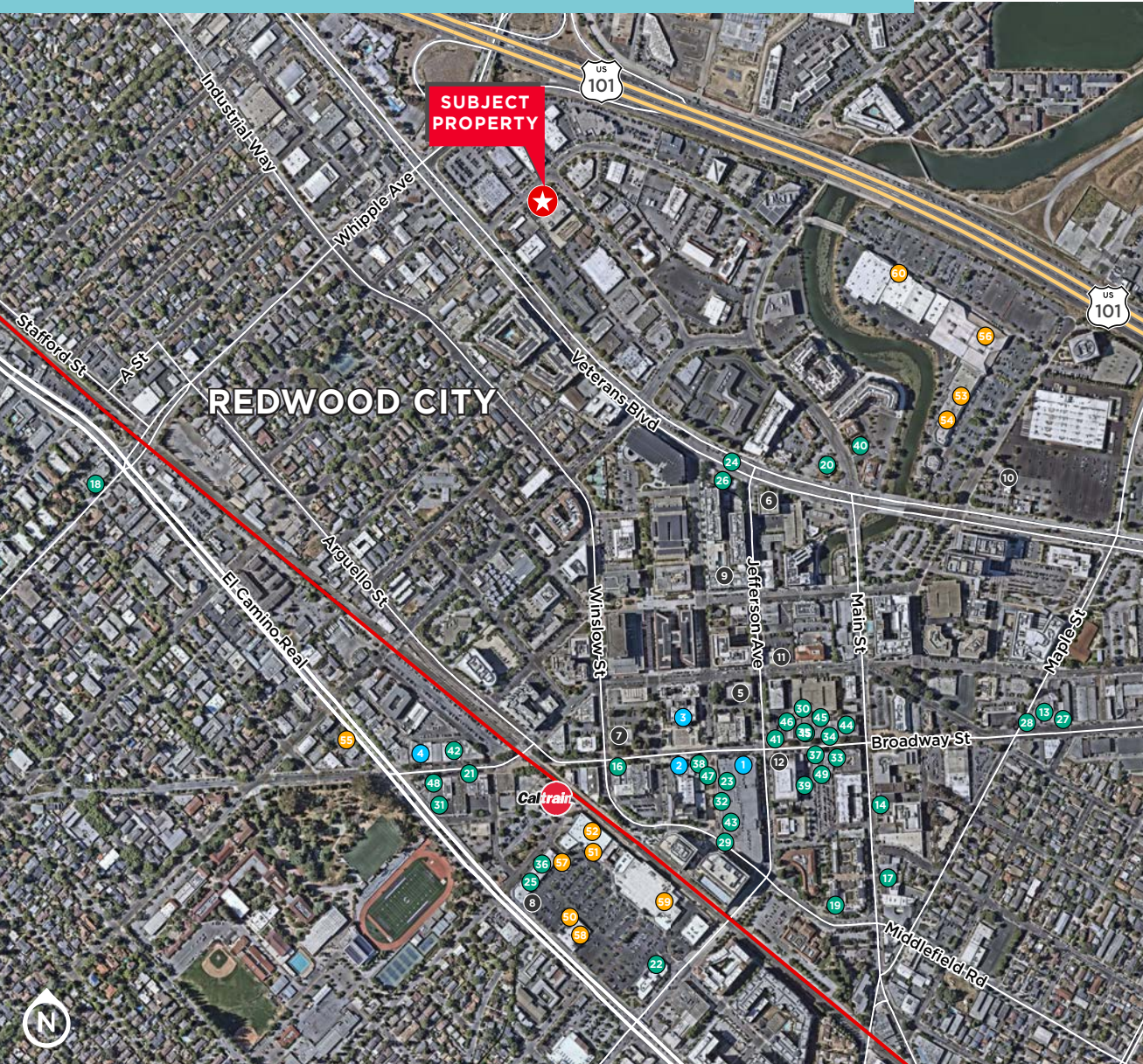
● ROLL UP DOOR

* UP TO 3,506 SF CONTIGUOUS SF AVIALABLE



PROPERTY LOCATION

SURROUNDING AMENITIES



ARTS & ENTERTAINMENT

- 1 Cinemark Century
- 2 Fox Theatre
- 3 San Mateo County History Museum
- 4 The Hub RWC

BANKS

- 5 Bank of America
- 6 BMO Bank
- 7 Chase
- 8 Chase
- 9 Montera Creditr Union
- 10 Patelco Credit Union
- 11 US Bank
- 12 Wells Fargo

RESTAURANTS

- 13 Ahisushi & Steakhouse
- 14 Angelicas
- 15 Bao
- 16 Broadway Masala
- 17 Brochette Dumpling & Grill
- 18 Burma Spice
- 19 Donato Enoteca
- 20 Falafel and Things
- 21 Gourmet Haus Staudt
- 22 Habit Burger
- 23 Hella Mediterranean
- 24 Homeskillet | Redwood City
- 25 Jamba Juice
- 26 La Fonda De Los Carnalitos
- 27 La Viga Seafood & Cocina Mexicana
- 28 Las Chiquitas
- 29 Limon
- 30 LV Mar Tapas & Cocktails
- 31 Maizz

SHOPPING

- 50 Barnes & Noble
- 51 CVS
- 52 CVS
- 53 Dollar Tree
- 54 Fashion Tune
- 55 Haight Ashbury Music
- 56 Kohl's
- 57 Metro T Mobile
- 58 Petfood Express
- 59 Safeway
- 60 Sports Basement

4

ARTS & ENTERTAINMENT

within 1 mile

8

COMMERCIAL BANKING

within 1 mile

37

RESTAURANTS

within 1 mile

11

RETAIL SHOPPING

within 1 mile



CONTACTS

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