

80 Arch Street

Rare Owner-User Medical Building



80 ARCH ST
REDWOOD CITY, CA 94062
PROPERTY ADDRESS

\$3,100,000 ASKING PRICE	±3,172 SF BUILDING SIZE	1956 / 2022 BUILT / RENOVATED
13 Spaces OFF-STREET PARKING	100% VACANT · OWNER-USER	6 EXAM ROOMS
4+ per 1,000 SF		

[Download OM here](#)

Property Type	Freestanding Medical Building
Current Buildout	Medical / Dental — 6 exam rooms, 3 offices, lab, 2 waiting rooms
Zoning / APN	R5-Office · 052-182-090 (San Mateo County)
Lot Size	0.21 AC · Single Story
Divisibility	Divisible to approximately 1,000 RSF

INVESTMENT HIGHLIGHTS

- Rare Freestanding Owner-User MOB**
Excellent signage & identity potential near downtown Redwood City
- Walk to Downtown & Caltrain**
Steps from downtown Redwood City and the train station
- Superior Parking Ratio**
13 dedicated off-street spaces — 4+ per 1,000 SF
- Sequoia Hospital Adjacent**
Kaiser, Stanford Medicine & Sequoia anchor the trade area
- Turnkey Medical/Dental Build-Out**
Recently completed clinic — convertible to dental or other healthcare use
- Divisible Space**
±3,172 SF divisible to ~1,000 RSF for flexible configurations
- Affluent Patient Base**
\$180K+ average household income within 1 mile
- Serves Six Peninsula Communities**
Redwood City, Belmont, San Carlos, Menlo Park, Woodside & Portola Valley

