



* PREVIOUSLY ENTITLED 2025 RENDERING

2809 EL CAMINO REAL

Redwood City, California

COMPASS
COMMERCIAL

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EXECUTIVE SUMMARY



Positioned directly on the Redwood City/Atherton border, 2809 El Camino Real presents a rare opportunity to acquire a raw, unentitled infill parcel in one of the Peninsula's most sought-after and supply-constrained submarkets. The site totals 14,297 square feet and falls under San Mateo County jurisdiction, offering a developer or investor a blank canvas along one of the Bay Area's most heavily traveled and highly visible corridors. Its location along El Camino Real places it at the heart of continued regional growth, in a market where housing demand consistently outpaces available supply.

The property has previously received entitlements for a mixed-income residential development consisting of 20 market-rate condominium units, this approval expired, the current owner received approval for 51 low-income senior housing units, encompassing approximately 49,000 square feet of buildable area with a proposed building height of 64 feet. While the property is being offered as-is with no active entitlements currently in place, the seller is open to including the prior approved renderings and supporting entitlement work if requested by the buyer, offering a potential head start on the approval process and a meaningful reduction in pre-development timeline and risk.

Beyond its development potential, the site benefits from an exceptional location at the convergence of some of the Peninsula's most desirable communities. Redwood City, Menlo Park, and Palo Alto all lie within short proximity, giving future residents immediate access to a deep and diverse base of retail, dining, and employment opportunities, including proximity to major tech employers and downtown commercial corridors. This positioning makes the site especially well-suited to a

residential or mixed-income project targeting the strong and sustained demand for housing near jobs.

Transportation access further strengthens the site's appeal. El Camino Real offers active public bus service running four times per hour directly in front of the property, providing excellent transit connectivity for future residents. In addition, the site offers quick access to Woodside Road as well as both Highway 280 and Highway 101, placing the entire Peninsula and greater Bay Area within easy reach for commuters traveling north to San Francisco or south toward Silicon Valley.

Altogether, 2809 El Camino Real represents a compelling opportunity for developers seeking a well-located, transit-served site with a proven entitlement path in a jurisdiction and market defined by chronic housing undersupply. Its combination of prior approvals, prime Peninsula location, and multi-modal access positions this property as an attractive candidate for residential or senior housing redevelopment, with the flexibility to move forward with the seller's prior plans or pursue a new vision suited to current market conditions.

Listed for \$3,750,000
Land Only No Active Entitlements

REGIONAL MAP

Gulf of the Farallones

Golden Gate
National
Recreation
Area

San Francisco

Oakland

2809 EL CAMINO REAL
REDWOOD CITY



Fremont

San Jose

Big Basin
Redwoods
State Park

Sierra Azul
Open Space
Preserve

Henry W. C
State Park

PARCEL MAP



2809 EL CAMINO REAL
REDWOOD CITY

54-28

1" = 100'



RENATO CT.

BK-59

17

EL CAMINO

BERKSHIRE

DUMBARTON

BLENHEIM

MARLBOROUGH

BK-60

26

DEVONSHIRE

AVE.

GLENDALE AVE.

WESTMORELAND

S.P.R.R. CO.

DUMBARTON

2 DUMBARTON PARK PTN. CF RSM 13/29

1 MAP NO. 1 DUMBARTON OAKS RSM 5/56

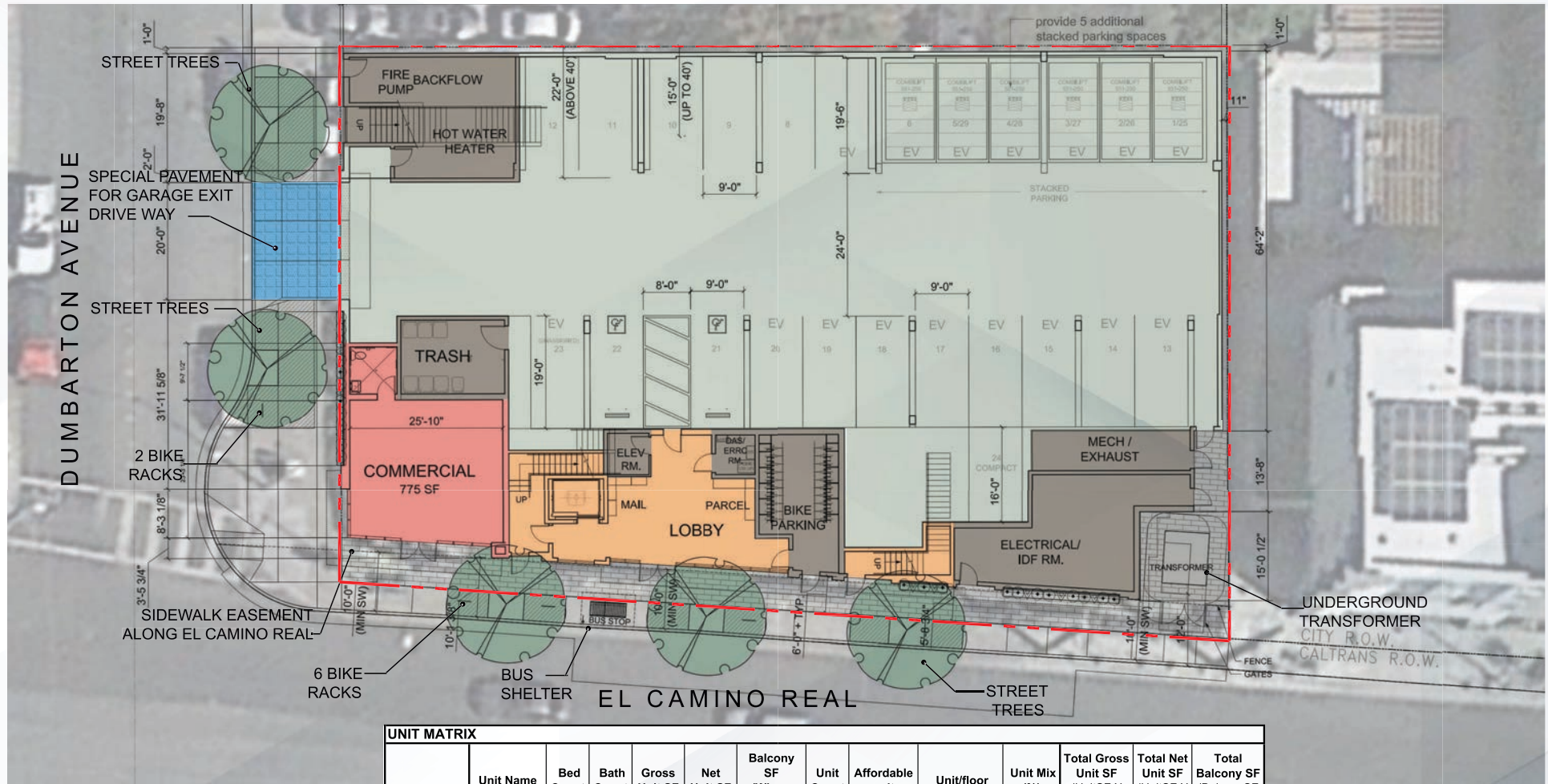
AERIAL VIEW



2809 EL CAMINO REAL
REDWOOD CITY



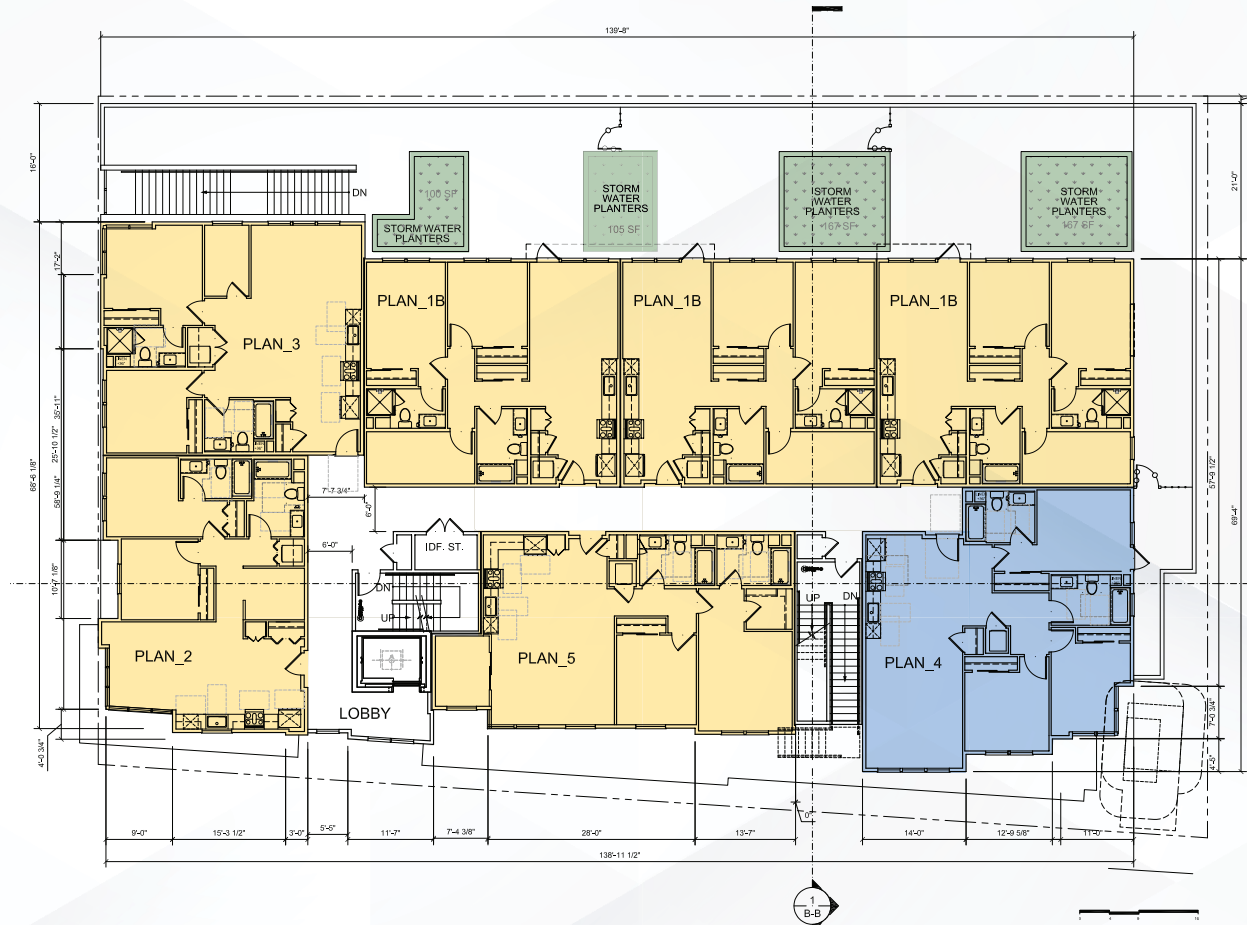
PREVIOUS ENTITLEMENT GROUND FLOOR



	Unit Name	Bed Count	Bath Count	Gross Unit SF	Net Unit SF	Balcony SF (Where occurs)	Unit Count	Affordable unit	Unit/floor	Unit Mix (%)	Total Gross Unit SF (UnitSF X Count)	Total Net Unit SF (UnitSF X Count)	Total Balcony SF (BalconySF X Count)
2 Bedrooms	Plan 1	2	2	1,065	1,000	200	9		3 units/ fl 2-4	45%	9,585	9,000	600
	Plan 2	2	2	985	914	0	2		1 units/ fl 2-3	10%	1,970	1,828	0
	Plan 3	2	2	1,112	1,048	0	2		1 units/ fl 2-3	10%	2,224	2,096	0
	Plan 5	2	2	1,200	1,129	0	1		1 units/ fl 2	5%	1,200	1,129	0
	Plan 6	2	2	1,200	1,129	0	1		1 units/ fl 3	5%	1,200	1,129	0
	Plan 6A	2	2	1,130	1,053	0	1		1 units/ fl 4	5%	1,130	1,053	0
3 Bedrooms	Plan 4	3	2	1,231	1,157	0	3	3	1 units/ fl 2-4	15%	3,693	3,471	0
	Plan 7	3	2	1,448	1,355	619	1		1 units/ fl 4	5%	1,448	1,355	619
	Commercial										780	700	
							20	3			23,230	21,761	1,219

*These entitlements expired, renderings are here as an example of previous approvals. Buyer needs to obtain new entitlements for this project.

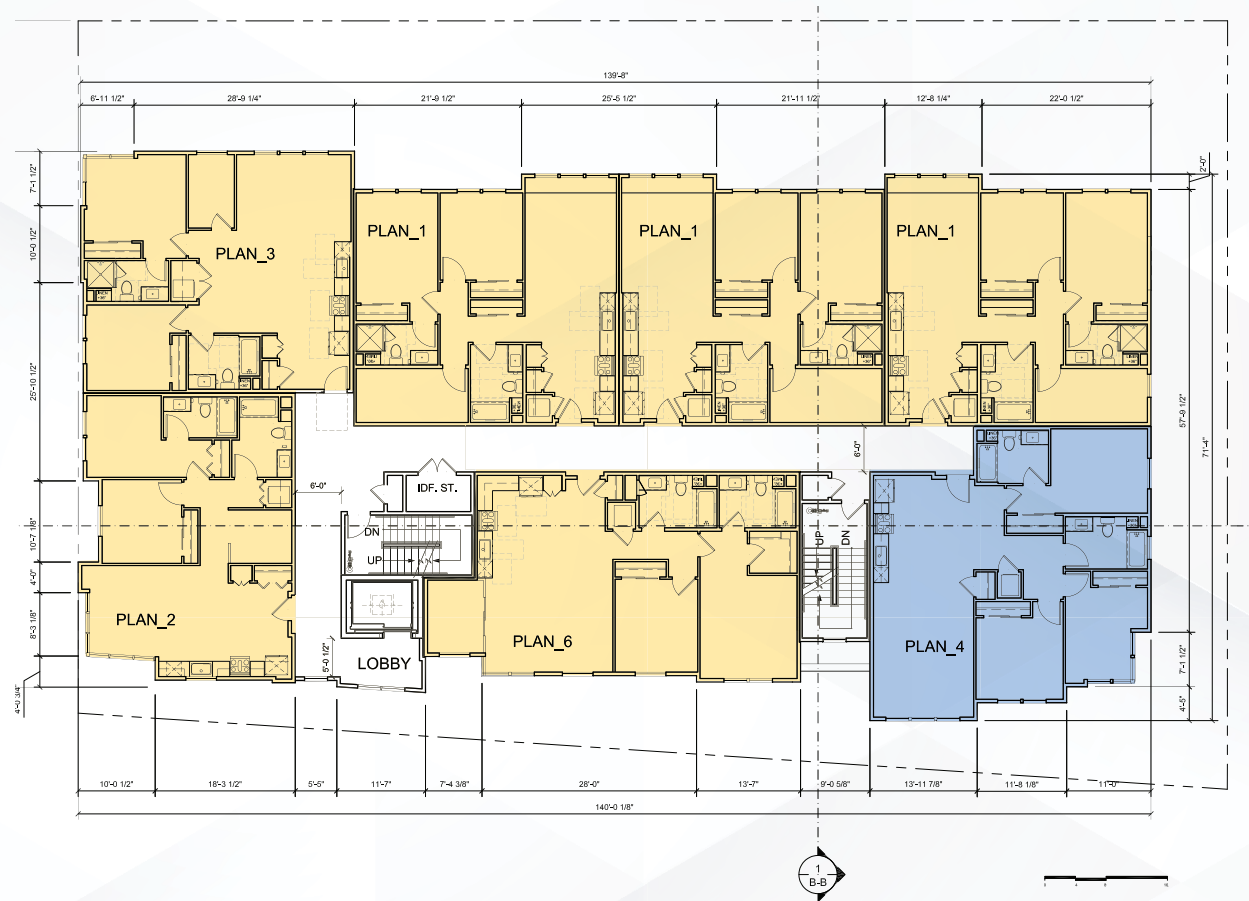
PREVIOUS ENTITLEMENT SECOND FLOOR



UNIT MATRIX													
	Unit Name	Bed Count	Bath Count	Gross Unit SF	Net Unit SF	Balcony SF (Where occurs)	Unit Count	Affordable unit	Unit/floor	Unit Mix (%)	Total Gross Unit SF (UnitSF X Count)	Total Net Unit SF (UnitSF X Count)	Total Balcony SF (BalconySF X Count)
2 Bedrooms	Plan_1	2	2	1,065	1,000	200	9		3 units/ fl 2-4	45%	9,585	9,000	600
	Plan_2	2	2	985	914	0	2		1 units/ fl 2-3	10%	1,970	1,828	0
	Plan_3	2	2	1,112	1,048	0	2		1 units/ fl 2-3	10%	2,224	2,096	0
	Plan_5	2	2	1,200	1,129	0	1		1 units/ fl 2	5%	1,200	1,129	0
	Plan_6	2	2	1,200	1,129	0	1		1 units/ fl 3	5%	1,200	1,129	0
	Plan_6A	2	2	1,130	1,053	0	1		1 units/ fl 4	5%	1,130	1,053	0
3 Bedrooms	Plan_4	3	2	1,231	1,157	0	3	3	1 units/ fl 2-4	15%	3,693	3,471	0
	Plan_7	3	2	1,448	1,355	619	1		1 units/ fl 4	5%	1,448	1,355	619
Commercial											780	700	

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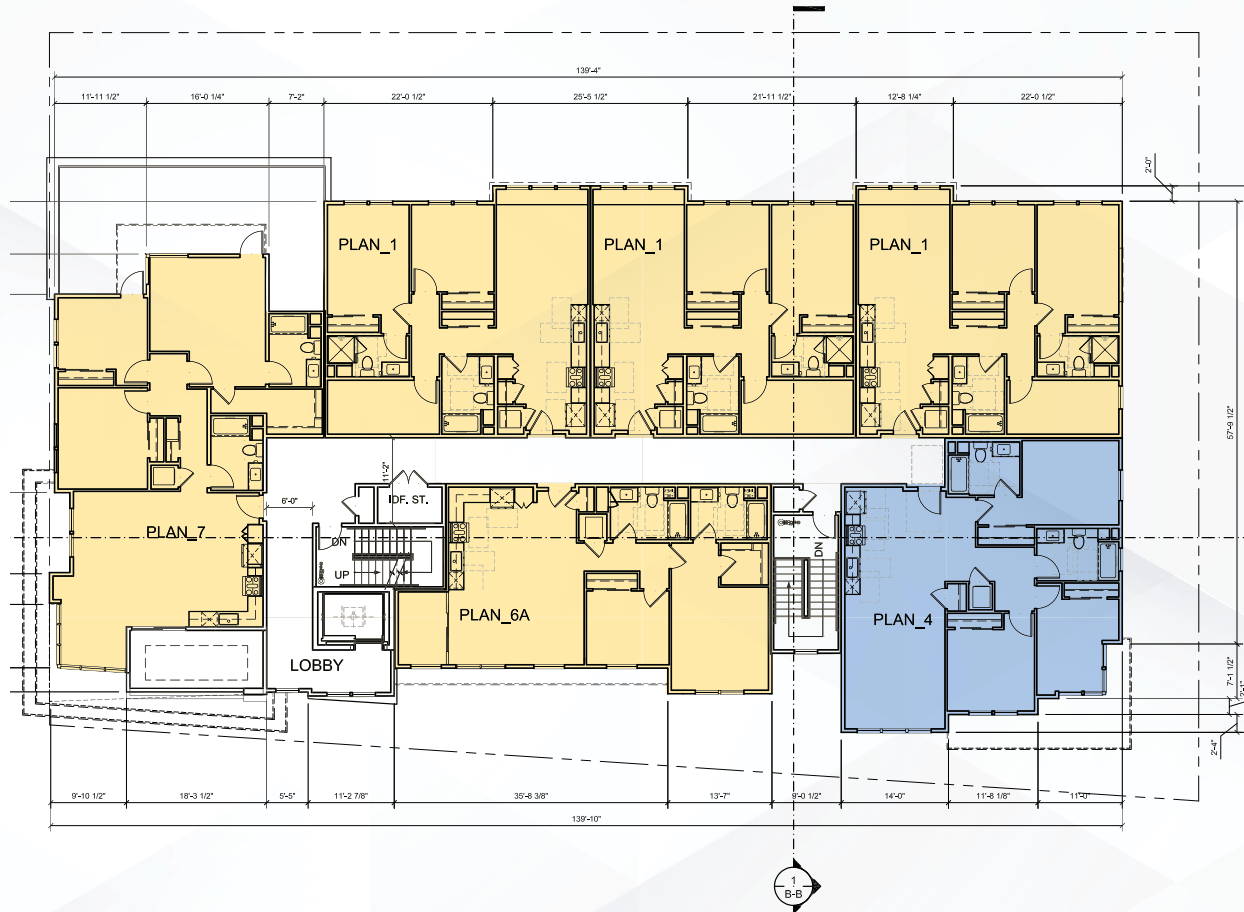
PREVIOUS ENTITLEMENT THIRD FLOOR



UNIT MATRIX													
	Unit Name	Bed Count	Bath Count	Gross Unit SF	Net Unit SF	Balcony SF (Where occurs)	Unit Count	Affordable unit	Unit/floor	Unit Mix (%)	Total Gross Unit SF (UnitSF X Count)	Total Net Unit SF (UnitSF X Count)	Total Balcony SF (BalconySF X Count)
2 Bedrooms	Plan_1	2	2	1,065	1,000	200	9		3 units/ fl 2-4	45%	9,585	9,000	600
	Plan_2	2	2	985	914	0	2		1 units/ fl 2-3	10%	1,970	1,828	0
	Plan_3	2	2	1,112	1,048	0	2		1 units/ fl 2-3	10%	2,224	2,096	0
	Plan_5	2	2	1,200	1,129	0	1		1 units/ fl 2	5%	1,200	1,129	0
	Plan_6	2	2	1,200	1,129	0	1		1 units/ fl 3	5%	1,200	1,129	0
	Plan_6A	2	2	1,130	1,053	0	1		1 units/ fl 4	5%	1,130	1,053	0
3 Bedrooms	Plan_4	3	2	1,231	1,157	0	3	3	1 units/ fl 2-4	15%	3,693	3,471	0
Commercial	Plan_7	3	2	1,448	1,355	619	1		1 units/ fl 4	5%	1,448	1,355	619
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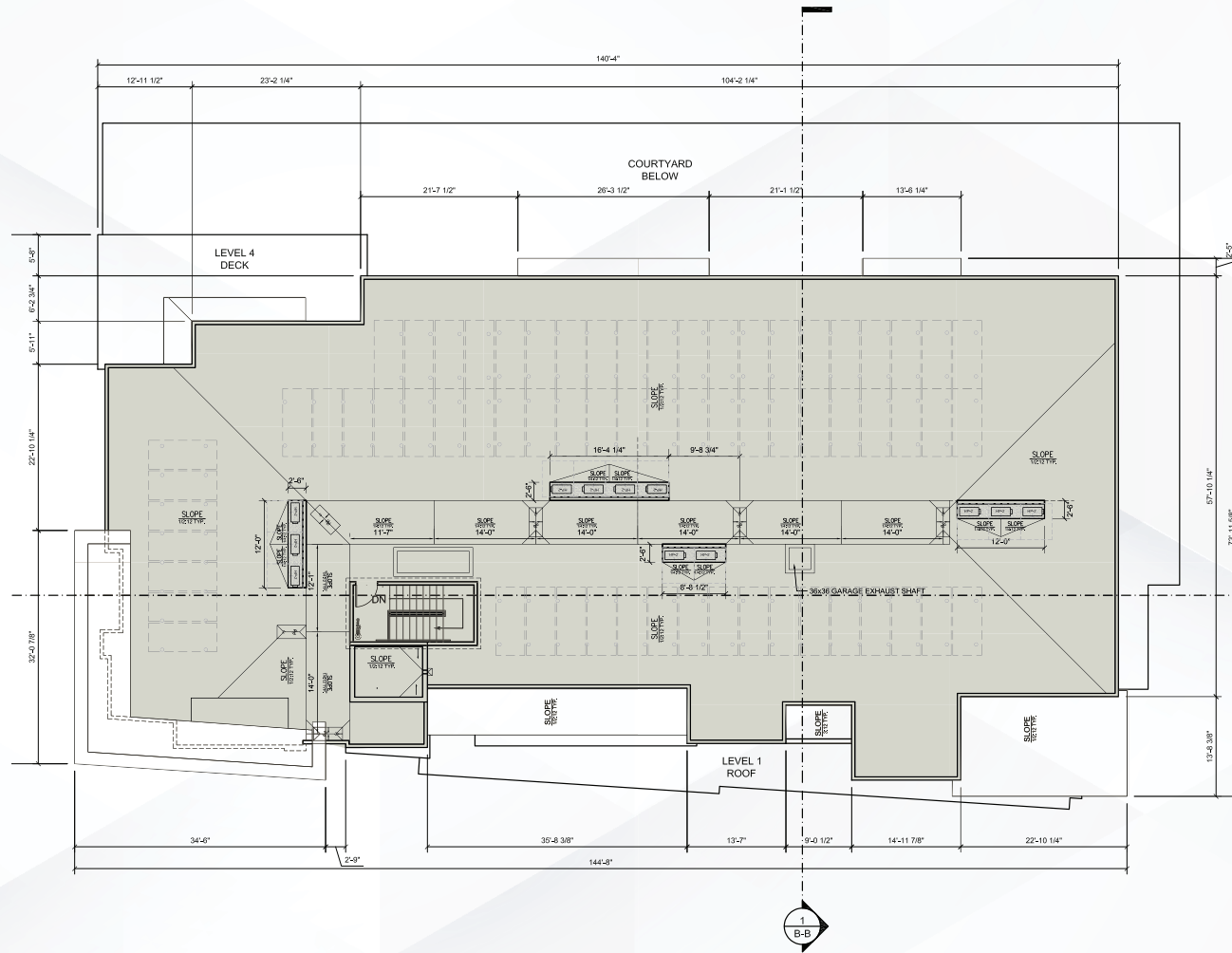
PREVIOUS ENTITLEMENT FOURTH FLOOR



UNIT MATRIX													
	Unit Name	Bed Count	Bath Count	Gross Unit SF	Net Unit SF	Balcony SF (Where occurs)	Unit Count	Affordable unit	Unit/floor	Unit Mix (%)	Total Gross Unit SF (UnitSF X Count)	Total Net Unit SF (UnitSF X Count)	Total Balcony SF (BalconySF X Count)
2 Bedrooms	Plan_1	2	2	1,065	1,000	200	9		3 units/ fl 2-4	45%	9,585	9,000	600
	Plan_2	2	2	985	914	0	2		1 units/ fl 2-3	10%	1,970	1,828	0
	Plan_3	2	2	1,112	1,048	0	2		1 units/ fl 2-3	10%	2,224	2,096	0
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	Plan_6A	2	2	1,130	1,053	0	1		1 units/ fl 4	5%	1,130	1,053	0
3 Bedrooms	Plan_4	3	2	1,231	1,157	0	3	3	1 units/ fl 2-4	15%	3,693	3,471	0
Commercial	Plan_7	3	2	1,448	1,355	619	1		1 units/ fl 4	5%	1,448	1,355	619
											780	700	

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PREVIOUS ENTITLEMENT ROOF PLAN



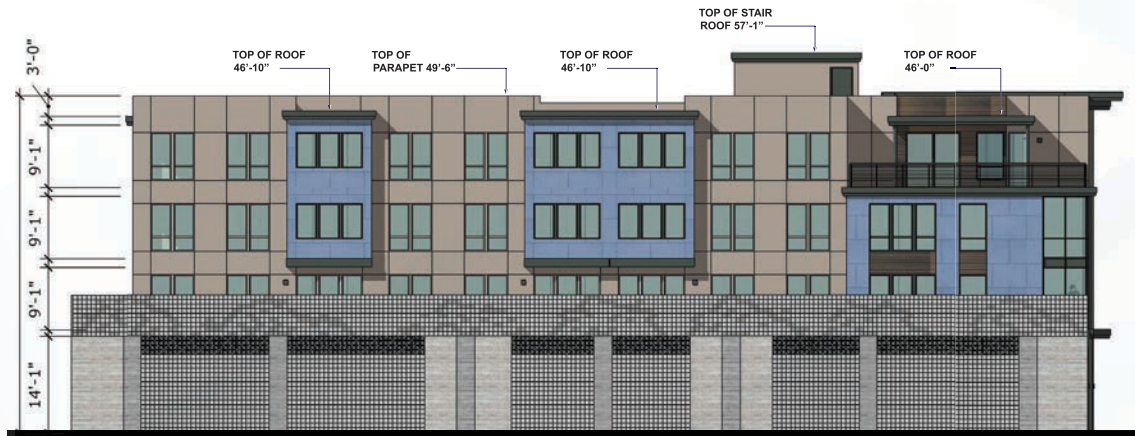
PREVIOUS ENTITLEMENT ELEVATIONS



1. Front Elevation (El Camino Real)



2. Left Elevation (Dumbarton)



3. Rear Elevation



4. Right Elevation

TRANSPORTATION

GETTING AROUND

Redwood City is located in the Bay Area 25 miles south of San Francisco, and about 27 miles north of San Jose. It is approximately 19 square miles in land area with a mean elevation of 15 feet above sea level, and combines residential, industrial, and commercial elements in a largely urban environment. The City is easily accessible from Highways 101 and 280, and extends from the San Francisco Bay shoreline to the hillsides of the Santa Cruz Mountains.

Getting to Downtown Redwood City is a snap with easy freeway access, and also well connected regional transit systems. Located in San Mateo County on the center of the San Francisco Peninsula.

BY CAR

Highway 101 – If you are coming from north of Redwood City, take the Whipple Avenue exit off of the 101. The off-ramp will turn into Veterans Boulevard. At the light, don't turn right on Whipple, but proceed straight for another quarter of a mile or so. Turn right on Jefferson Avenue and you are there! From south of Redwood City, take the Woodside Road exit. Take Woodside Road south for about a half of a mile, and then turn right on Middlefield Road. After another half-mile or so you have arrived!

Interstate 280 – From north or south of Redwood City, take the Woodside Road exit. Head north on Woodside for about 3 miles, and turn left on Middlefield Road

BY BUS

SamTrans has multiple routes which provide access to Downtown Redwood City. Click here for route and schedule information.

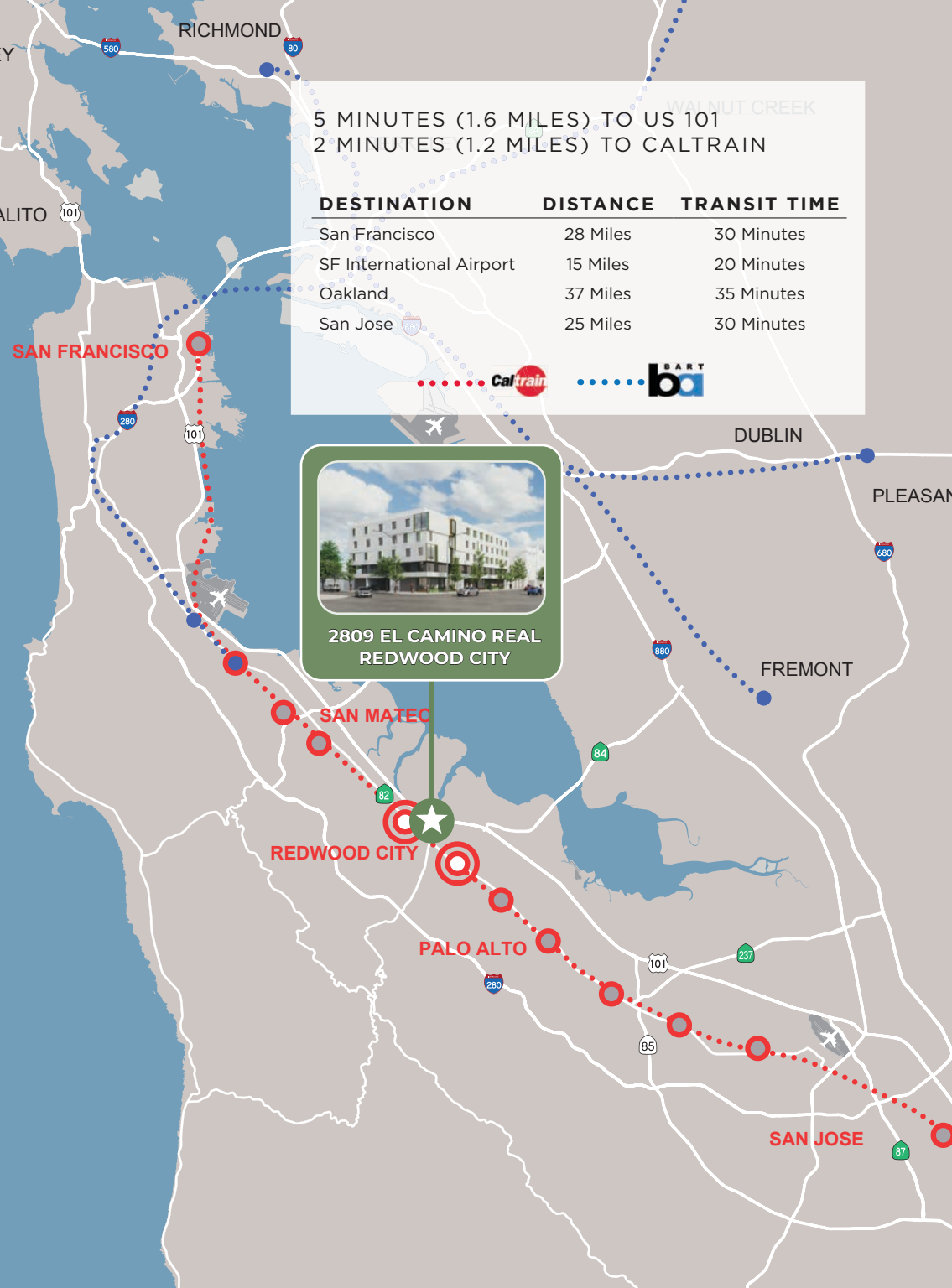
BY TRAIN

The Redwood City Caltrain stop is right in the heart of Downtown.

BART – Bay Area Rapid Transit doesn't extend down to Redwood City, but the SFO extension features a transfer point in Millbrae to Caltrain, which will bring you right into Downtown.

BY BIKE

Trip-planning tools such as 511.org, Google Maps, and other web-based tools and applications provide information about riding to, from, and within Redwood City by bike. They also provide regional transit information, current traffic conditions, and other information.



NEARBY AMENITIES

1 DOWNTOWN REDWOOD CITY

Alhambra House
Angelica's
Bangkok Bay Thai Cuisine
Bao
Blacksmith
Bluefin Sushi & Teriyaki Grill
Bobalicious
Bobby D's Cocktail Lounge
Broadway Masala
Broadway Sandwich Market
Brochette Dumping & Grill
Caffe Stellato
Chef Chen's
Chipotle
Coffeebar
Con Azucar Café
Coupa Café
Crouching Tiger Cru
Curry Pizza House
Das Bierhaus
De Vine Wine & Beer
Donato Enoteca
East Meets West
Boals
El Grullense

Five Guys Burgers & Fries
Ghostwood Beer Co
Go Fish Poke Bar
Gourmet Haus Staudt
Happy Lemon
Hidden Tap and Barrel
Homeskillet
Humphrey Slocombe
I Dumpling
Ike's Lair
Kemuri Baru
La Fondy Restaurant & Bar
Las Casita Chilanga
Limon Restaurante
Peruano
LV Mar
Madamoiselle Colette
Maizz
Margarita's
Marufuku Ramen
May's Vietnamese Restaurant
Mazra
Milagros
Nick the Greek
Nighthawk
Nomadic Kitchen
Ocean Oyster Bar & Grill

Passha Mediterranean
Peet's Coffee
Philz Coffee
Pizza My Heart
Pizzeria Cardamomo
Quinto Sol
Ranzan
Redwood Bistro
Rockn Wraps
Sakura Teppanyaki and Sushi
Sana's Café
Seoul Kitchen
Sodini's
Starbucks
Sushi Shin
Talk of Broadway
Teaspoon
The Hub RWC
The Sandwich Spot
The Wild Rover
The Yard Coffee
Timber & Salt
Varam Indian Cuisine
Vesta
Vino Santo
Vitality Bowls
Von's Chicken
Zadna Grill
Zareen's

2 DOWNTOWN MENLO PARK

Amici's East Coast
Pizzeria
Bagel Street Cafe
Barebottle Brewing
Baskin Robbins
BevMo!
Bistro Vida
British Bankers Club
Cafe Vivant
Camper
Clark's Oyster Bar
Coffeebar
Drager's Market

Farmhouse Kitchen
Thai Cuisine
Kyosho Sushi
La Stanza
Left Bank Brasserie
Little Sky Bakery
Mademoiselle Colette
Mama Coco Cocina
Mexicana
Menlo Cafe
Mountain Mikes
Mr. Green Bubble
Peet's Coffee

Philz Coffee
Roma
Safeway
Shiok
Stacks
Starbucks
Sultana
Tilak Indian Cuisine
Trader Joe's
Trellis Restaurant
Yeobo Darling



REDWOOD CITY OVERVIEW

The City of Redwood City is a premier San Francisco Bay Area community strategically located in the heart of Silicon Valley, one of the world's leading centers for innovation, technology, and entrepreneurship. Its central location provides exceptional access to the region's talent, capital, research institutions, and global transportation networks, making Redwood City an ideal destination for businesses to grow and thrive.

Home to approximately 84,000 residents, Redwood City is the third-largest city in San Mateo County and offers an outstanding quality of life supported by a mild climate, vibrant neighborhoods, and a highly educated workforce. The city enjoys an average of 255 sunny days each year, reflected in its long-standing slogan, "Climate Best by Government Test."

Redwood City's dynamic downtown has emerged as a premier commercial, dining, and entertainment destination on the San Francisco Peninsula. A diverse mix of restaurants, retail, cultural venues, housing, and office space creates an active, walkable environment that attracts residents, visitors, employers, and investment. Complementing its modern business climate, Redwood City also offers unique historic and maritime assets, including the San Mateo County History Museum and the South Bay's only active deep-water port.

With a business-friendly environment, strategic location, and continued investment in infrastructure and placemaking, Redwood City continues to attract innovative companies, foster economic growth, and provide exceptional opportunities for businesses, residents, and visitors alike.



82,447

TOTAL POPULATION

\$157,814

MEDIAN HOUSEHOLD
INCOME

\$1.8M

AVG. HOME VALUE

37.5

MEDIAN AGE

54.4%

BACHELOR'S DEGREE
OR HIGHER

*Source: U.S. Census

BAY AREA OVERVIEW

BAY AREA OVERVIEW

The San Francisco Bay Area consists of nine counties with a total population nearing 7.7 million residents, making it the 5th largest metropolitan area in the United States. Of the nine counties, Santa Clara County is the most populous with nearly 2 million inhabitants. Bay Area citizens enjoy outstanding weather, world-class universities, various cultural amenities, well-paying jobs, etc. The Bay Area economy has a GDP of \$1.332 trillion in 2024, higher than all but 17 countries, ranking it as one of the top economies in the world.

BAY AREA HIGHLIGHTS

- ~7.7 million residents with the highest percentage of graduate and professional degrees in the nation
- Bay Area economy was ranked 18th largest in the world
- Highest density of venture capital firms in the world
- Home to outstanding higher education – Stanford University, University of California at Berkeley, Santa Clara University, San Jose State University

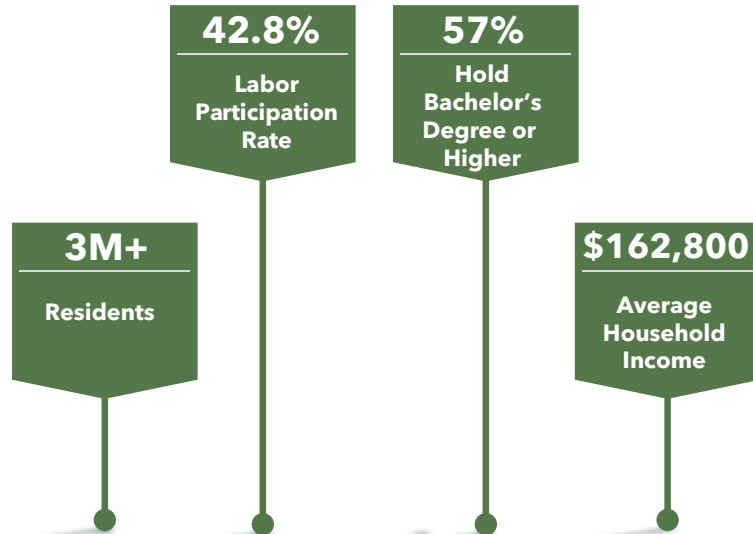
SILICON VALLEY MAJOR EMPLOYERS

- | | |
|-----------------------|----------|
| • Apple | • Intel |
| • Google | • Nvidia |
| • Stanford University | • Oracle |
| • Meta | • Adobe |
| • Cisco Systems | • Intuit |



SILICON VALLEY BY THE NUMBERS

DEMOGRAPHICS



Google

ORACLE

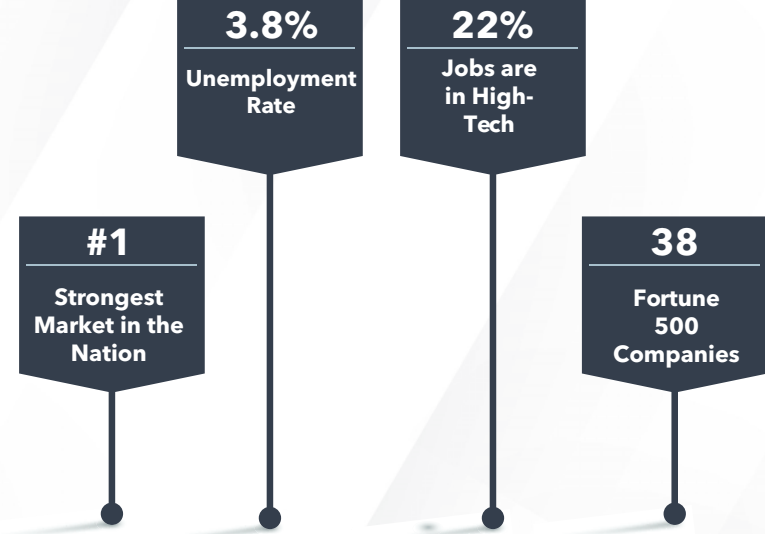
GILEAD

BROADCOM



CISCO

ECONOMY



NVIDIA

intel

APPLE

Meta

Adobe

Source: United States Census Bureau, American Community Survey



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