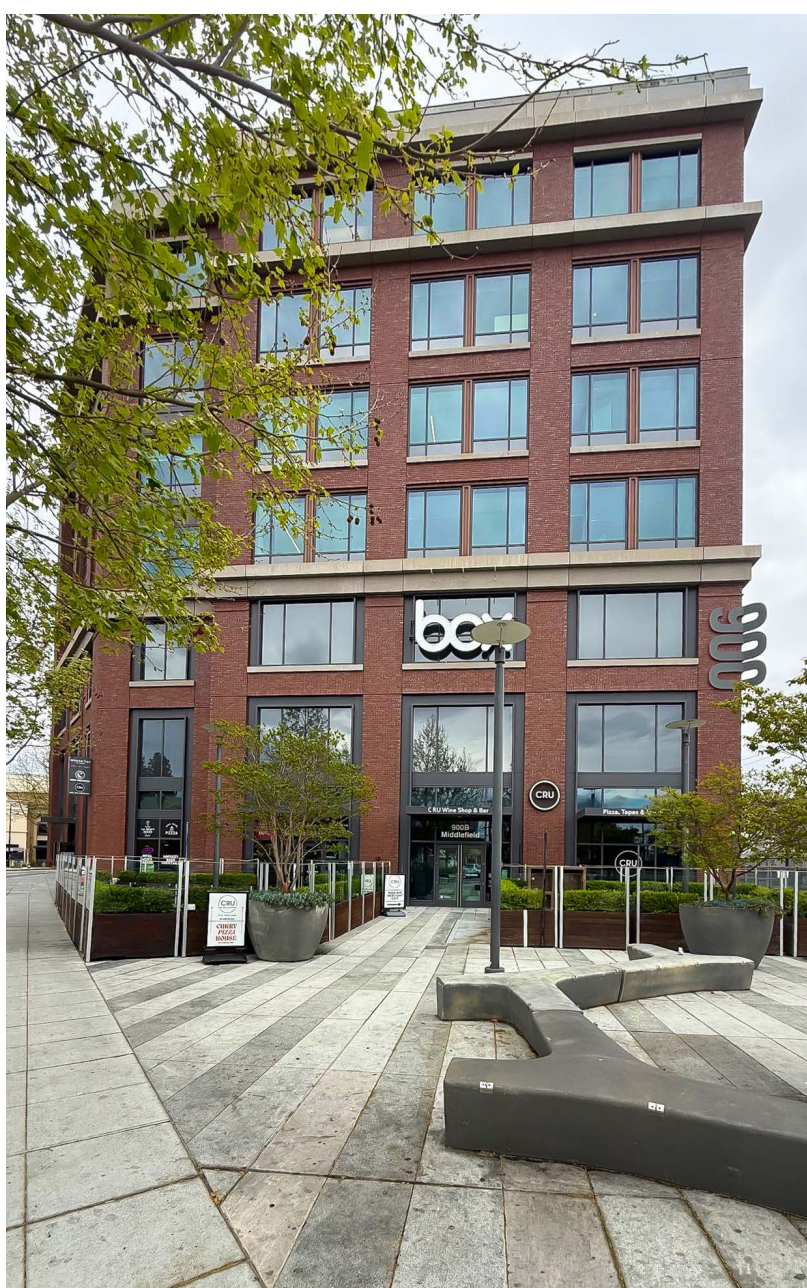




900 Middlefield Rd | Redwood City, CA

±1,940 – 5,450 SF

**Restaurant Spaces Available
With Outdoor Seating Area**

JAMES CHUNG chung@theeoniccompany.com / (408) 400-7017 / CalDRE: 01408190
MIKE CONROY mconroy@theeoniccompany.com / (408) 400-7061 / CalDRE: 02046912
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K I L R O Y

 the eonic company®

PROPERTY

HIGHLIGHTS

Premier Restaurant Opportunities

Two restaurant spaces available in the heart of downtown Redwood City, offering excellent visibility, strong pedestrian activity, and the opportunity to join one of the Peninsula's premier dining destinations.

Captive Daytime Customer Base

Ground-floor retail beneath a 360K SF Class A office tower with capacity for 1,500 employees, delivering consistent weekday lunch, happy hour, and after-work demand steps from your front door.

Unmatched Transit Connectivity

Directly adjacent to the Redwood City Caltrain Baby Bullet station and SamTrans Transit Hub, with thousands of daily commuters passing the storefronts, convenient daytime parking at the surface lot directly across the street, evening and weekend access to the building's own parking garage, and easy walking distance to multiple public parking garages in Downtown Redwood City.

Heart of Downtown Redwood City

Corner presence with three-sided glass frontage and outdoor seating potential, surrounded by 115+ restaurants and retailers, Courthouse Square, the Fox Theatre, and Cinemark Downtown 20, with strong foot traffic seven days a week.

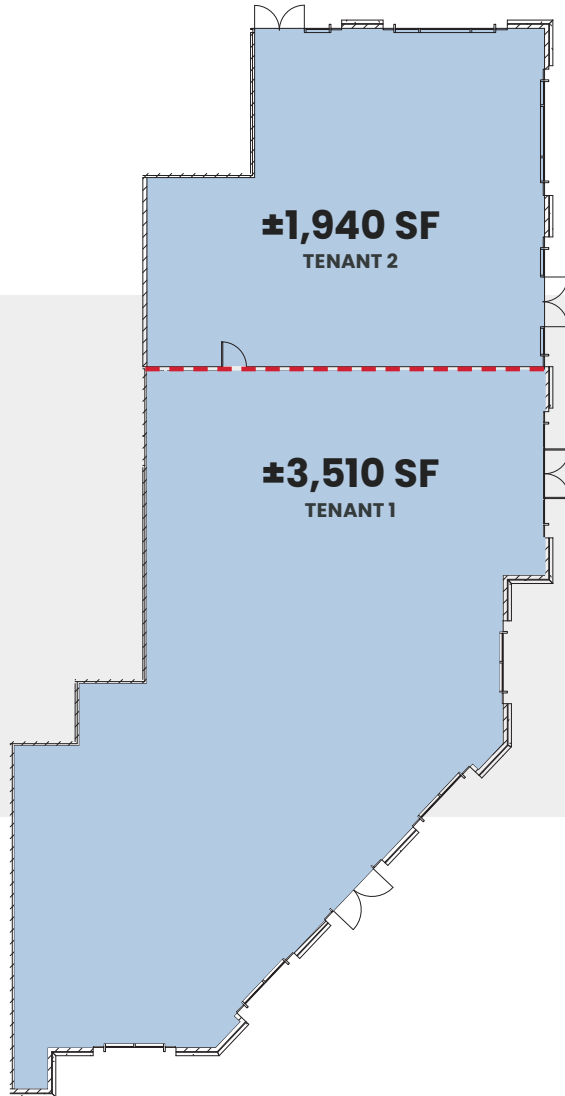
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	32,677	134,839	277,458
Average HH Income	\$221,341	\$283,014	\$291,561
Daytime Population	40,519	148,705	324,368

TRAFFIC COUNTS	Source: 2026 Esri.
El Camino Real (Hwy 82)	36,000 ADT
Jefferson Avenue	19,904 ADT
Maple Street	8,987 ADT
Broadway Street	12,128 ADT



SITE PLAN

CROSSING
900



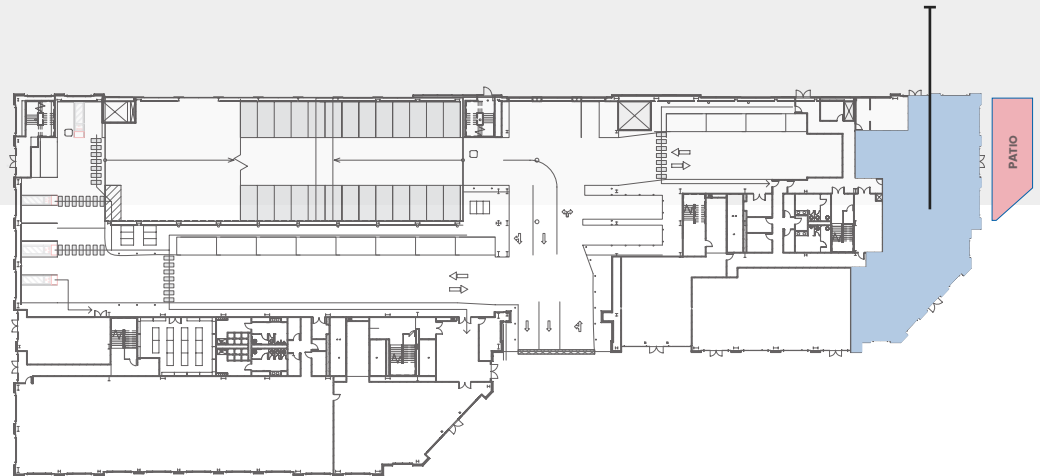
DEMISEABLE TO:

±3,510 SF
TENANT 1

&

±1,940 SF
TENANT 2

±5,450 SF
RESTAURANT SPACE



MAP

LOCAL INTERESTS

RESTAURANTS

1	City Pub
2	Max's Cafe
3	Jamba Juice
4	LV Mar
5	Pamplemousse
6	Noah's Bagels
7	The Habit Burger Grill
8	Starbucks Reserve
9	Go Fish Poke Bar
10	Quinto Sol
11	Cafe La Tartine
12	Sakura
13	Five Guys Burgers
14	Pizza My Heart
15	Chipotle
16	Portobello Grill
17	Arya Steakhouse
18	Timber & Salt
19	Philz Coffee
20	Suisha House
21	Old Spaghetti Factory
22	Yokohama
23	The Blacksmith
24	Vesta
25	Dontato Enoteca
26	Milagros
27	Martins West Gastropub
28	La Victoria Tacqueria
29	Angelica's Bistro
30	Lovejoy's Tea Room

ENTERTAINMENT

1	The Fox Theater
2	The Little Fox
3	Cinemark Cinema
4	Powerhouse Gym
5	Redwood City Library

HOTEL

1	America's Best Inns & Suites
---	------------------------------

RETAIL

1	Pack and Mail Express
2	CVS Pharmacy
3	Barnes & Noble
4	Whole Foods Market
5	Brick Monkey
6	Super Cuts
7	Alli Ice Designs
8	Starbucks
9	Safeway
10	See's Candy
11	Old Navy
13	Captain's
14	Gambrel & Co. Craft Butchery

BANKS

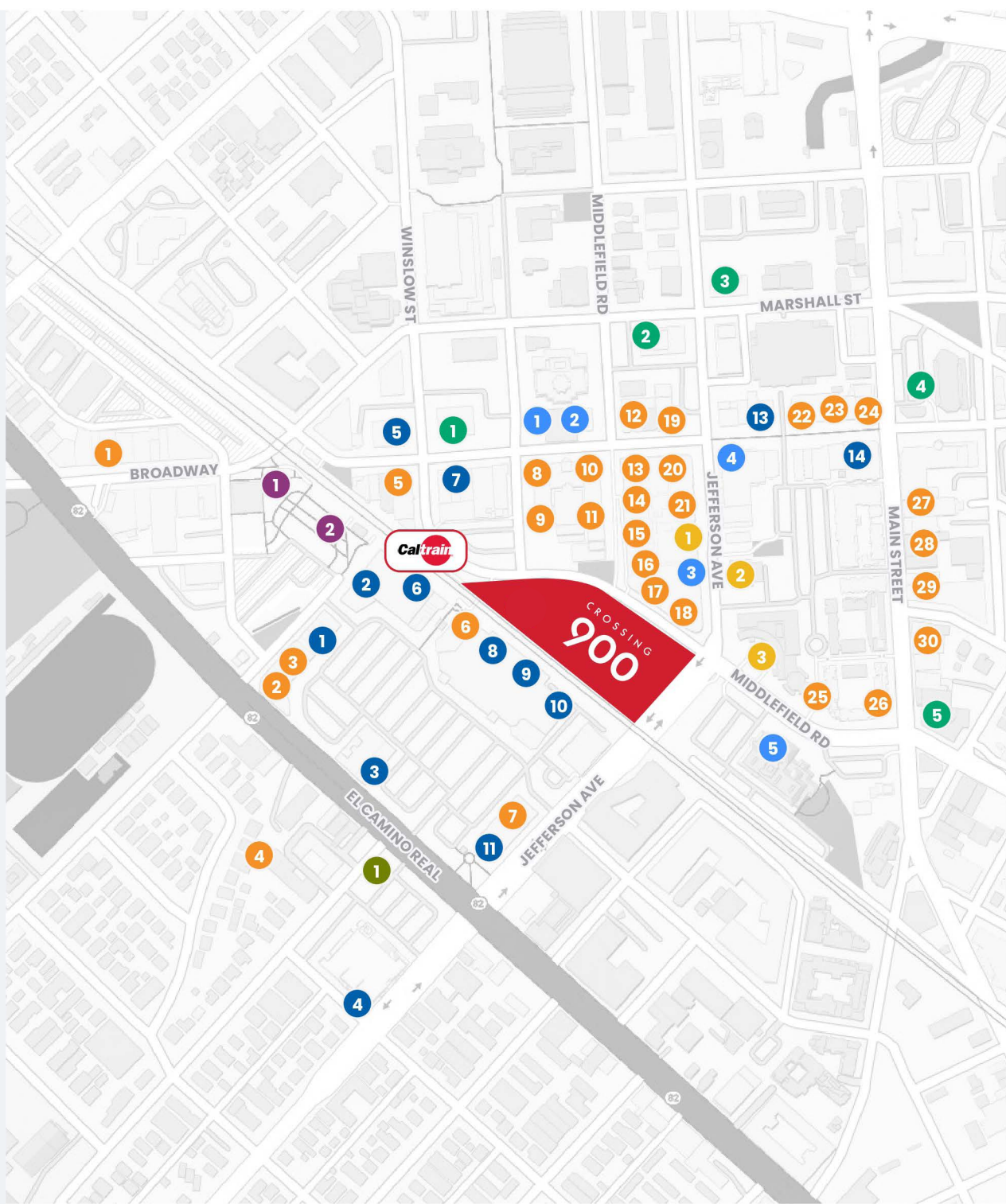
1	Chase
2	Bank of America
3	Union Bank
4	Wells Fargo
5	Avid Bank

TRANSPORTATION

1	SamTrans Bus Station
2	CalTrain Sequoia Station

MISCELLANEOUS

1	Dignity Health Urgent Care Center
2	Post Office
3	City Hall





201 MARSHALL
116 Units

CROSSING
900

JERFFERSON & FRANKLIN
175 Units

**NEARBY
RESIDENTIAL**

FRANKLIN 299
304 Units

IRVINE APARTMENTS
132+74 Units

ELCO YARDS DEVELOPMENT
±655,000 SF in 4 Buildings with
large floor plates

SEQUOIA STATION

SEQUOIA HIGH SCHOOL
±1,900 Students

EL CAMINO REAL
137 Units

EL CAMINO & DILLER
350 Units

JEFFERSON AVE: 19,904 ADT

EL CAMINO REAL: 36,000 ADT

KOHL'S **SEPHORA** **planet fitness**
Sports Basement **ME Massage Envy** **GAME KASTLE**
JOANN **Starbucks** **L&L** **Erik's DeliCafe**
EST. 1973

Applebee's
 GRILL + BAR

BAYFRONT
 Fitness

"HOOT" JUDKINS
 The Wise Choice for Real Wood Furniture

24 FITNESS

Smart&Final

GROCERYOUTLET
 Bargain Market

savers
 SHOP. REUSE. REIMAGINE.

CINEMARK

Downtown Redwood City

Sequoia Station

WHOLE FOODS
 MARKET

CROSSING
900

ELCO
 YARDS

BROADWAY PLAZA
 ±11.3 acre mixed-use project
 3 office building, 3 residential buildings,
 onsite public open space, and shared
 underground parking.
 (ongoing construction)

Stanford Redwood
 City Campus

SAFEWAY **Starbucks** **Habit BURGER GRILL**
AT&T **MATHNASIUM** **PIZZA HUT**
NORRIS BY BABY'S **pet food express** **verizon**
metro **See's CANDIES** **CVS**
BARNES & NOBLE **Jamba**

OUTDOOR
 SUPPLY HARDWARE

COSTCO
 WHOLESALE

Starbucks **Wendy's** **Auto Zone**
SUBWAY

Woodside Central

TARGET **CHUCK E. CHEESE** **SALLY BEAUTY**
GameStop **Marshalls** **verizon**



CROSSING 900

KILROY

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