

Rare Medical Building Near Downtown Redwood City

80 Arch Street

80 ARCH ST, REDWOOD CITY, CA 94062



LISTED BY

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Opportunity Overview

Acuity Private Capital Inc. presents a rare medical building opportunity at 80 Arch Street in Redwood City. This unique property offers a recently completed medical clinic build-out positioned near downtown Redwood City and Sequoia Hospital, with excellent signage and identity potential. The opportunity can service patients from surrounding communities including Belmont, San Carlos, Redwood City, Menlo Park, Woodside, and Portola Valley.

Located within easy walking distance of downtown Redwood City and the train station, this ground-floor space provides convenient surface and street parking with 13 dedicated spaces. The property offers strong fundamentals with more than 4 parking spaces per 1,000 SF, along with flexibility to convert the medical clinic build-out for dental or other healthcare uses.

80 ARCH STREET

80 Arch St, Redwood City, CA 94062

\$3,100,000

ASKING PRICE

100%

VACANT

Building Size	±3,172 SF
Year Built / Renovated	1956 / 2022
Current Buildout	Medical / Dental
Parking	13 Off-Street Spaces



Investment Highlights

RARE FREE-STANDING MEDICAL BUILDING WITH OFF-STREET PARKING

Current medical clinic configuration with excellent signage and identity potential near downtown Redwood City.

PRIME DOWNTOWN LOCATION

Located within easy walking distance of downtown Redwood City and the train station, adjacent to Sequoia Hospital, and positioned to serve multiple communities, including Belmont, San Carlos, Menlo Park, Woodside, and Portola Valley.

SUPERIOR PARKING RATIO

More than 4 parking spaces per 1,000 SF, with 13 dedicated off-street surface parking spaces and convenient surface and street parking available.

FLEXIBLE MEDICAL/DENTAL BUILD-OUT

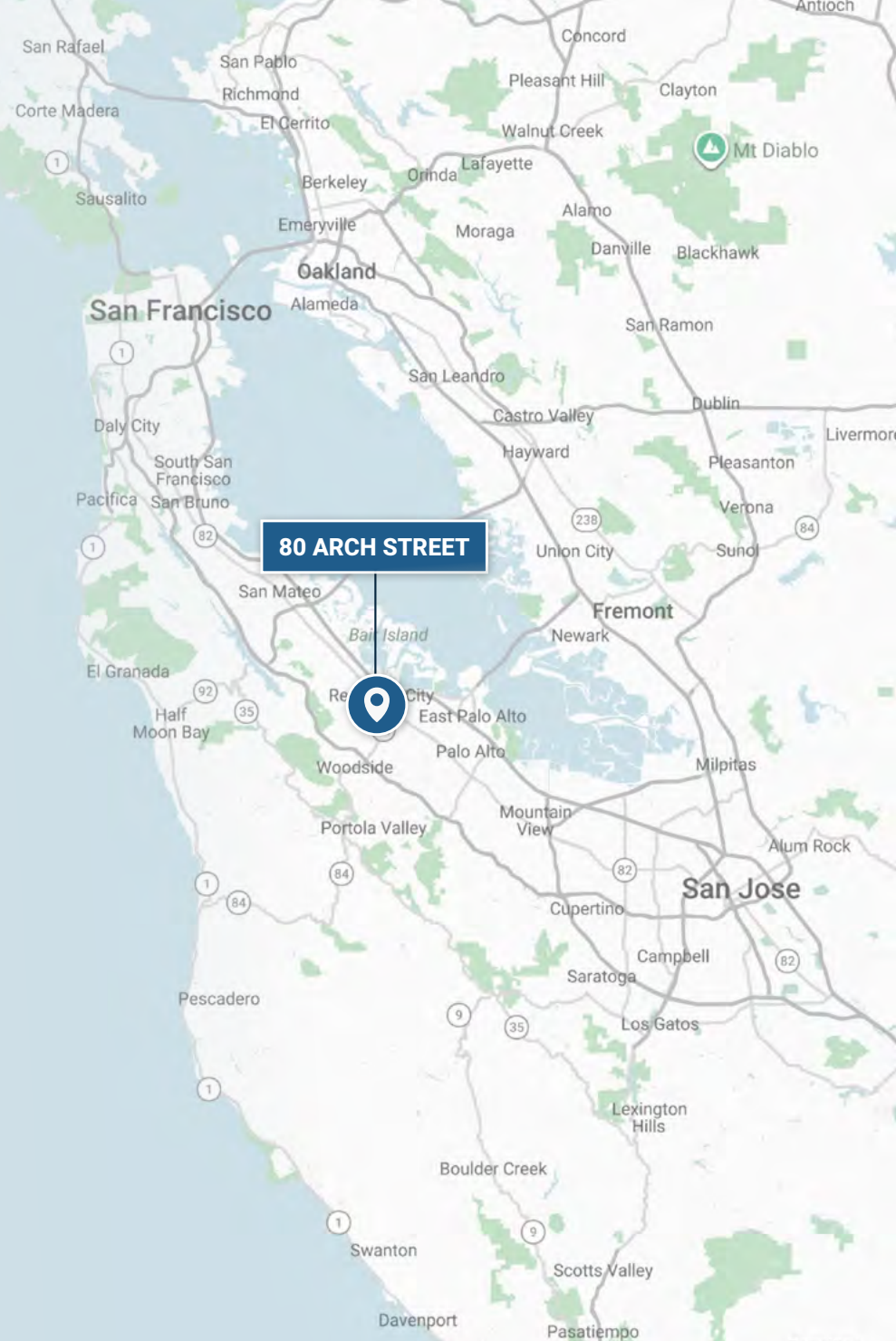
Medical clinic build-out completed recently with 6 exam rooms, 3 offices, and comprehensive support spaces; convertible to dental use.

DIVISIBLE SPACE

3,172 gross SF, divisible to approximately 1,000 RSF, allowing for flexible tenant configurations.

COMPREHENSIVE FACILITIES

Full amenity package including 2 waiting rooms, reception area, large administration room, break room, 2 restrooms, lab area, and storage.



Property Profile

Located near Downtown Redwood City, 80 Arch Street offers the rare opportunity to acquire a freestanding medical building with a recently completed healthcare buildout. The approximately 3,172 square foot, single story property features six exam rooms, three offices, laboratory space, two waiting rooms, reception and administration areas, and flexibility for medical, dental, or other outpatient uses. The property benefits from 13 dedicated off street parking spaces, strong signage and identity potential, and convenient access to the Redwood City Caltrain station and Sequoia Hospital. Its strategic Peninsula location and ability to serve patients from Redwood City, Belmont, San Carlos, Menlo Park, Woodside, and Portola Valley support long term operational appeal for an owner occupant or healthcare provider.

±3,172 SF

RENTABLE AREA



**80 Arch St,
Redwood City, CA 94062**

PROPERTY ADDRESS

Year Built/ Renovated	1956 / 2022
Rentable Area	±3,172 SF
Lot Size	0.21 AC
Stories	Single
Property Type	Medical Building
Zoning	R5-Office
Parking	13 Off-Street Spaces
Parcel / APN	052-182-090
County	San Mateo
Community	Belmont, San Carlos, Redwood City, Menlo Park, Woodside, Portola Valley

Sourced from public records; buyer to verify independently.



80 ARCH STREET
REDWOOD CITY, CA



Arch St

PROPERTY LINES ARE ESTIMATES ONLY

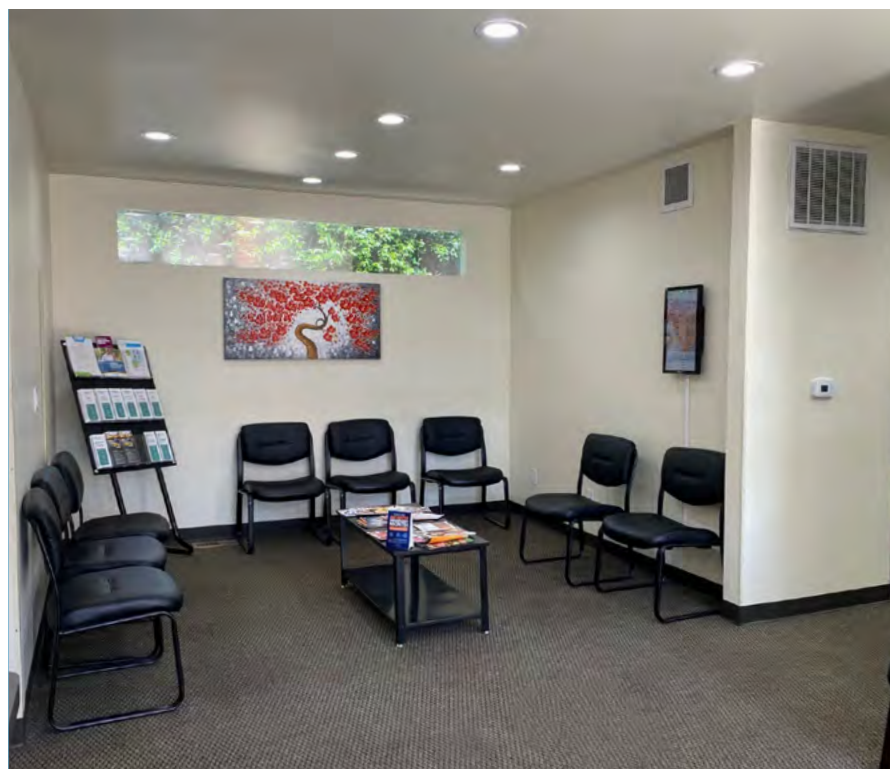
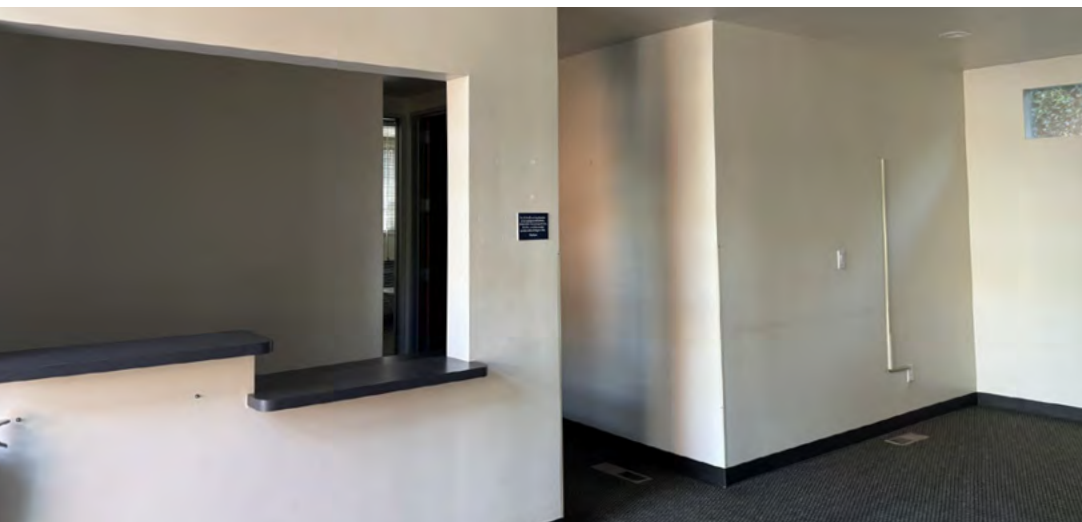


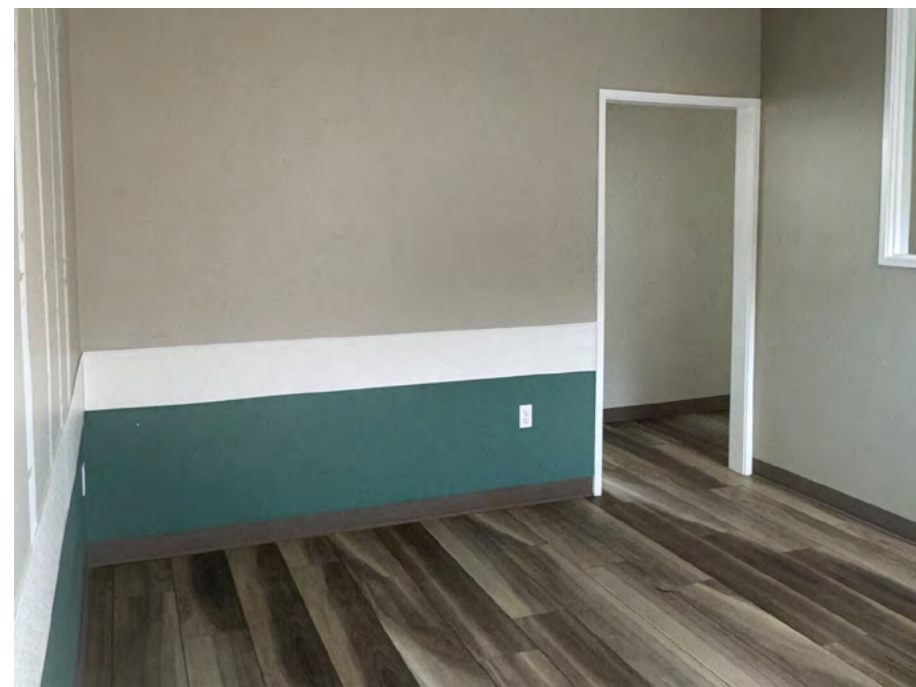
Exterior Photos





Interior Photos





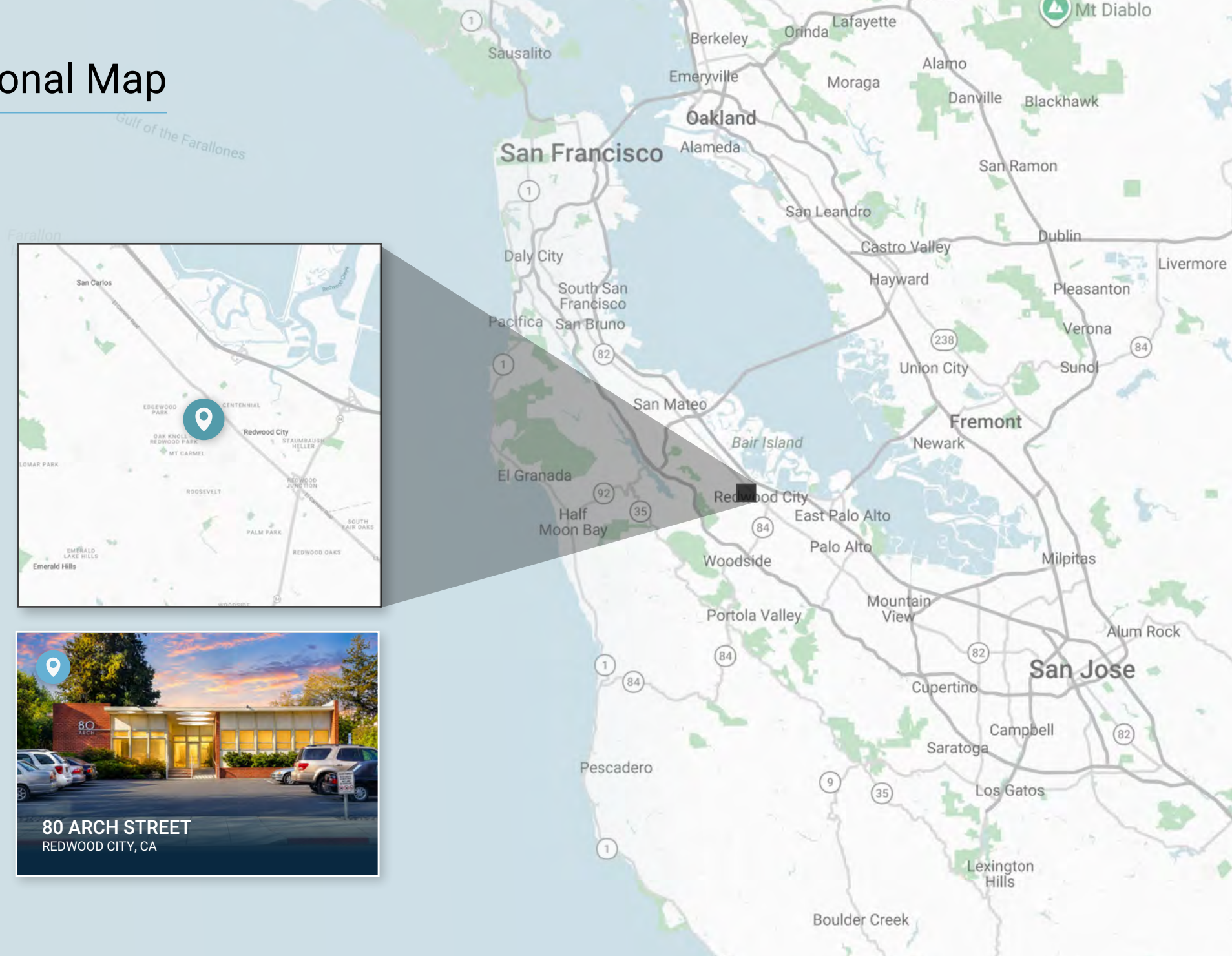
Site Plan



Floor Plan



Regional Map



Trade Area | Healthcare



Trade Area | Retail



Silicon Valley Map



Redwood City serves as the county seat of San Mateo County and is home to several **major technology companies**, including **Oracle**, **Electronic Arts**, **Box**, and **Informatica**, reflecting its integral role in the tech industry. In addition to its tech presence, Redwood City offers a vibrant downtown, cultural attractions, and access to natural areas such as the Purisima Creek Redwoods Open Space Preserve and Bair Island Ecological Reserve. Its location provides a balance of urban amenities and outdoor recreation, making it a desirable city within Silicon Valley. Overall, Redwood City is firmly part of Silicon Valley both geographically and economically, contributing to the region's identity as a global center for technology and innovation.



PROPERTY LINES ARE ESTIMATES ONLY



Redwood City, California

CENTRAL PENINSULA HEALTHCARE & INNOVATION HUB

Redwood City is centrally located in San Mateo County between San Francisco and San Jose, offering direct access to major employment centers across the Peninsula and Silicon Valley. The city supports an affluent, highly skilled population and a diversified economy anchored by technology, healthcare, life sciences, professional services, and government. Major employers and institutions include Electronic Arts, Box, Guardant Health, Kaiser Permanente, Stanford University, and Stanford Health Care.

The city also maintains a strong healthcare ecosystem anchored by Kaiser Permanente Redwood City Medical Center, Stanford Medicine Outpatient Center, and Dignity Health Sequoia Hospital. These institutions support significant patient activity, provider referrals, and demand for outpatient, diagnostic, rehabilitation, and specialty medical services throughout the broader Peninsula.

San Francisco–Oakland–Fremont MSA

4.6M+

Population

\$779B

GDP

REGIONAL HEALTHCARE HUB

Kaiser Permanente, Stanford Medicine, and Sequoia Hospital form an established concentration of healthcare facilities serving Redwood City, San Mateo County, and surrounding Peninsula communities. Together, these institutions provide hospital, outpatient, surgical, diagnostic, rehabilitation, and specialty care services.

DEMOGRAPHIC DRIVERS

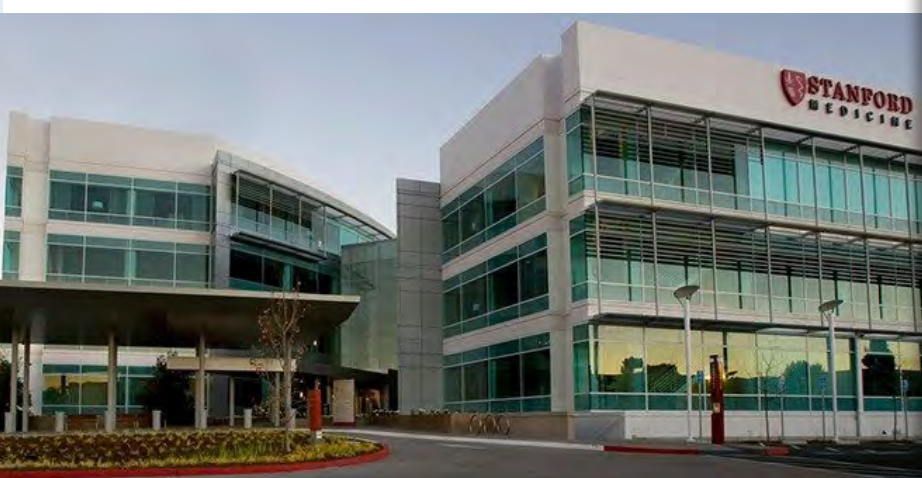
Redwood City had an estimated population of 82,982 as of July 1, 2024. Based on 2020–2024 Census data, the city reported a median household income of \$157,814, per capita income of \$82,951, and civilian labor-force participation rate of 68.8%. Strong household incomes, population density, and labor-force participation support demand for healthcare, professional services, retail, and other essential uses.

ECONOMIC & INSTITUTIONAL DRIVERS

The local economy is supported by technology, life science, healthcare, education, government, and professional service employers. Redwood City also serves as the county seat of San Mateo County, adding a stable institutional employment base and substantial daytime population.

DOWNTOWN & AMENITY BASE

Downtown Redwood City is a prominent Peninsula destination with more than 75 restaurants, hundreds of retail and personal-service establishments, cultural venues, entertainment options, and public gathering spaces. Its established amenity base reinforces the district's appeal to employers, patients, residents, and visitors.



ADVANTAGES OF HOSPITAL-CAMPUS MEDICAL OFFICE INVESTMENTS

- Established Healthcare Ecosystem**
 Proximity to Kaiser Permanente, Stanford Medicine, and Sequoia Hospital may support patient access, referral opportunities, and complementary specialty practices.
- Affluent Patient Base**
 Strong household and per capita incomes support access to healthcare and demand for specialized medical services.
- Institutional Healthcare Presence**
 Major regional health systems provide economic stability and reinforce Redwood City as a regional care destination.
- Multiple Access Options**
 Caltrain and major Peninsula highways improve accessibility for patients, practitioners, and employees.
- Tenant-Retention Potential**
 Medical users typically make significant investments in specialized improvements, equipment, licensing, and established patient relationships.
- Strong Daytime Demand Drivers**
 Technology companies, government institutions, healthcare facilities, and downtown businesses contribute to a substantial daytime population.

ACCESSIBILITY & CONTEXT

-  Located in **San Mateo County** within the San Francisco Peninsula and Silicon Valley
-  **Caltrain service** connects Redwood City with San Francisco, Palo Alto, Mountain View, San Jose, and other Peninsula employment centers
-  **~15 Min Drive** to San Carlos Airport
-  Regional access via **U.S. Highway 101, State Route 84, El Camino Real**, and nearby **Interstate 280**
-  Healthcare anchors include **Kaiser Permanente Redwood City Medical Center, Stanford Medicine Outpatient Center**, and **Dignity Health Sequoia Hospital**

San Francisco MSA

GLOBAL HEALTHCARE, INNOVATION & COMMERCE HUB

The San Francisco–Oakland–Fremont MSA is one of the nation's most productive and institutionally significant metropolitan economies. Encompassing Alameda, Contra Costa, Marin, San Francisco, and San Mateo counties, the region supports approximately 4.65 million residents and generated approximately \$778.9 billion in nominal gross domestic product in 2023, based on the final observation in BEA's discontinued metropolitan GDP series.

The regional economy includes approximately 2.4 million wage-and-salary jobs across technology, finance, healthcare, life sciences, professional services, education, government, logistics, and tourism. Healthcare demand is reinforced by a broad network of academic medical centers, integrated health systems, hospitals, research institutions, and outpatient providers. UCSF Health, Kaiser Permanente, Sutter Health, and Stanford Medicine are among the region's principal healthcare and research institutions.

In May 2024, healthcare practitioners and technical occupations represented 5.0% of metropolitan employment, while healthcare support occupations represented 6.4%. Together, these categories accounted for approximately 11.4% of regional occupational employment. A large older-adult population further supports recurring demand for outpatient, specialty, diagnostic, rehabilitation, and preventive care services.



MARKET HIGHLIGHTS

- Approximately **4.65 million** metropolitan residents
- Nearly **2.4 million** wage-and-salary jobs
- Healthcare practitioner, technical, and support occupations represent approximately **11.4%** of regional occupational employment.
- Large and aging population supporting recurring healthcare utilization
- Home to **14 Fortune 500** headquarters, tying for ninth among U.S. metropolitan markets in 2026



Key Drivers

HEALTHCARE INFRASTRUCTURE

UCSF Health, Kaiser Permanente, Sutter Health, and Stanford Medicine anchor an extensive concentration of hospitals, outpatient centers, specialty providers, and research institutions serving the broader Bay Area.

INNOVATION AND LIFE SCIENCES

The Bay Area is a global center for biotechnology, biomedical research, artificial intelligence, and precision medicine, supported by leading universities, research institutions, and life-science companies.

DIVERSE ECONOMIC BASE

Technology, healthcare, finance, professional services, education, government, logistics, and tourism create a broad employment base that supports long-term demand for medical and professional services.

HIGHLY SKILLED WORKFORCE

UCSF, Stanford University, UC Berkeley, and regional clinical programs contribute to a highly skilled workforce of physicians, nurses, researchers, technicians, and other trained professionals.

EXPANDING OUTPATIENT DEMAND

A large and aging population supports recurring demand for primary care, chronic-disease management, diagnostic services, rehabilitation, outpatient surgery, and specialty care delivered in convenient outpatient settings.

REGIONAL CONNECTIVITY

U.S. Highway 101, Interstates 280 and 880, Caltrain, BART, and regional bridge corridors connect patients, providers, and employees throughout the Peninsula, San Francisco, Silicon Valley, and the East Bay.





PROPERTY LINES ARE ESTIMATES ONLY

Demographics

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	26,708	132,156	265,814
2030 Population Projection	27,128	133,289	268,232
Pop Growth 2025-2030	0.3%	0.2%	0.2%
Median Age	39.1	41.7	41.6
HOUSEHOLDS			
2025 Households	10,407	47,246	97,733
2030 Household Projection	10,605	47,681	98,683
Annual Growth 2025-2030	0.4%	0.2%	0.2%
INCOME			
Average Household Income	\$180,860	\$186,621	\$195,994
Median Household Income	\$161,853	\$166,751	\$185,267
DAYTIME DEMOGRAPHICS			
Total Businesses	2,912	10,034	19,303
Total Employees	25,649	75,432	143,170

Source: CoStar





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CONFIDENTIAL OFFERING MEMORANDUM

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