

507

WOODSIDE RD | REDWOOD CITY, CA



**FOR  
SALE**

**INTERO**

Commercial

**SELLER  
FINANCING**

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Scan here to learn more  
about this property.

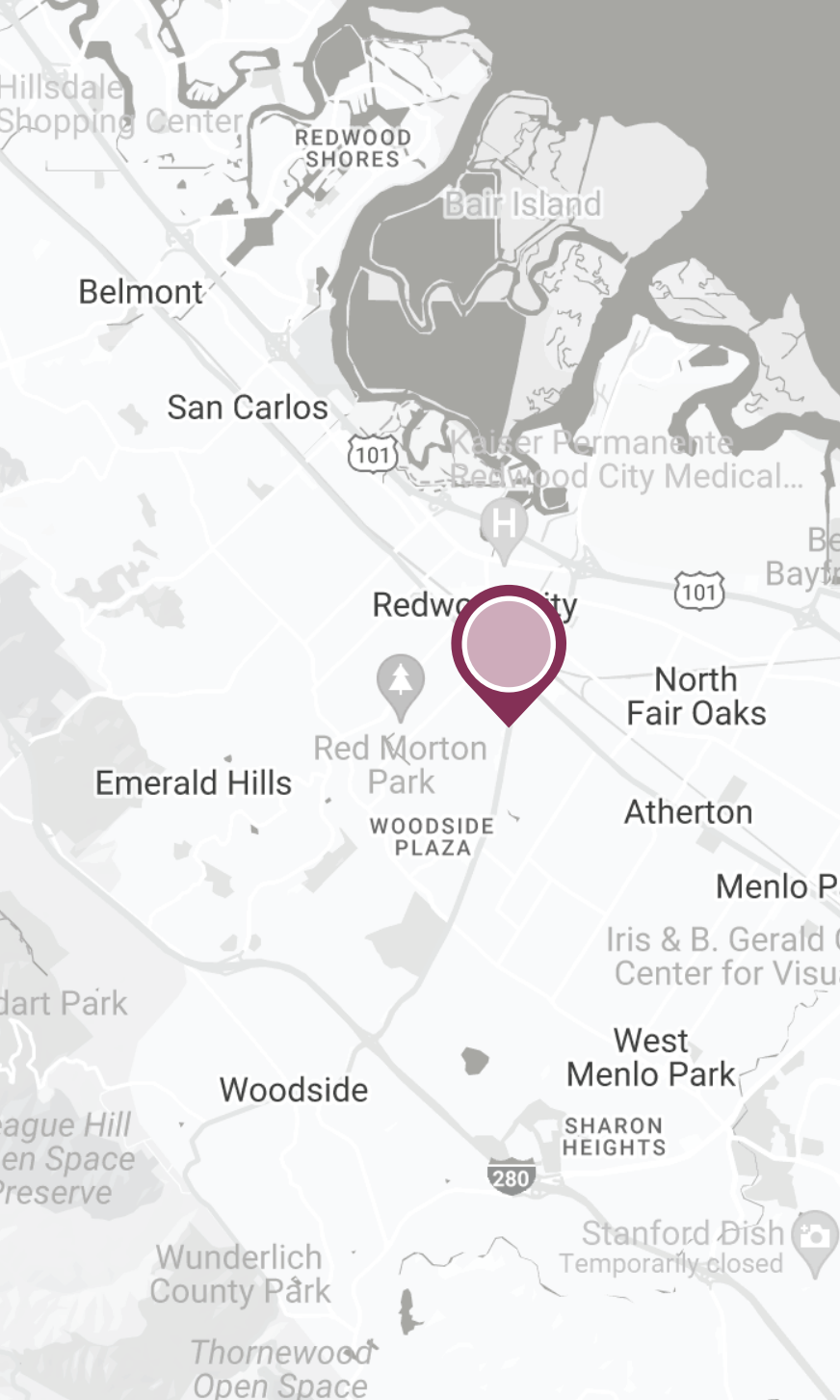


**INTERO**

Commercial

620 Contra Costa Blvd. | Suite 209  
Pleasant Hill, CA 94523  
[www.intero-commercial.com](http://www.intero-commercial.com)





### PROPERTY DESCRIPTION:

Rare investment owner/user opportunity. Two story freestanding building on the corner of Woodside Rd. and Murray Ct. Onsite parking. 2,820 sf building on 3,049 sf lot. Easy access to HWY 280 and HWY 101. Great visibility and high traffic counts.

### PROPERTY HIGHLIGHTS:

- **Seller Financing at 5% fixed Rate**
- **NNN Lease for New Tenant**
- **Great 1031 upleg**
- Two story freestanding building on the corner of Woodside Rd. and Murray Ct.
- Valuable Onsite parking.
- 2,820 sf building
- 3,049 sf lot.
- Easy access to HWY 280 and Hwy 101.
- Great visibility
- High traffic counts.



507 WOODSIDE RD  
REDWOOD, CA



LOT SIZE  
3,049 SF



RENTABLE SF  
2,820 SF



ZONING  
CHOOCP

PRICE:

**\$2,227,500**

*Please do not disturb tenants. Please call for touring instructions.*

# PROFORMA SUMMARY

## Investment Summary

Price	\$2,227,500
Year Built	1954
Tenants	4
Price/Unit	\$556,875
RSF	3,560
Price/RSF	\$625.70
Lot Size	3,366 sf
Floors	2
APN	059-092-270
Cap Rate	5.16%
Market Cap Rate	5.62%
GRM	14.77
Market GRM	13.83

## Financing Summary

Loan 1 (Interest Only)	\$1,337,500
Initial Equity	\$890,000
Interest Rate	5%
Term	3 years
Monthly Payment	\$5,573
DCR	1.88

## Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
Muscle Therapy	1	\$36,000	\$36,000	\$42,000	\$42,000
Poseidon Pools	1	\$39,000	\$39,000	\$42,000	\$42,000
Resident-Jeff	1	\$34,800	\$34,800	\$36,000	\$36,000
Resident-Gab	1	\$35,940	\$35,940	\$36,000	\$36,000
<b>Totals</b>	<b>4</b>		<b>\$145,740</b>		<b>\$156,000</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$145,740</b>	<b>\$156,000</b>
- Less: Vacancy	\$0	\$0
+ Misc. Income	\$5,100	\$5,100
<b>Effective Gross Income</b>	<b>\$150,840</b>	<b>\$161,100</b>
- Less: Expenses	(\$35,890)	(\$35,890)
<b>Net Operating Income</b>	<b>\$114,950</b>	<b>\$125,210</b>
- Debt Service	(\$61,302)	(\$61,302)
<b>Net Cash Flow after Debt Service</b>	<b>\$53,648</b>	<b>\$63,908</b>
+ Principal Reduction	\$0	\$0
<b>Total Return</b>	<b>\$53,648</b>	<b>\$63,908</b>

## Annualized Expenses

Description	Actual	Market
Property Taxes	\$26,990	\$26,990
Building Insurance	\$1,200	\$1,200
General Supplies	\$500	\$500
Contract Services	\$1,800	\$1,800
Advertizing	\$500	\$500
Legal & Accounting	\$500	\$500
License & Permits	\$500	\$500
Repairs	\$1,500	\$1,500
Utilities	\$2,400	\$2,400
<b>Total Expenses</b>	<b>\$35,890</b>	<b>\$35,890</b>
<b>Expenses Per RSF</b>	<b>\$10.08</b>	<b>\$10.08</b>
<b>Expenses Per Unit</b>	<b>\$8,973</b>	<b>\$8,973</b>

# TENANT MIX

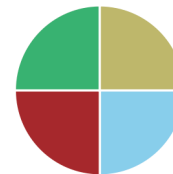
SUITE	TENANTS	APPROX SF	AVG RENTS	MONTHLY	MARKET RENT	MONTHLY
507	Muscle Grp. Therapy	890	\$3,000	\$3,000	\$3,500	\$3,500
515	Poseidon Pools	890	\$3,250	\$3,250	\$3,500	\$3,500
521A	Resident	890	\$2,900	\$2,900	\$3,000	\$3,000
521B	Resident	890	\$2,995	\$2,995	\$3,000	\$3,000
		3,560		<b>\$12,145</b>		<b>\$13,000</b>

TENANT MIX



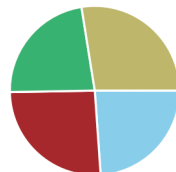
- Muscle Therapy
- Poseidon Pools
- Resident-Jeff
- Resident-Gab

TENANT MIX SQUARE FEET



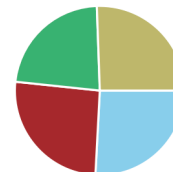
- Muscle Therapy
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TENANT MIX INCOME



- Muscle Therapy
- Poseidon Pools
- Resident-Jeff
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TENANT MIX MARKET INCOME



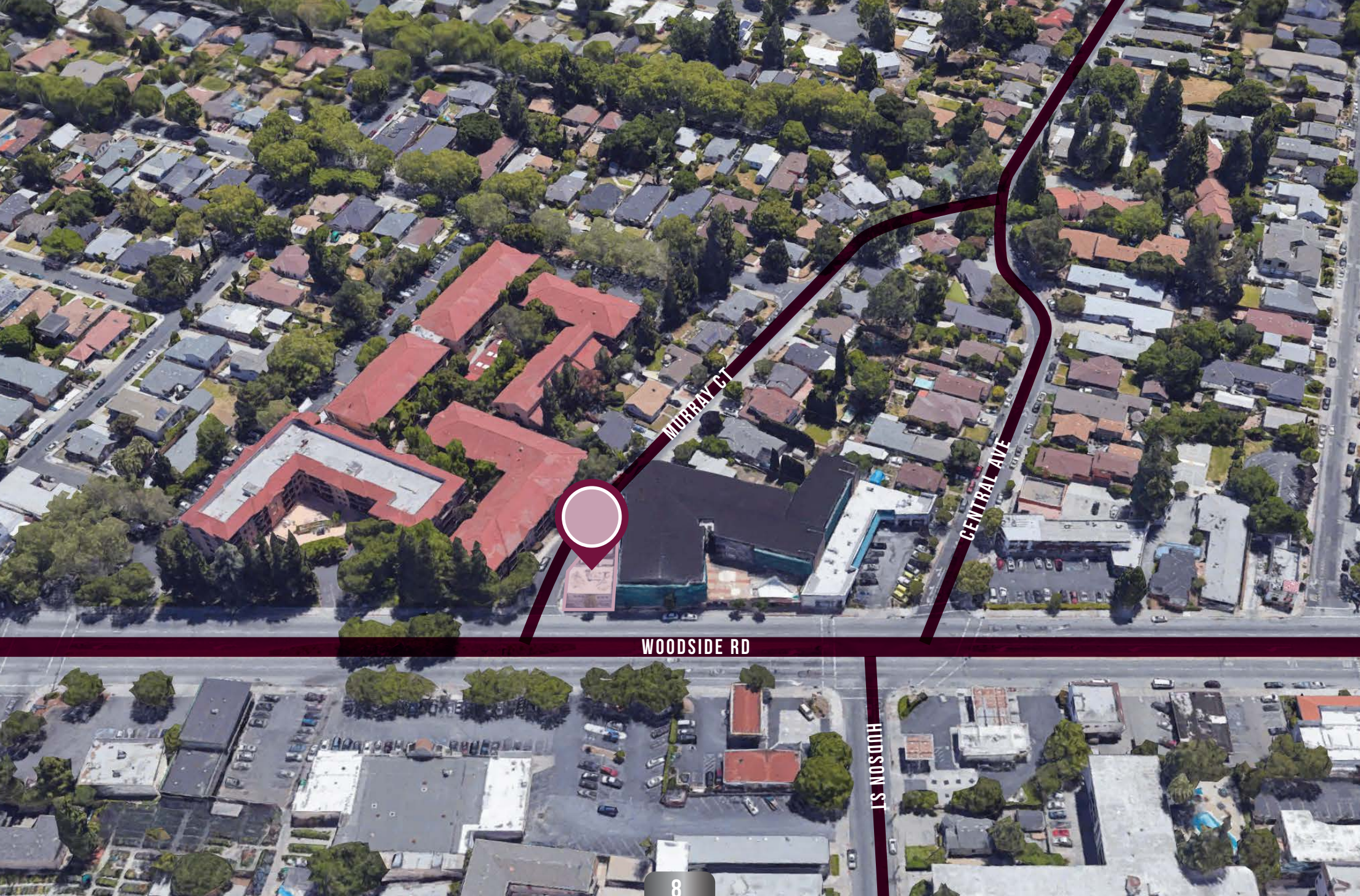
- Muscle Therapy
- Poseidon Pools
- Resident-Jeff
- Resident-Gab

# CASH FLOW ANALYSIS

Before-Tax Cash Flow Year Ending	Year 1 06/2024	Year 2 06/2025	Year 3 06/2026
<b>Before-Tax Cash Flow</b>			
<b>Gross Scheduled Income</b>	<b>\$150,840</b>	<b>\$155,365</b>	<b>\$160,026</b>
Total Operating Expenses	(\$35,890)	(\$36,160)	(\$36,432)
<b>Net Operating Income</b>	<b>\$114,950</b>	<b>\$119,205</b>	<b>\$123,594</b>
Loan Payment	(\$61,302)	(\$66,875)	(\$66,875)
<b>Before-Tax Cash Flow</b>	<b>\$53,648</b>	<b>\$52,330</b>	<b>\$56,719</b>
<b>Cash-On-Cash Return</b>	<b>5.94%</b>	<b>5.79%</b>	<b>6.28%</b>
<b>Taxable Income</b>			
<b>Net Operating Income</b>	<b>\$114,950</b>	<b>\$119,205</b>	<b>\$123,594</b>
Depreciation	(\$43,784)	(\$45,690)	(\$43,784)
Amortization	(\$4,458)	(\$4,458)	(\$4,458)
Loan Interest	(\$61,302)	(\$66,875)	(\$66,875)
<b>Taxable Income (Loss)</b>	<b>\$5,406</b>	<b>\$2,181</b>	<b>\$8,477</b>
<b>After-Tax Cash Flow</b>			
<b>Before-Tax Cash Flow</b>	<b>\$53,648</b>	<b>\$52,330</b>	<b>\$56,719</b>
Income Taxes	(\$2,433)	(\$982)	(\$3,814)
<b>After-Tax Cash Flow</b>	<b>\$51,215</b>	<b>\$51,349</b>	<b>\$52,904</b>
<b>Cash-On-Cash Return</b>	<b>5.67%</b>	<b>5.68%</b>	<b>5.86%</b>









# RETAIL MAP





# POPULATION AT A GLANCE



265,797

5-Mile  
Population



\$159,384

5-Mile Median  
Household Income



91,387

5-Mile  
Households

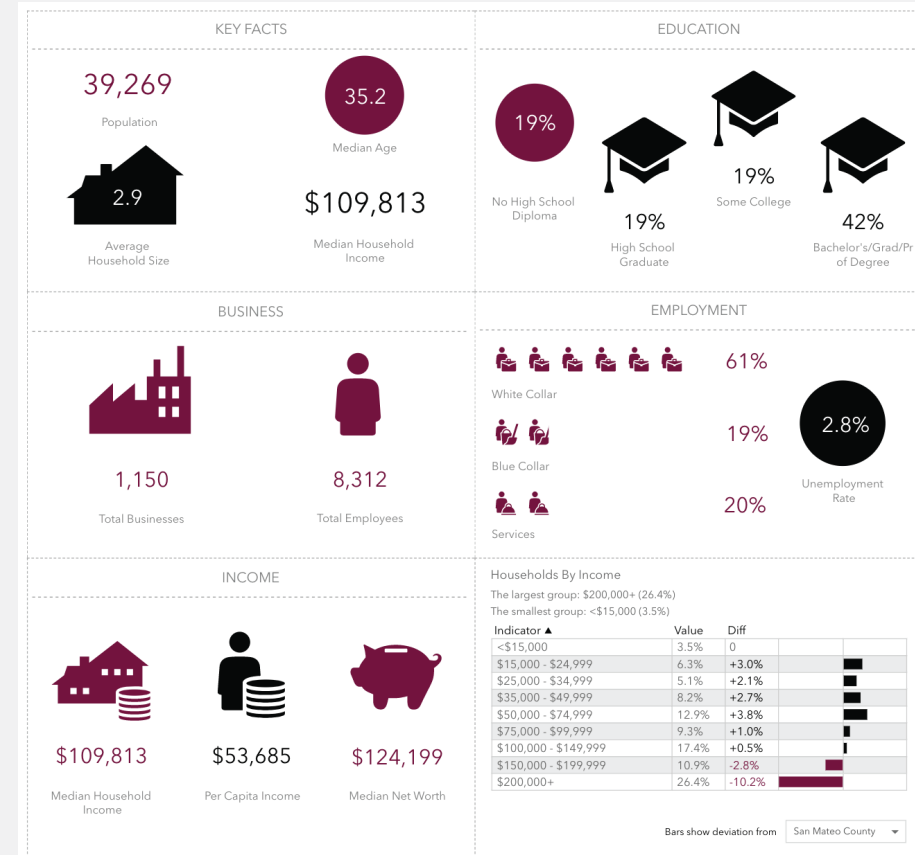
## DEMOGRAPHICS

### 2022 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	39,269	135,830	265,797
Households	13,235	47,720	91,387
Families	8,590	31,726	57,740
Average Household Size	2.91	2.77	2.72
Owner Occupied Housing Units	4,761	26,852	49,161
Renter Occupied Housing Units	8,474	20,869	42,226
Median Age	35.2	39.5	36.9
Median Household Income	\$109,813	\$161,200	\$159,384
Average Household Income	\$159,547	\$221,916	\$221,607

### 2027 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	38,035	131,968	259,231
Households	13,024	47,034	90,193
Families	8,416	31,157	56,897
Average Household Size	2.87	2.73	2.68
Owner Occupied Housing Units	4,697	26,455	48,571
Renter Occupied Housing Units	8,327	20,579	41,622
Median Age	35.6	40.3	37.4
Median Household Income	\$131,294	\$188,093	\$183,973
Average Household Income	\$187,657	\$252,057	\$250,586



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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“THE CITY'S REVITALIZED DOWNTOWN FEATURES A 20-SCREEN THEATER, THE FOX THEATRE, A BEAUTIFUL PLAZA, ANNUAL EVENTS, AND MANY RESTAURANTS, WHICH IS WHY IT IS QUICKLY BECOMING KNOWN AS THE ENTERTAINMENT HUB OF THE SAN FRANCISCO PENINSULA.”

THESANFRANCISCOPEINISULA.COM



# REDWOOD OVERVIEW

**Redwood City** is a San Francisco Bay Area community located in the heart of Silicon Valley, the technology-rich region extending from the San Francisco Peninsula to the foothills of the Santa Cruz Mountains. It is located approximately 27 miles south of San Francisco, and 24 miles northwest of San Jose.

The city is home to several global technology companies including Oracle, Electronic Arts, Evernote, Box, and Informatica. The city's population was 84,292 according to the 2020 census.

U.S. Route 101 passes through Redwood City as it goes along the Peninsula. Other major thoroughfares include El Camino Real, Route 82; Woodside Rd, Route 84, and I-280, which passes west of the city. Redwood City has a stop on Caltrain, and local bus service is provided by SamTrans.



## REDWOOD HIGHLIGHTS

- Redwood City is the third largest city in the County of San Mateo
- The Port of Redwood City is the only deepwater port on San Francisco Bay south of San Francisco.
- The city enjoys an average of 255 sunny days a year, which it boasts via the city slogan: "Climate Best by Government Test".
- Located 6 miles from Stanford University.
- The city's revitalized downtown features a 20-screen theater, the Fox Theatre, a beautiful plaza, annual events, and many restaurants, which is why it is quickly becoming known as the entertainment hub of the San Francisco Peninsula.

# CONFIDENTIALITY DISCLAIMER

## CONTACT

### DISCLAIMER

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