

FOR LEASE

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370 – 390 BRIDGE PARKWAY

REDWOOD SHORES, CALIFORNIA



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INVESTMENT OVERVIEW

370–390 Bridge Parkway is a multi-tenant office and neighborhood-serving retail property located in a well-established Mid-Peninsula professional services corridor. The asset offers a flexible investment profile, appealing to owner-users, investors, and hybrid buyers seeking stable in-place income with additional upside.

The property benefits from a diversified tenant mix, including professional office, medical and wellness, restaurant, and service-oriented retail uses, providing resilient cash flow supported by daily-use tenancy. Recent ownership improvements—exterior repairs and repainting, repaved parking, HVAC upgrades, a new roof, and a remodeled entry at 390 Bridge Parkway—reduce near-term capital needs.

With approximately 30% vacancy, the property offers a clear value-add opportunity through lease-up, while maintaining meaningful current income. Strong freeway access, ample on-site parking, and proximity to major employment centers support long-term demand.

370–390 Bridge Parkway presents a compelling opportunity to acquire a well-located, income-producing asset with embedded upside and owner-user flexibility in a supply-constrained Mid-Peninsula market.



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HIGHLIGHTS

370 – 390 BRIDGE PARKWAY

REDWOOD SHORES, CALIFORNIA

OPPORTUNITY

This property is an opportunity for owner-user, investment, and hybrid use in a high-profile Mid-Peninsula location. adjacent to Medical, Life Science, and Tech industry leaders.

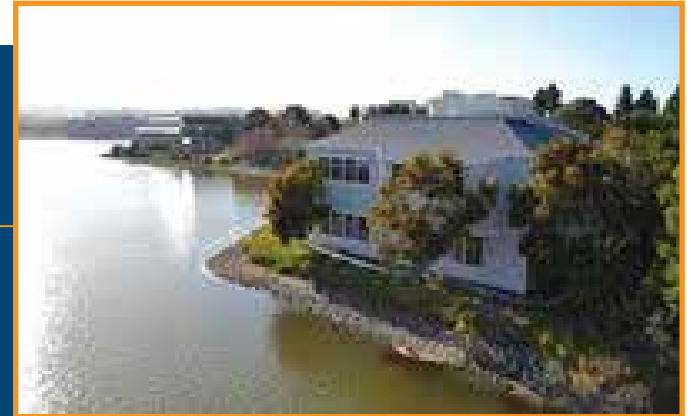
370-390 Bridge Parkway is a professional office center that boasts waterfront views of the Redwood Shores Lagoon.

DETAILS

The property features multi-tenant retail and office buildings with ample parking. Available office spaces range from approximately 872 to 17,000 rentable square feet.

Recent upgrades provided by responsible onsite owner:

- 390 Entry Remodel
- Exterior repairs and repainting
- Parking lot resealed (2023)
- Sprinkler system (2018)
- HVAC improvements (2017-2019)
- Roof repairs (2018)
- Improved landscaping



CATEGORY	BUSINESS TYPES
Professional Services	Insurance, Law, Construction
Retail/Consumer Services	Restaurant, Cleaners
Health & Wellness	Acupuncture, Wellness Center
Community / Nonprofit	Social Services Organization
Small Service Provider	Plumbing Services



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MID-PENINSULA LOCATION OVERVIEW



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TENNANT MIX/USER PROFILE

RETAIL COMPONENT / RESTAURANT — 370 Bridge Parkway

Name	Unit	Type	Size
Spread Your Wings	370-2	Retail or Restaurant	2596
Zhao Acupuncture Clinic	370-2A	Retail or Restaurant	1400
Cray Cleaners	370-3	Retail or Restaurant	1250
Mistral Restaurant & Bar	370-4-6	Retail or Restaurant	4250
Subtotal:			9,496

OFFICE / MEDICAL COMPONENT — 390 Bridge Parkway

Name	Unit	Type	Size
Vacant	390-100	Office or Medical	11,713
Johnson & Dugan Insurance	390-200	Office or Medical	2,689
Vacant	390-220	Office or Medical	1,727
Transwestern	390-230	Office or Medical	2,699
Vacant (demised)	390-240	Office or Medical	872
Vacant (demised)	390-250	Office or Medical	2,424
Subtotal:			22,375
370 & 390 Totals:			31,620



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RENT ROLL SUMMARY

Tenant	Building/ Suite #	Percent of Center	Start	Expires	Approx SF	Rent / SF	Monthly Rent	Rent Increases	Annual Increases	Renewal Options	Options Terms	Annual Rent
370 Bridge Parkway Retail Component												
Spread Your Wings	370 - 2	8.2	7/21/23	7/20/28	2,596	\$3.17	\$8,225.28	\$8,788.92 on 7/21.26	3%	2/5	FMV	\$98,703.36
Zhao Acupuncture Clinic	370 - 2A	4.4	5/21/21	9/30/26	1,400	\$3.38	\$4,725.00	None		1/5	N/A	\$56,700.00
Cray Cleaners	370 - 3	4.0	6/1/22	5/31/27	1,250	\$2.56	\$3,200.00	\$3,600 on 6/1/26	Per Agreement	None	N/A	\$38,400
Mistral Restaurant & Bar	370 - 4-6	13.4	6/1/13	5/31/25	4,250	\$3.50	\$14,875.00	Month-to- Month	N/A	None	FMV	\$178,500.00
370 Bridge Subtotal		30%			9,496	\$3.27	\$31,025.28					\$372,303.36
390 Bridge Parkway Office Component												
Vacant	390 - 100	37	2/1/21	1/31/26	11,713	\$4.09	\$48,777.84	Vacant 2/1/26	N/A	N/A	FMV	\$585,334.08
Johnson & Dugan Insurance	390 - 200	8.5	12/1/25	11/30/30	2,689	\$3.49	\$9,590.00	FMV 12/1/30	4%	None	FMV	\$115,080
Vacant	390 - 220	5.5			1,727	\$0.00						
Transwestern	390 - 230	8.5	2/1/23	1/30/29	2,699	\$3.79	\$10,229.21	\$10,634.06 on 2/1/26	4%	2/1	None	\$122,750.52
Vacant	390 - 240	2.8			872	\$0.00						
Vacant	390 - 250	7.7			2,424	\$0.00						
390 Bridge Subtotal		70%			22,375	\$3.30	\$68,597.05					\$823,164.60
370 - 390 Bridge Totals					31,620	\$3.29	\$99,622.33					\$1,195,467.96

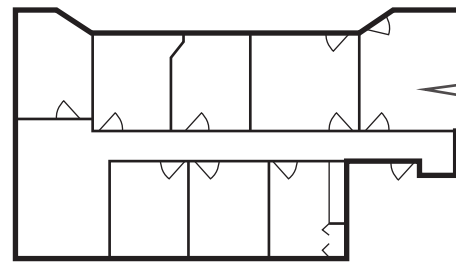
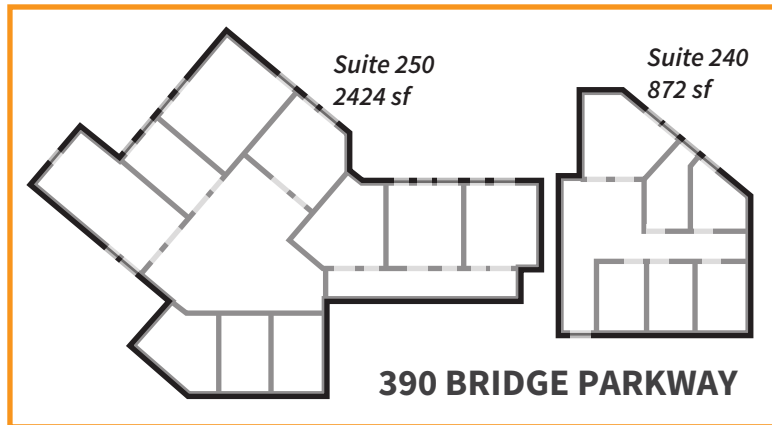


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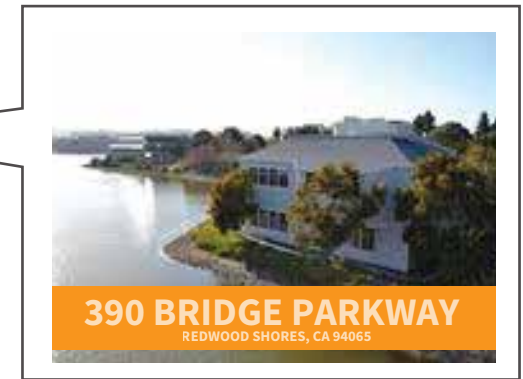
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FLOOR PLANS

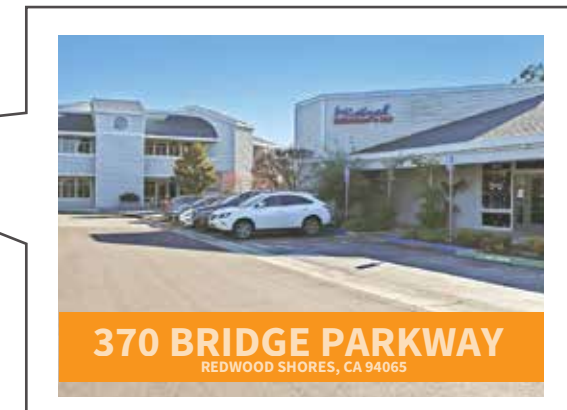
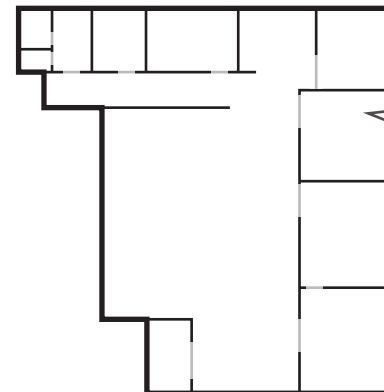


390-220 Bridge Parkway
1727 sf

390-220 is a complete suite overlooking the lagoon; currently built with six professional office spaces, a conference room, and an office supply/printing room.



370 Bridge Parkway, Unit 4
2596 sf



This Floorplan Diagram demonstrates the basic layout of the office in a diagram that represents a blueprint. The diagram is not derived from actual measurements of the property, and is to be used for illustrative purposes only. This diagram is not to scale, may contain inaccuracies, and is not to be relied upon for any purpose that requires the precise measurements one might expect from a professional appraiser or other licensed inspector. Potential buyers should investigate the home independently to their satisfaction.



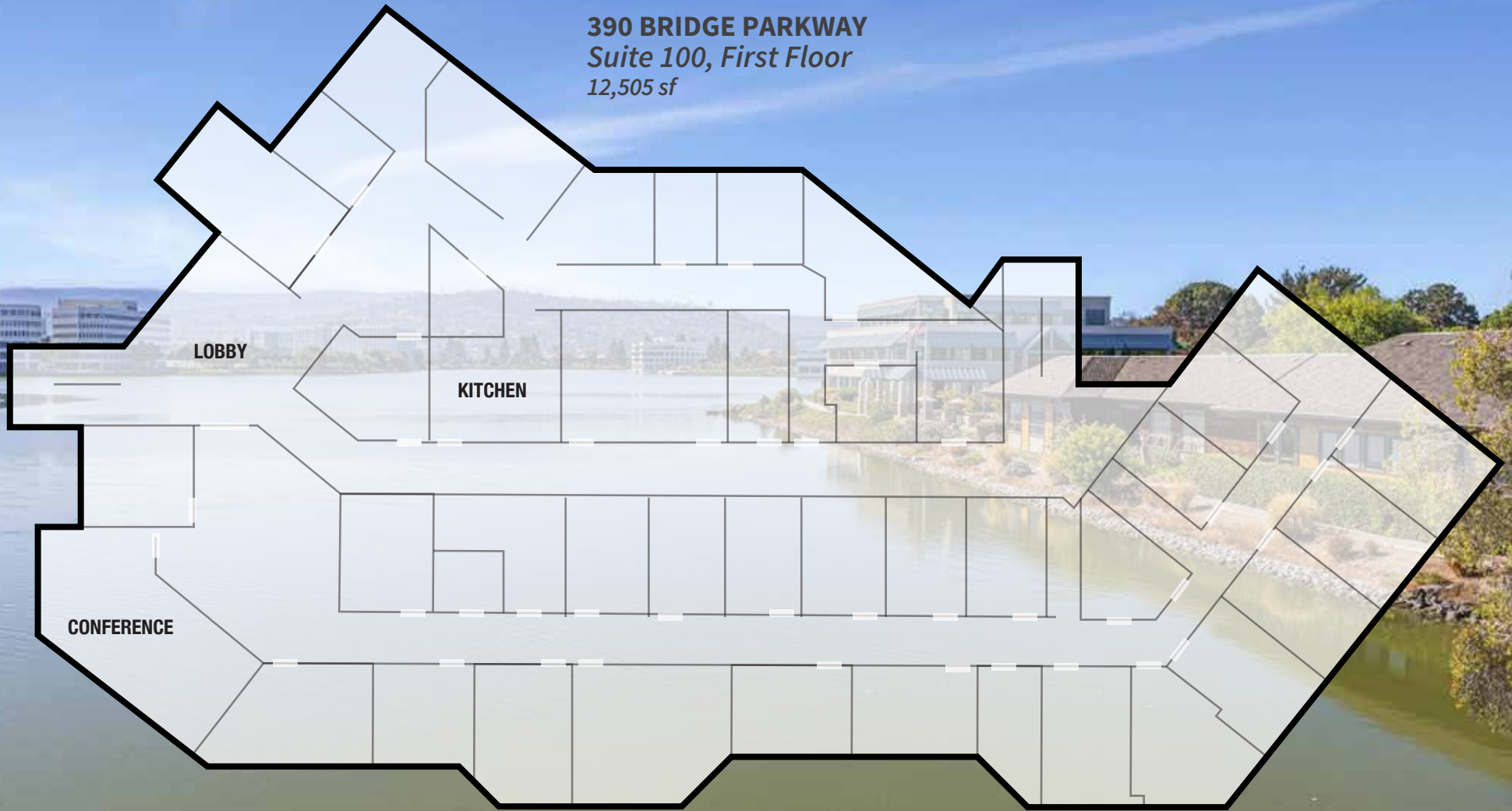
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FLOOR PLANS

390 BRIDGE PARKWAY
Suite 100, First Floor
12,505 sf



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INTERIOR PHOTOS

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REDWOOD SHORES, CA 94065



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