

# PROPERTY FOR LEASE

51 Renato Ct, Redwood City, CA 94061

620 - 3,151 SF of Office/Medical Space Available



## Property Overview

PROPERTY TYPE

**Office / Medical Office Space**

BUILDING SIZE

**5,166 SF**

AVAILABLE SPACE

**3,151 RSF**

PARKING

**2.71 spaces / 1000 SF**

## Location Highlights

Bordering Atherton and central Redwood City areas

Easy access to downtown, retail, dining, and services

Strong Surrounding Amenities & Residential Density

Immediate access to Highway 101 and Interstate 280

Off El Camino Real — one of Silicon Valley's most traveled arterials

*Presented By*  
**Wilbur Properties**

*Joe Hillesland — 650-388-8909*  
*DRE#: 02291559*

*Anne Wilbur — 415-559-5557*  
*DRE#: 00823559*

Disclaimer: All information is approximate and subject to change without notice. Prospective tenants should verify all details independently.

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## Available Suites & Configurations

Suite	Size	Use	Condition	Available	Lease Rate (NNN)	Est.CAMs
Suite A	620 RSF	Office / Medical	Full Build-Out	Now	\$3.50 SF/MO	\$0.67 SF/MO
Suite B	1,185 RSF	Medical / Dental	Full Build-Out	Now	\$4.60 SF/MO	\$0.67 SF/MO
Suite C	1,346 RSF	Medical / Dental	Full Build-Out	Now	\$4.70 SF/MO	\$0.67 SF/MO

Estimated CAMs projected to be \$0.67 / sf / mon

### Ste A Office / Medical

- ➔ 2 Private Offices
- ➔ Reception & workstation
- ➔ Ready for professional use
- ➔ Can combine with adjacent suite for expanded space

### Ste B Dental / Medical

- ➔ Plug-and-play dental office space
- ➔ 5 fully-plumbed operatories with dental chairs included
- ➔ Reception, break room, sterilization area, storage/lab
- ➔ Flexible layout with A/C

### Ste C Dental / Medical Unit

- ➔ Plug-and-play dental office space
- ➔ 6 fully-plumbed operatories with dental chairs included
- ➔ Reception, dentist's office, sterilization room
- ➔ Flexible layout with partitions and A/C

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## Demographics

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POPULATION WITHIN 1 MILE: **30,000+**

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MEDIAN INCOME **\$105,000+** WITHIN A MILE RADIUS

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GROWTH EXPECTED THROUGH **2029**

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**11,000+** HOUSEHOLDS WITHIN A 1-MILE RADIUS

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AVERAGE AGE **39 YEARS** WITHIN 3 MILES

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**210,000+** RESIDENTS WITHIN 5 MILES RADUS

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## Building Amenities

- ➔ One-story, low-rise professional campus
- ➔ Surface parking included
- ➔ Fully built-out and turn-key ready suites
- ➔ Ideal for medical, dental, professional services
- ➔ Private and common restrooms within suites
- ➔ Flexible suite configurations with expansion potential

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## Transportation Access

**Highway 101:** ~1.5 miles — fast north-south connectivity through the Peninsula

**Interstate 280:** ~4 miles — direct access to San Francisco and South Bay

**Redwood City Caltrain Station:** ~2 miles — commuter rail to San Francisco and San Jose

**San Francisco International Airport (SFO):** ~16 miles — convenient air travel for business and patients

**San Jose Mineta Airport (SJC):** ~19.5 miles — alternate Bay Area airport access

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