



## PRIME DEVELOPMENT OPPORTUNITY

Chase Bank to retain a prominent position in the new development and continue to operate in Downtown Redwood City.



REDWOOD CITY, CA 94063

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# 2300 BROADWAY

## Trophy Development Site in Downtown Redwood City

Colliers International is pleased to offer one of the last key development sites in the core of Downtown Redwood City. 2300 Broadway is the central spine of the Downtown Core, and the street most identified with Downtown Redwood City. Broadway is home to Downtown's primary activity-generating destinations such as Courthouse Square, the Fox Theatre, On Broadway Theater and Shops, the History Museum, and offers an expanding array of shops, eateries, services, and amenities opening out on to its sidewalks.

2300 Broadway benefits from its central location in the City's Entertainment District. This area is intended to be the focus of entertainment and major retail activity and the most intense street life, and uses in this zone are intended to support that goal.

The Downtown Precise Plan regulates height to ensure that adequate density and intensity can be achieved in order to support the urban vitality desired for Downtown. These Height Zones were created to provide a dramatic and attractive punctuation to the Redwood City skyline.

## Condominium Interest/Deed Restriction

JP Morgan Chase (JPM) currently operates a successful retail branch at 2300 Broadway. Continuing to have a branch in Downtown Redwood City is critical to the completion of a successful sale. JPM will require the buyer to take an active role in securing a prominent temporary or permanent location for JPM during the development process. If the location is temporary, upon completion of a new development JPM shall have the option to move back to the subject property with a condominium interest on the ground floor. The ideal branch size would be 4,000–6,000 square feet and require up to 25 dedicated parking spaces conveniently located next to JPM's condominium interest. In the event JPM does not move back into 2300 Broadway, there will be a deed restriction on the entire new development providing that there are no occupants that compete with JPM.



ADDRESS	2300 Broadway, Redwood City, CA 94063
APN #	052-364-130
LOT SIZE	±39,509 Square Feet
ZONING	Downtown Precise Plan

**For further information regarding this property, please contact:**

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