

ELCO YARDS

A DISTRICT BY IQHQ

IQHQ

**the econic
company**

DISTRICT HIGHLIGHTS

	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
Population	38,319	128,876	257,820	Woodside Rd	51,000 ADT
Daytime Population	27,333	75,330	175,555	El Camino Real	36,000 ADT
Average HH Income	\$145,283	\$212,588	\$227,002	Middlefield Rd	14,038 ADT



ICONIC ARCHITECTURE

State-of-the-art buildings that are designed for making. Born from its industrial past, each building individually inspires creation with its world-class architecture.



EXPANSIVE SCALE

Scale at Rail like no place else. 655,000± SF in 4 buildings with optimal large floor plates, Elco Yards is true scale.



RAIL & FREEWAY ACCESS

Unequaled in the combination of being only a quick walk to Caltrain AND a very short drive to the 101 and 280 highways. Elco Yards is truly accessible from all directions and for all modes of transport.



HEALTH & WELLNESS

This next-gen workplace environment provides 100% fresh outside air with filtration well beyond CDC recommendations. Enhanced and secured stair-accessible floors allows for quick and energized interaction throughout the buildings.



OUTDOOR SPACE

Quickly escape the indoors to invigorate yourself in the two plus acres of outdoor space at Elco Yards. This urban environment is designed with a perfect array of outdoor dining and drinking options, a dog park and more.



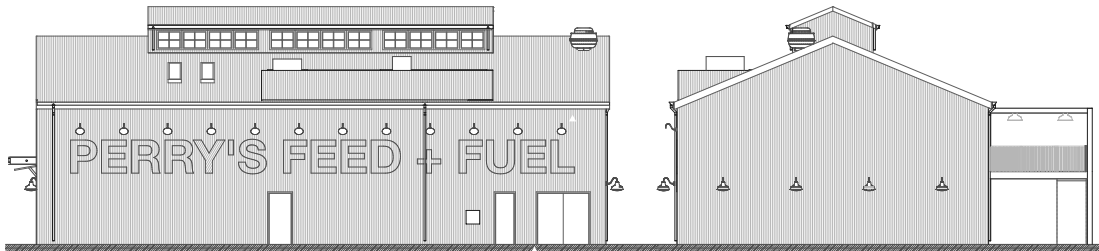
DOWNTOWN REDWOOD CITY

DTRC is increasingly recognized and endorsed as the Peninsula's most amenity-rich and connected downtown. From brand-new housing to the highest concentration of entertainment options, Elco Yards puts you in the action.

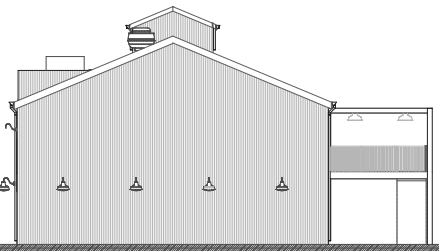
NEW OPPORTUNITY

THE SHED

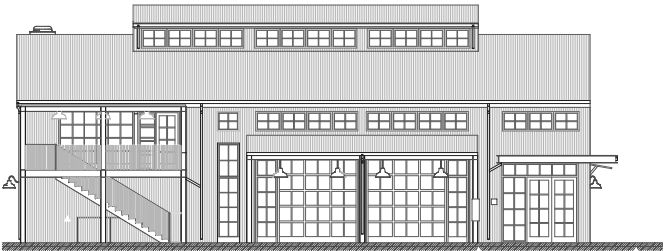
5,015 TOTAL SF



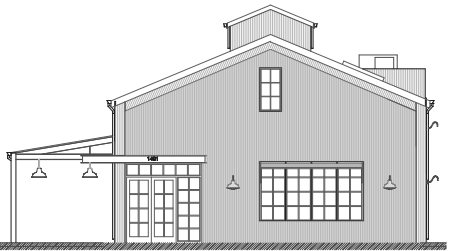
North West Elevation



North East Elevation



South East Elevation



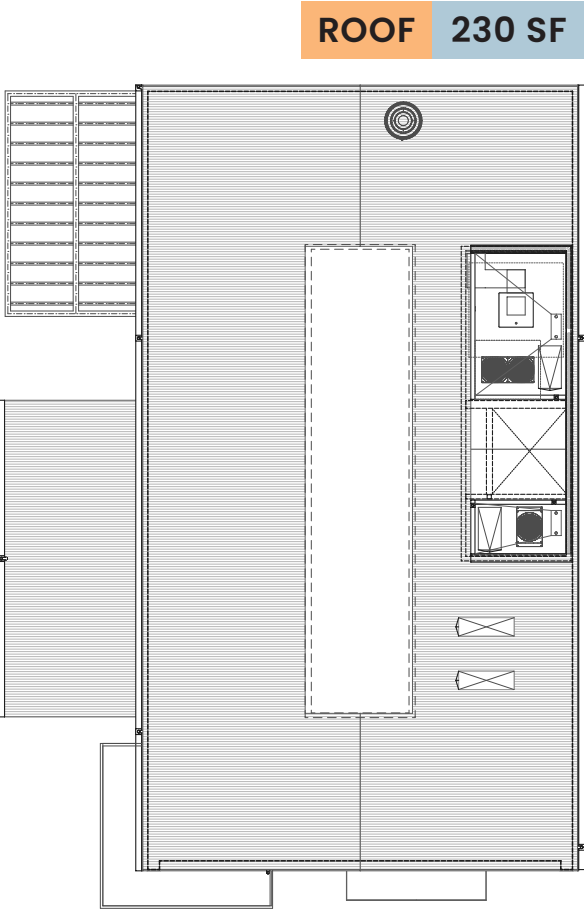
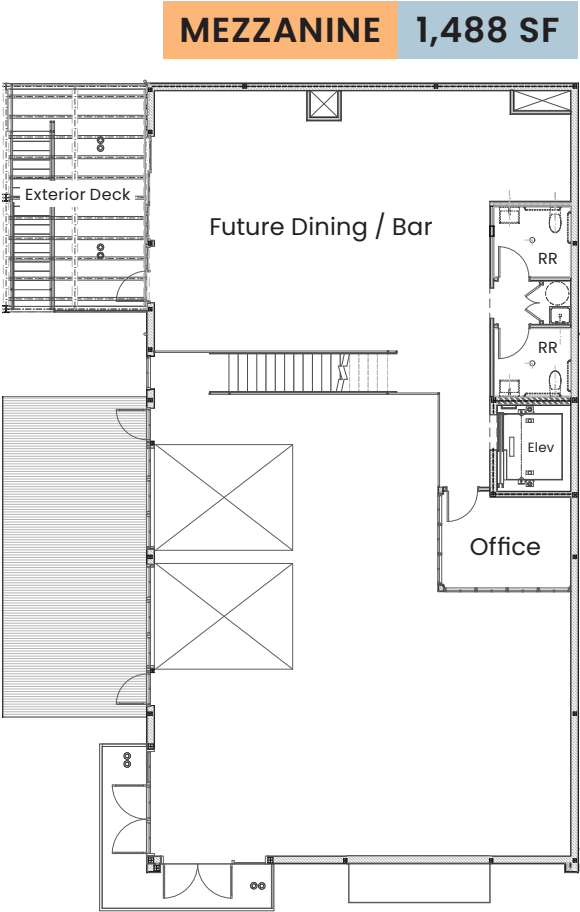
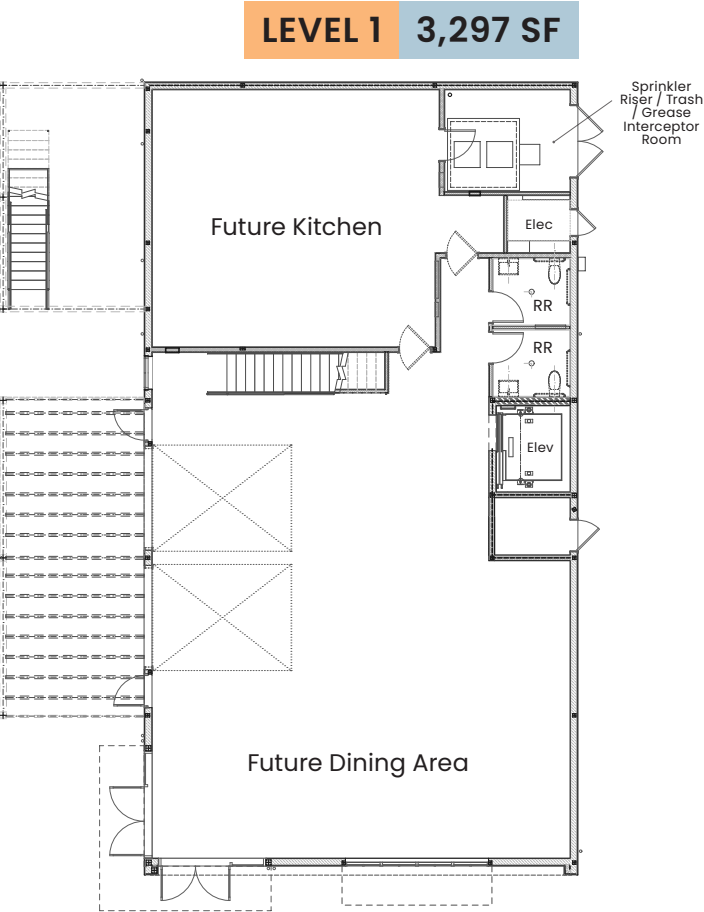
South West Elevation

NEW OPPORTUNITY

THE SHED SITE PLAN

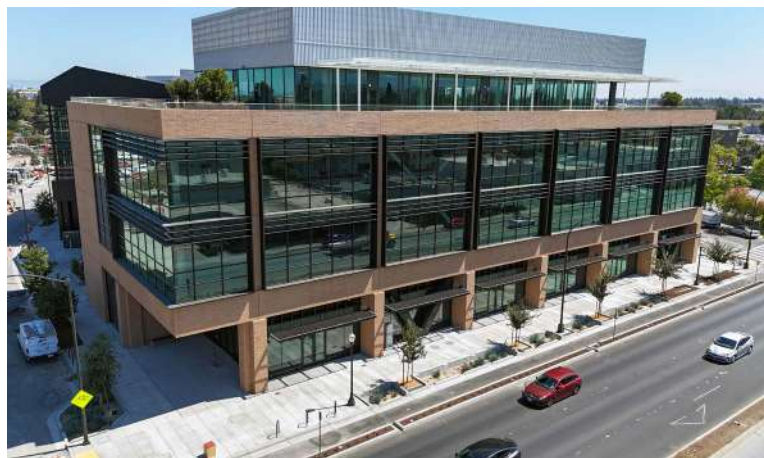
Parcel E South

5,015 TOTAL SF

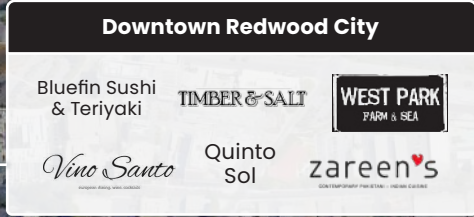
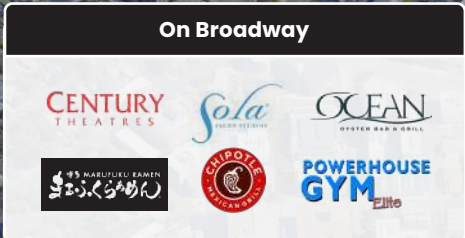


ELCO YARDS

THE SHOP & THE MILL GALLERY



AERIAL MAP



Jefferson @ Frankin
175 Residential Units



Franklin 299
304 Residential Units

Proposed Redevelopment:
225 units, 1.4M SF of office,
and 5,000 SF of retail



El Camino @ Wilson
137 Residential Units

Highwater
350 Residential Units



AMENITIES

- 2+ ACRES OF ON-SITE OPEN SPACE
- 96 WALK SCORE
- 2,500 TRANSIT-ADJACENT HOMES
- 500 NEW HOME UNITS BUILT ALONGSIDE ELCO YARDS
- ±24,000 SQUARE FEET OF RETAIL



THE NEST

OFFICE
145,000 SF

**AVAILABLE
RETAIL**
16,600 SF

**ESTIMATED
DELIVERY**
Q4 OF 2024

THE SHOP

LAB
225,000 SF

**ESTIMATED
DELIVERY**
Q1 OF 2025

THE LOFT

LAB
156,000 SF

**ESTIMATED
DELIVERY**
Q1 OF 2025

THE MILL

LAB
171,000 SF

**ESTIMATED
DELIVERY**
Q1 OF 2025



ELCO YARDS
SITE PLAN

- Retail
- Available Retail
- In Lease Negotiations
- Parking Garage Entrance
- Loading Entrance

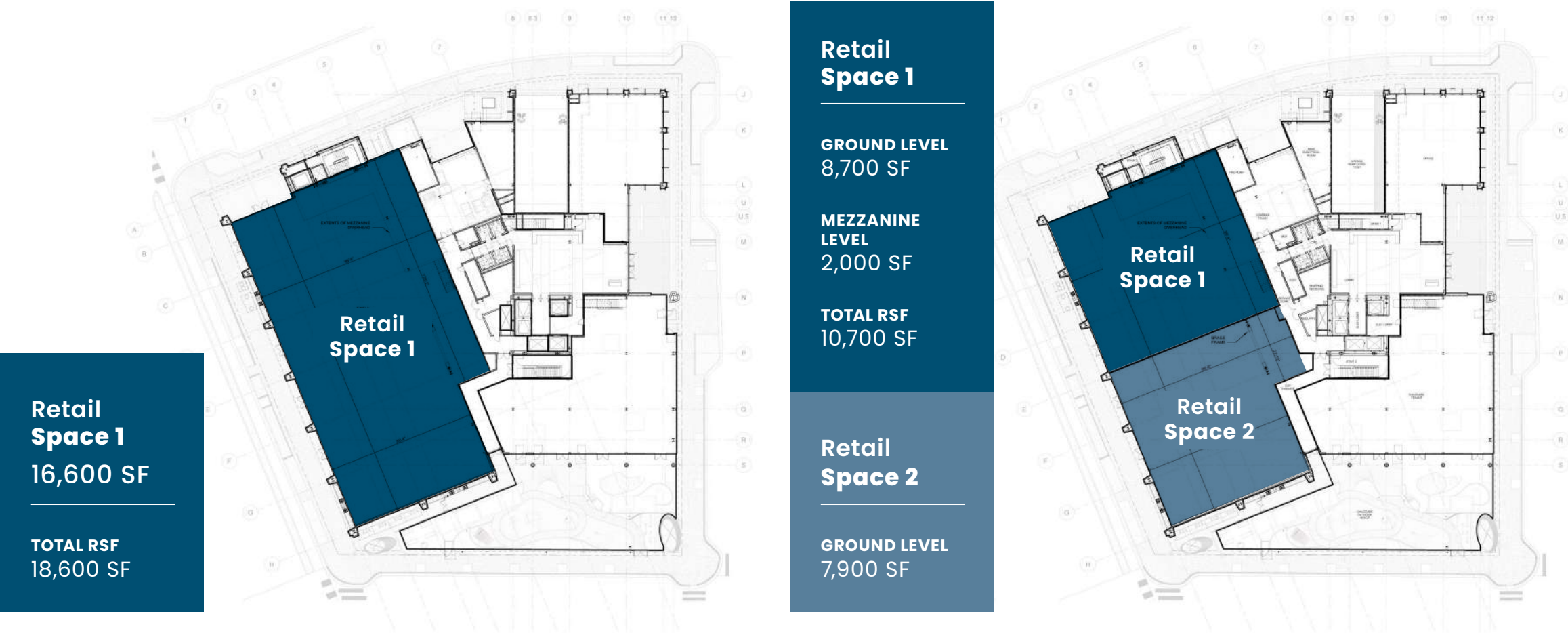
AVAILABLE
RETAIL SPACE

16,600 SF



AVAILABLE RETAIL

THE NEST LOD & PROPOSED DEMISING PLAN



IN LEASE NEGOTIATIONS

THE LOFT LOD



**Retail
Space 1**

**GROUND LEVEL
1,400 SF**



CONTACT



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