



# 1155 VETERANS BLVD

Redwood City, CA

**DEXTERITY**

*The Opportunity to Acquire the Leasehold Interest in a Single-Tenant  
Freestanding Property Occupied by a Physical AI and Robotics  
Company Located in Affluent San Mateo County, CA*



Jones Lang LaSalle Americas, Inc. ("JLL"),  
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# THE OPPORTUNITY

1155 Veterans Boulevard presents a rare opportunity to acquire the leasehold interest in a single-tenant property in the heart of Redwood City, one of the Bay Area’s most dynamic innovation corridors. The 96,268 SF building, situated on a highly visible 9.27-acre site with 743 feet of frontage along Veterans Blvd (23,955 VPD), is leased long-term to Dexterity, Inc., a leading robotics and AI firm backed by nearly \$300 million in venture capital at a \$1.65 billion valuation. The property’s ample surface parking (660 spaces), and flexible R&D/industrial improvements support a wide range of uses and future repositioning potential. Located minutes from Stanford University, Sand Hill Road, and major technology employers, the asset benefits from strong regional fundamentals, limited new supply, and attractive rent growth prospects, offering investors stable cash flow with a remaining lease term of 12.5 years.



# PROPERTY OVERVIEW



**Address:**  
1155 Veterans Boulevard,  
Redwood City, CA



**Property Type:**  
Single-Tenant Freestanding Retail/  
Research and Development



**Year Built:**  
1973



**Total Rentable Area:**  
96,268 SF



**Site Area:**  
9.27 Acres/ 403,801 SF



**Parcel Number:**  
052-434-030



**Zoning:**  
CH-CG, Redwood City

## Lease Summary

<b>Tenant:</b>	Dexterity, Inc.
<b>Commencement Date:</b>	6/15/2021
<b>Lease Expiration:</b>	1/31/2038
<b>Occupancy:</b>	100% (single tenant)







# INVESTMENT HIGHLIGHTS



## Premium Robotics & Physical AI Tenancy

- Dexterity, Inc. has attracted nearly \$300M in funding at a \$1.65B valuation
- Facility accommodates development of industrial “Mechs” with impressive 60kg payload capacity and 5+ meter arm span, designed for logistics applications



## Prime Location

- The location is strategically positioned in the San Francisco Peninsula, offering convenient access to both San Francisco and Silicon Valley.
- Strategic location provides access to top engineering talent pool and proximity to venture capital firms, supporting continued innovation in warehouse automation



## Large Surface Parking Field with Accessibility

The property features parking that includes 660 spaces.



## Long-Term Lease Agreement

The lease agreement with Dexterity Inc. runs through January 2038, providing the Leasehold Interest Owner with a steady income stream for over 12 years.



## Growing Tech-Driven Market

The Property is located in the San Francisco Peninsula submarket, known for technology sector growth and strong commercial real estate fundamentals. A number of major tech companies are headquartered in Redwood city including, Oracle, EA, Box, Equinix and Shutterfly.



## Highly Educated & Affluent Demographics

The Property’s proximity to affluent communities and distinguished universities such as Menlo Park, Atherton, Palo Alto, and Stanford yield high incomes and educational achievement.



**\$280,000+**  
Avg HH Income  
(5-Mile Radius)



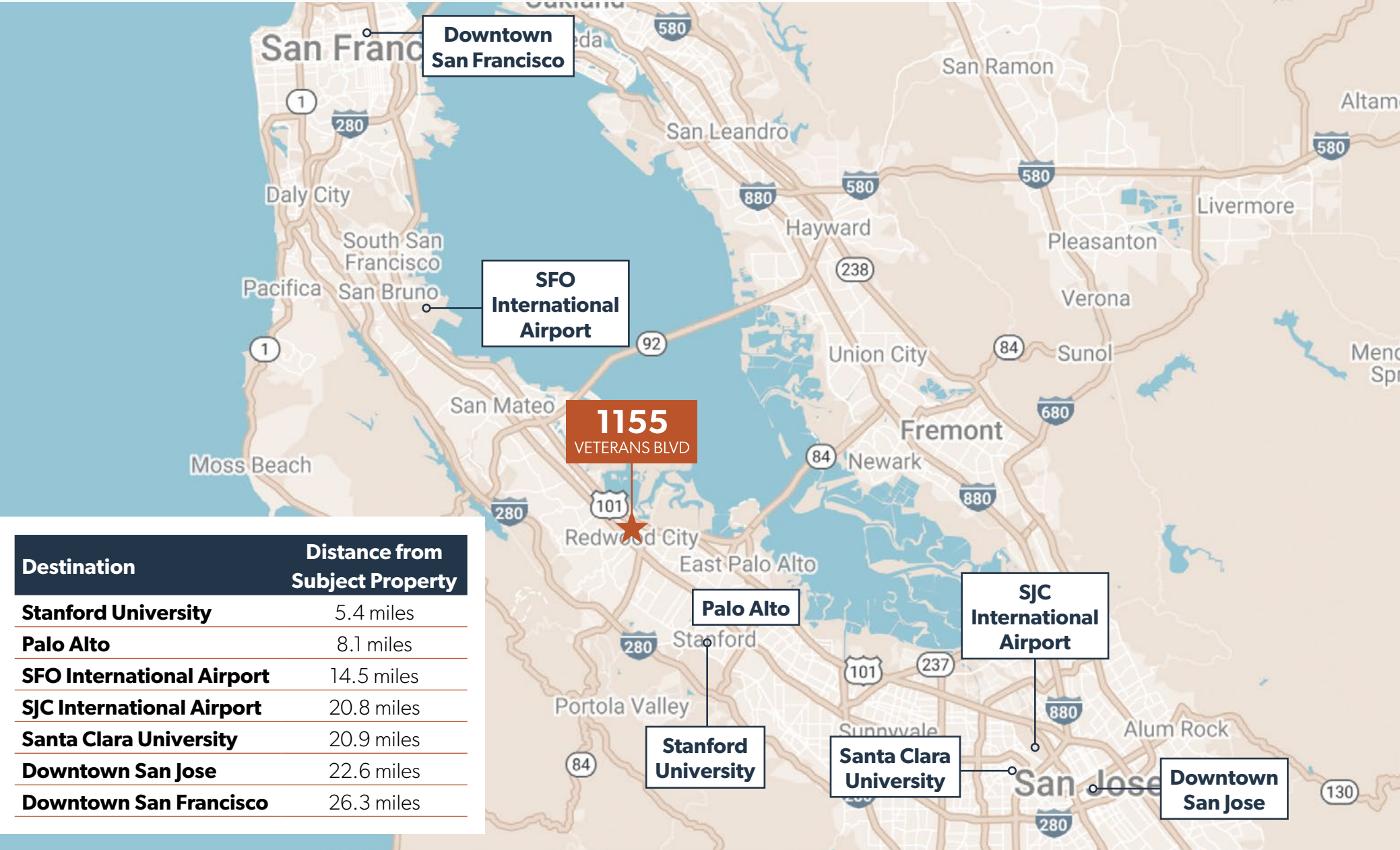
**58%**  
Bachelor’s Degree  
or Higher



**12.5 Years**  
Lease Term



# CENTRALIZED LOCATION PROVIDES PREMIER CONNECTIVITY TO THE GREATER BAY AREA



# PROXIMITY TO WORLD-CLASS UNIVERSITIES

The Property is located at the epicenter of one of the most educated and academically advanced regions in the world. Stanford University, just 15 minutes from the property, ranks consistently as one of the top five universities globally and serves as a world leader in engineering, medicine, business, and research. Stanford’s presence continues to shape the local economy, attracting world-class faculty, startup founders, and global capital to the region. The area also benefits from a strong network of supporting institutions, including Menlo College, Santa Clara University, and the College of San Mateo.



  
**Top 5%**  
San Mateo County Public Schools Rank Statewide for Academic Performance

  
**25,000+**  
Stanford Students, Faculty, and Researchers Contributing to the Regional Economy

  
**\$1.9 Billion**  
Annual Research Budget at Stanford, Fueling Innovation and Commercialization





SITE PLAN



PROPERTY  
SUMMARY

96,268 SF  
GLA

9.27 Acres  
Land Area

1973  
Year Built

CH-CG  
Redwood City Zoning  
Property is zoned General Commercial  
allowing for a wide range of uses  
including: Medical Office, Hospitality,  
and General Business.





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