

PREMIUM DESTINATION
EST. 2019
GATEWAY
at Millbrae Station
A PLACE to CONNECT



 Newmark
Knight Frank

 Principal
Republic

± **157,694** sf of **CLASS A OFFICE SPACE**

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PROJECT OVERVIEW

MIXED-USE DEVELOPMENT

- ±157,694 sf of Class A Office Space
- ±43,373 sf of retail
- ±400 rental apartment homes
- ±164 room hotel
- Community event plaza, bike & pedestrian facilities, linear park

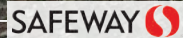
- Parking: ±220 Office parking; ±124 Retail/Restaurant parking; ±2,200 in the existing BART garage
- The project is a partnership between Principal Real Estate Investors and Republic, a San Jose based development company
- Project status: Fully entitled and under construction
- Available Signage:
 - Office Component: Exterior Building Top Signage
 - Retail Component: Monument Signage on Millbrae Ave. (±55,000 Cars Per Day)

PROJECT RENDERINGS





Office
DEPOT



The UPS Store

Millbrae

San Francisco
International
Airport

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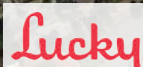
S McDonnell Rd



Millbrae
Station

SITE

Millbrae Ave



FIRST REPUBLIC BANK

Mills
High School



The UPS Store

Trousdale Dr

Mills-Peninsula
Medical Center

101

30

RESTAURANTS

1. El Super Burrito
2. Little Whale Seafood
3. Big Mouth Burgers
4. Shanghai Dumpling Shop
5. Sixteen Mile House
6. Zen Sushi Bistro
7. Sushi Kei
8. La Collina
9. Fiddlers Green
10. Tai Wu Restaurant
11. The Third Eye Restaurant & Bar
12. Bamboo Garden
13. Thai Stick Restaurant
14. The Kitchen
15. Sweet Indulgence Inc.
16. Cheung Hing Restaurant
17. Hot Pot Garden
18. La Petite Camille
19. Hoysun Seafood Restaurant
20. Kanoya
21. Peter's Cafe
22. Hong Kong Flower Lounge
23. Nothing Bundt Cakes
24. Restaurant Bay Watch
25. Grill & Vine
26. New England Lobster Market
27. Hangar Steak
28. Joe's Cafe By the Bay
29. Taylor's Bay Cafe & Deli
30. New World Cafe
31. Agenzen Japanese Cuisine
32. In-N-Out Burger
33. Panera Bread
34. L&L Hawaiian Barbecue

HOTELS

1. Aloft
2. The Westin
3. Hampton Inn & Suites
4. Marriott Waterfront



Caltrain

AMENITIES MAP

SITE PLAN

GATEWAY AT MILLBRAE STATION

NEWMARK KNIGHT FRANK



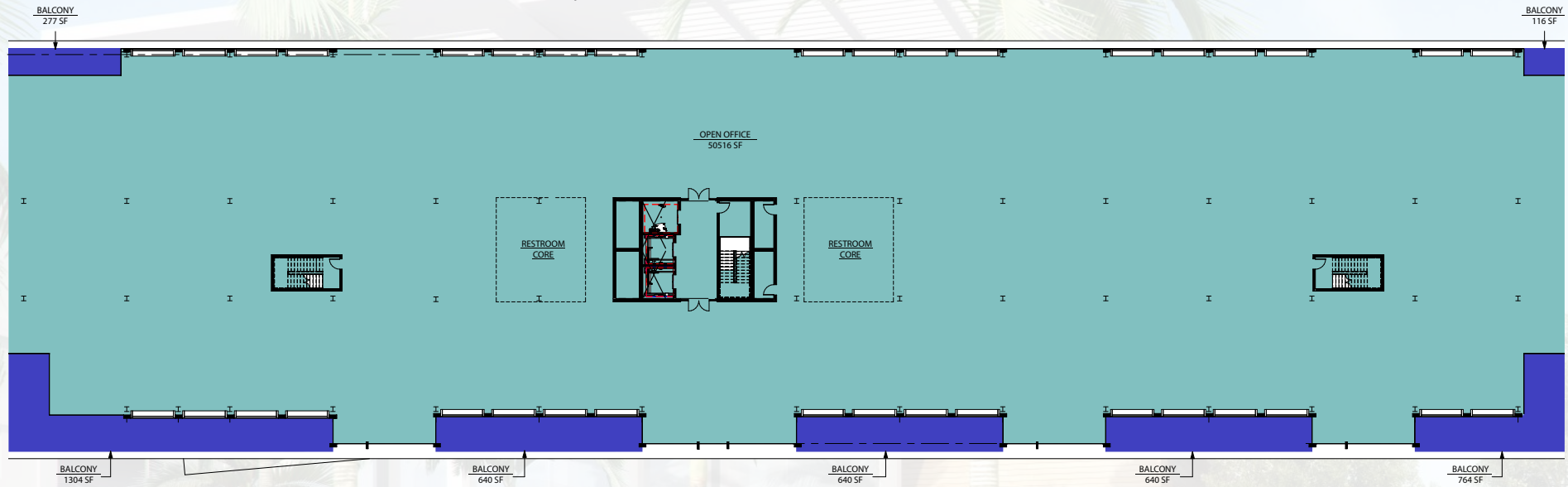
PROJECT SUMMARY

OFFICE:	157,694 sf
RESIDENTIAL:	400 UNITS (80 AFFORDABLE)
HOTEL:	164 ROOMS
RETAIL:	
5A	22,093 sf
5B	13,613 sf
6B	7,667 sf
Total	43,373 sf

PARKING STALL SUMMARY:

	Office	Retail/Restaurant
5A	220	62
5B	n/a	32
6B	n/a	30
Total		124

±50,000 SQUARE FOOT FLOOR PLATES



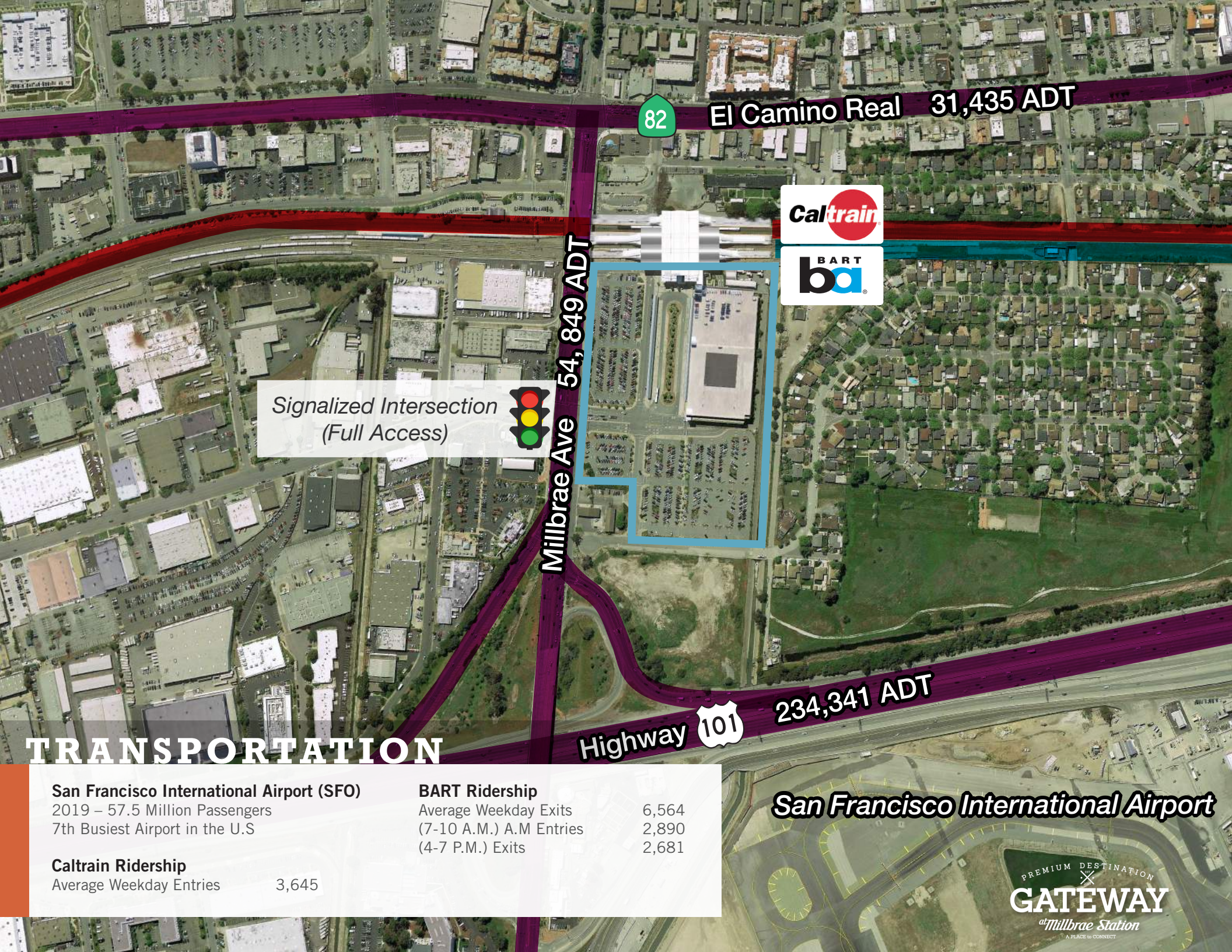
- BALCONY
- BIKE STORAGE
- CIRCULATION
- MECHANICAL/ELECTRICAL
- OFFICE LOBBY
- OPEN OFFICE
- PARKING GARAGE
- RETAIL

COFFEE SHOP

HYPOTHETICAL FLOOR PLAN



COFFEE SHOP



82

El Camino Real 31,435 ADT



Signalized Intersection
(Full Access)



Millbrae Ave 54,849 ADT

Highway 101

234,341 ADT

TRANSPORTATION

San Francisco International Airport (SFO)

2019 – 57.5 Million Passengers
7th Busiest Airport in the U.S

Caltrain Ridership

Average Weekday Entries 3,645

BART Ridership

Average Weekday Exits	6,564
(7-10 A.M.) A.M Entries	2,890
(4-7 P.M.) Exits	2,681

San Francisco International Airport





Millbrae Ave. 54,849 ADT

Highway 101

234,341 ADT

San Francisco International Airport

LOCATION TRANSPORTATION OPTIONS

TRAVEL TIMES VIA CALTRAIN/BART

**South Bound Caltrain
To Millbrae From
Downtown San Francisco**
Baby Bullet: 18 Minutes
Limited: 24 Minutes

Downtown Palo Alto
Baby Bullet: 21 Minutes
Limited: 25 Minutes

Downtown San Jose
Baby Bullet: 43 Minutes
Limited: 65 Minutes

**North Bound Caltrain
From Millbrae To
Downtown San Jose**
Baby Bullet: 42 Minutes
Limited: 62 Minutes

Downtown Palo Alto
Baby Bullet: 14 Minutes
Limited: 19 Minutes

Downtown San Francisco
Baby Bullet: 17 Minutes
Limited: 20 Minutes

**North Bound BART
From Millbrae To
Downtown San Francisco
(Montgomery St.)**
30 Minutes

**Downtown San Francisco
(Powell St.)**
29 Minutes

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