

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

Residence Inn® MILLBRAE STATION



**Newmark
Knight Frank**



Principal

Republic

JOSH

Shumsky

408.982.8490 • jshumsky@ngkf.com

CA RE License #01883266

SEAN

O'Carroll

408.987.4120 • socarroll@ngkf.com

CA RE License #01058587

±44,123 SF OF RETAIL AND RESTAURANTS

- ♦ ±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 Overview



CREATE A VIBRANT TRANSIT-ORIENTED URBAN DISTRICT IN MILLBRAE WITH A UNIQUE SENSE OF PLACE

- ◆ Offer distinctive dining, shopping and entertainment options for local residents
- ◆ Embrace the best of TOD design principles by integrating a mix of uses, increasing the density/intensity of land, minimizing the auto and enhancing pedestrian/bike connectivity
- ◆ Transform the City's "gateway" at Millbrae Ave with signature architecture that gives the street a neighborhood scale
- ◆ The plan includes a pedestrian-only paseo with retail, restaurants and outdoor dining
- ◆ The paseo will be enhanced by upscale furnishings, signature art, landscaping and lighting
- ◆ Station Plaza will offer outdoor dining, a gathering space for the community, and special events (e.g., farmers market, movie night on a big screen, outdoor concerts, food trucks)

ProjectObjectives





MILLBRAE TRANSIT CENTER @ THE MILLBRAE BART STATION

The Millbrae Transit Center is currently the only location on the Peninsula where BART and Caltrain connect. This provides a major advantage as a strategic transit hub. It's proximity to SFO (± 0.25 miles) makes it a key location for retail development, as there are limited services in the immediate vicinity.

Not including airline employees and maintenance staff, SFO serviced over 57.5 million passengers in 2019, making it the 7th busiest airport in the country by passenger volume. These factors coupled with the strong daytime and residential population numbers highlight the demand for a fresh and exciting retail and restaurant hub.

LocationOverview

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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

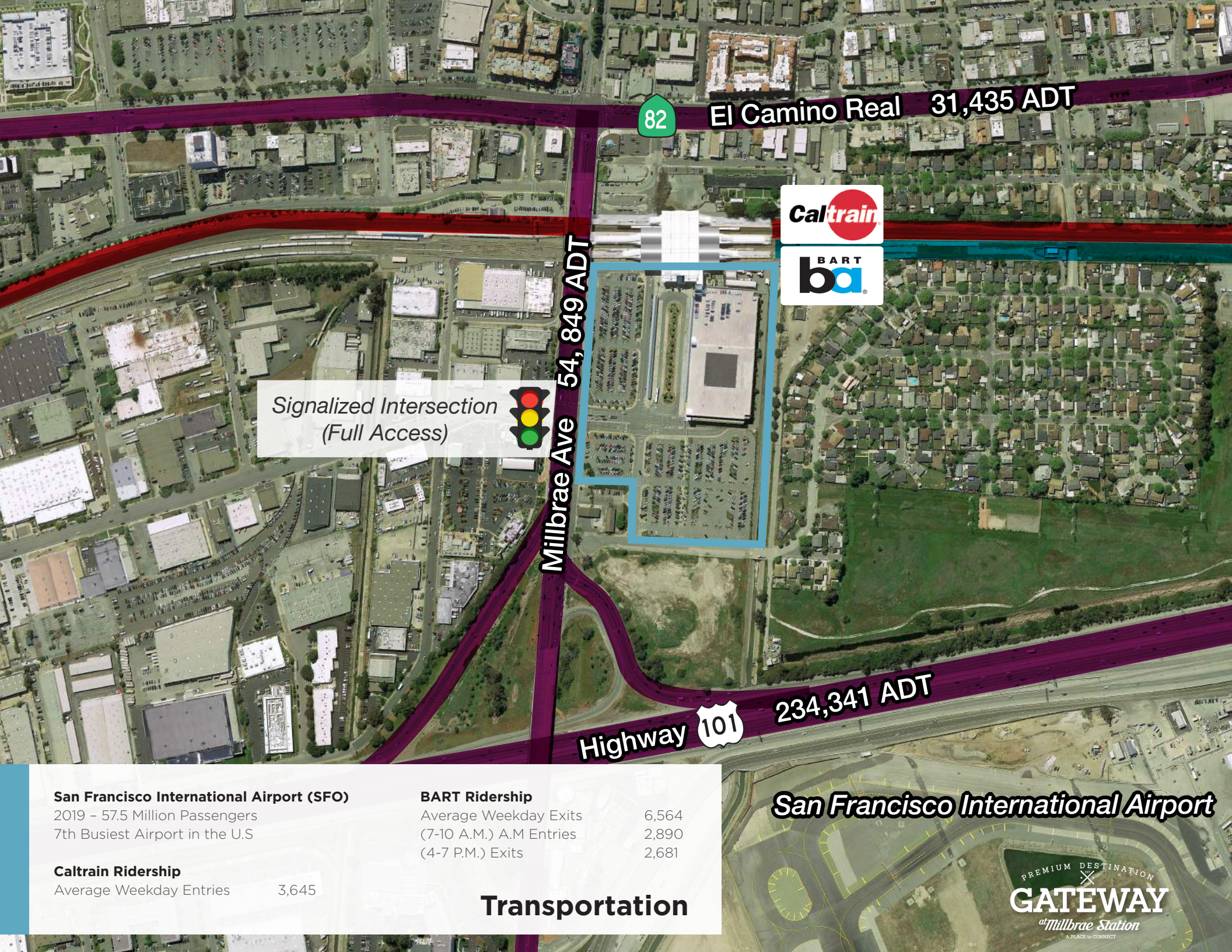
Downtown San Francisco

(Powell St.)

29 Minutes

Transportation





82

El Camino Real 31,435 ADT



Signalized Intersection
(Full Access)



Millbrae Ave 54,849 ADT

Highway 101

234,341 ADT

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

Transportation

San Francisco International Airport



AerialMap

Gateway at Millbrae

Newmark Knight Frank

Millbrae Ave. 54,849 ADT

Highway 101

234,341 ADT

San Francisco
International
Airport

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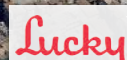
101



Milbrae Ave

82

El Camino Real



View Looking
South

Gateway at Milbrae

San Francisco
International
Airport

View Looking
North



Milbrae Ave

82

101

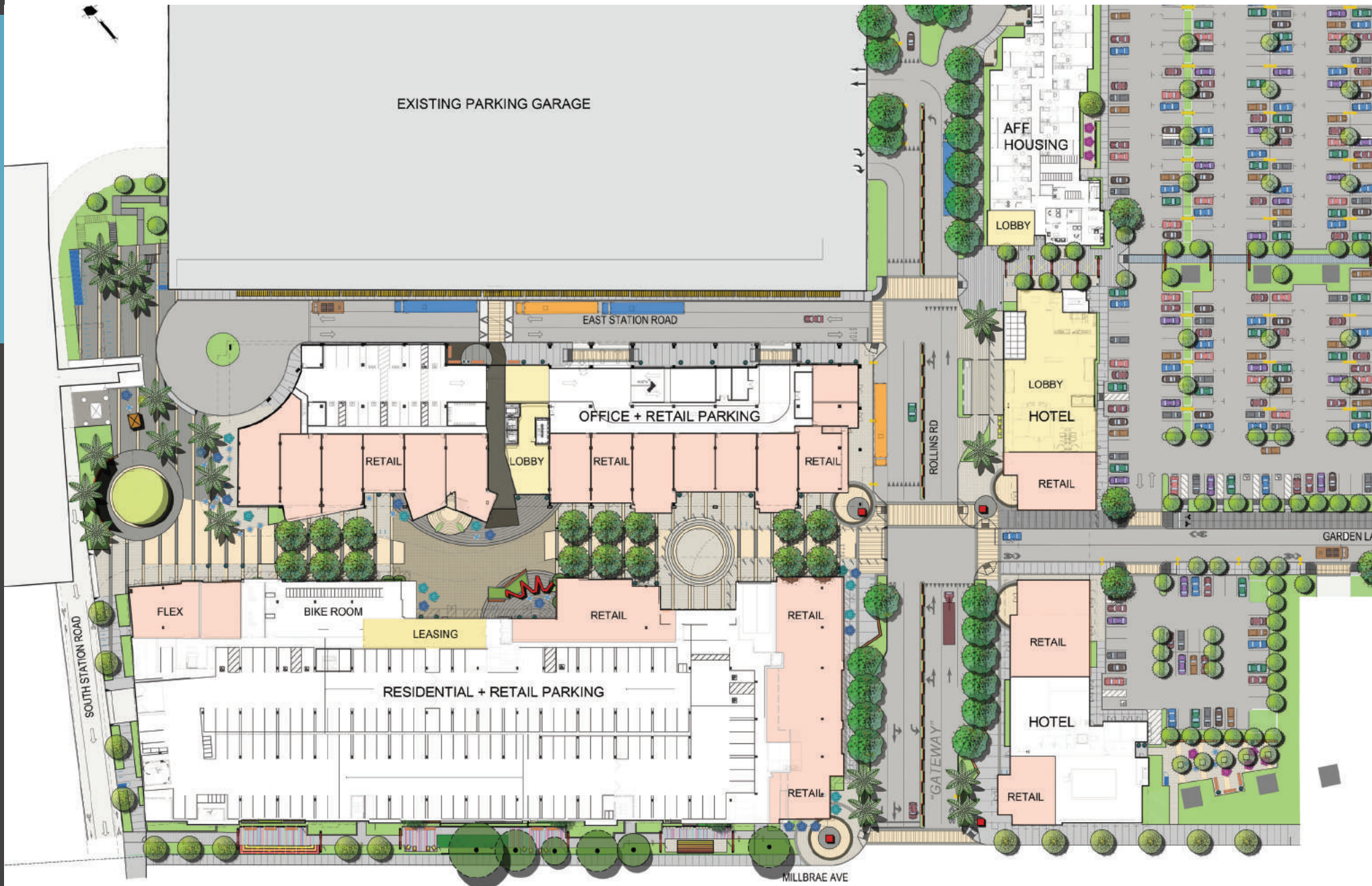
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Competition Aerial

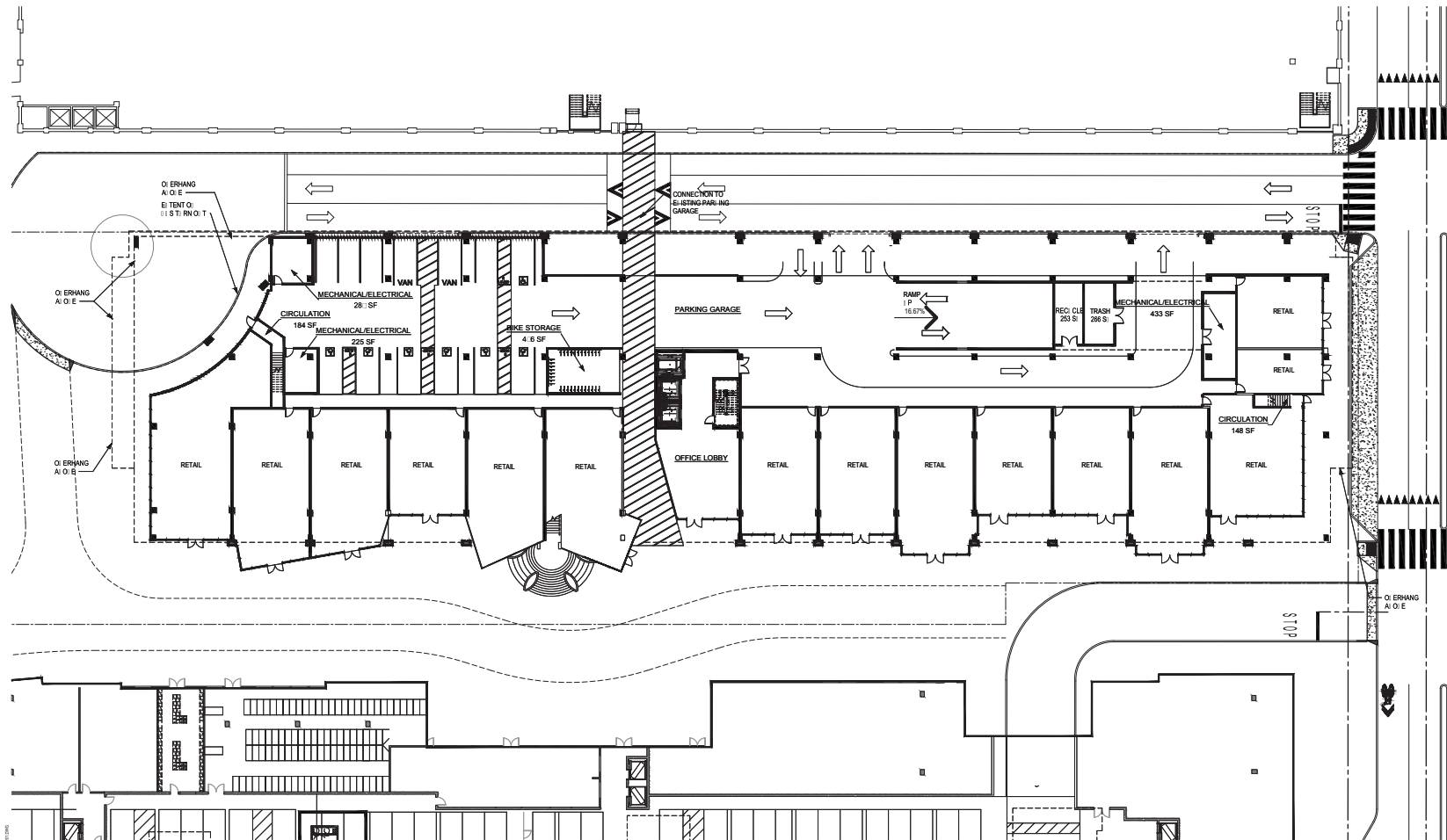
Gateway at Millbrae

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Office5A



Residential5B

Gateway at Millbrae

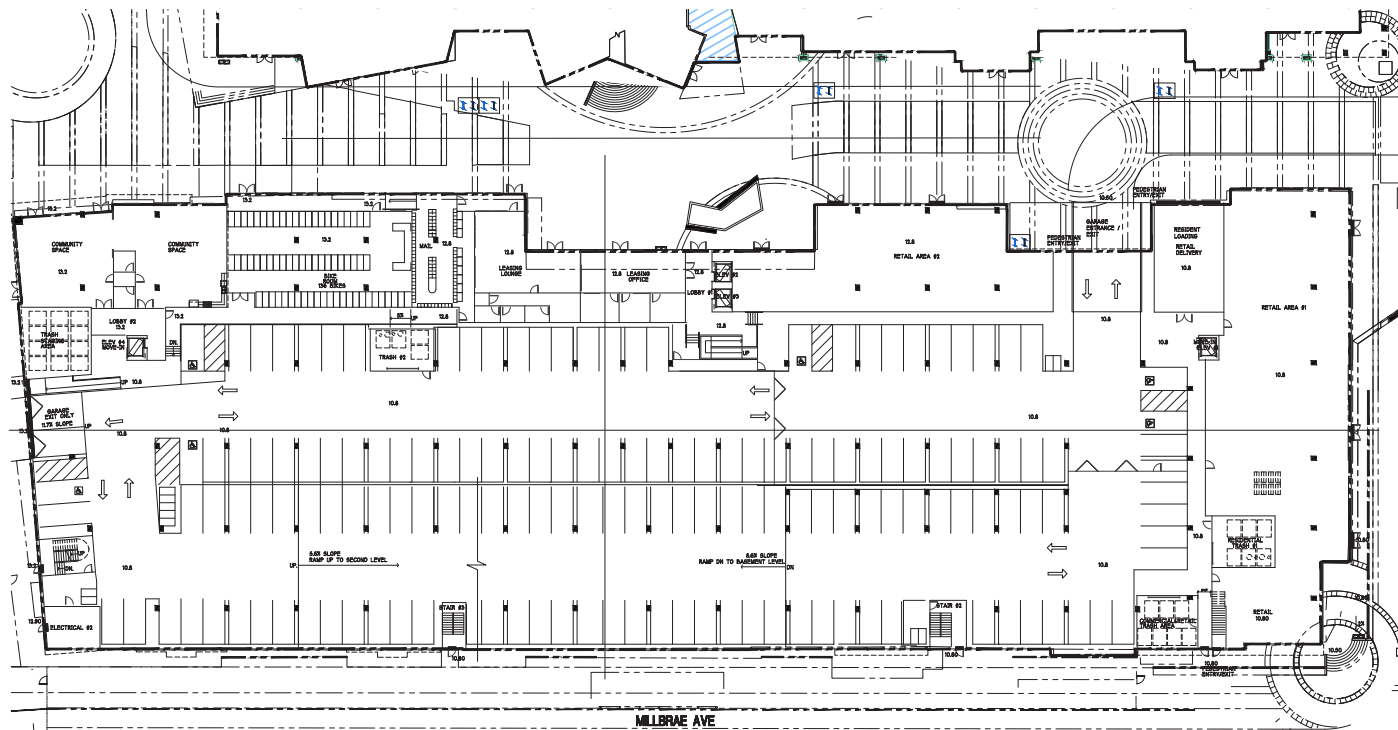


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Residential 5B

Gateway at Milbrae



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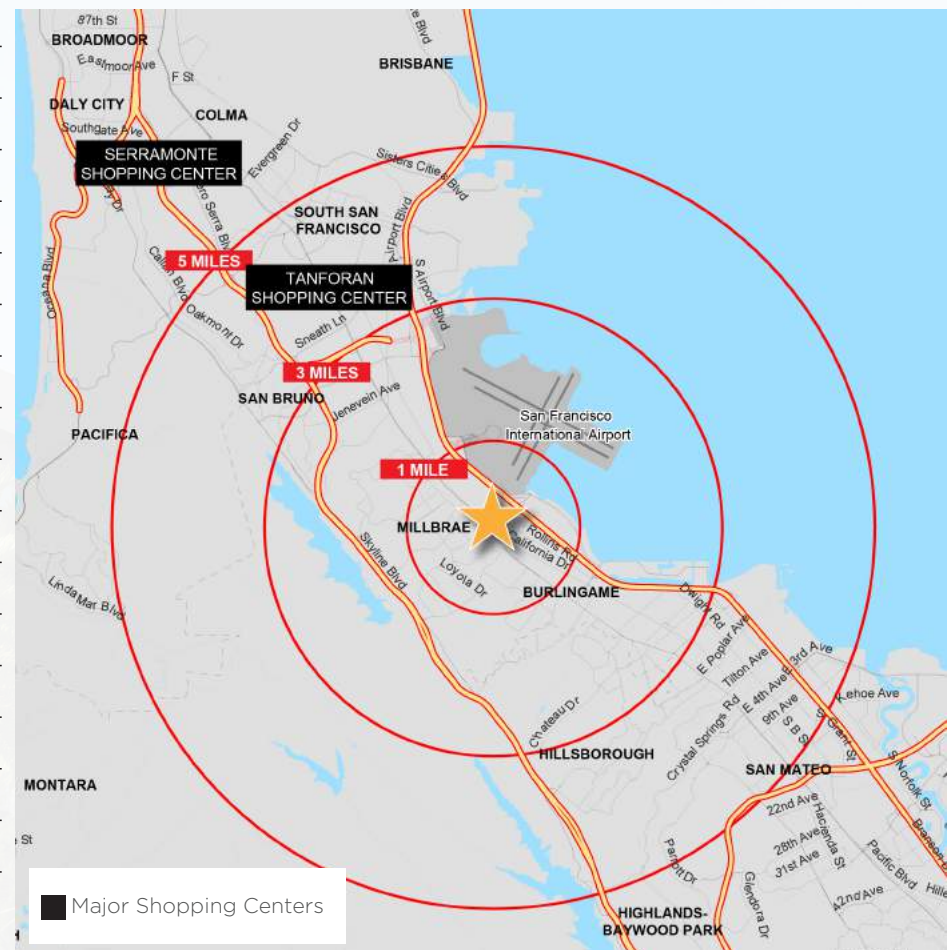


Gateway at Millbrae

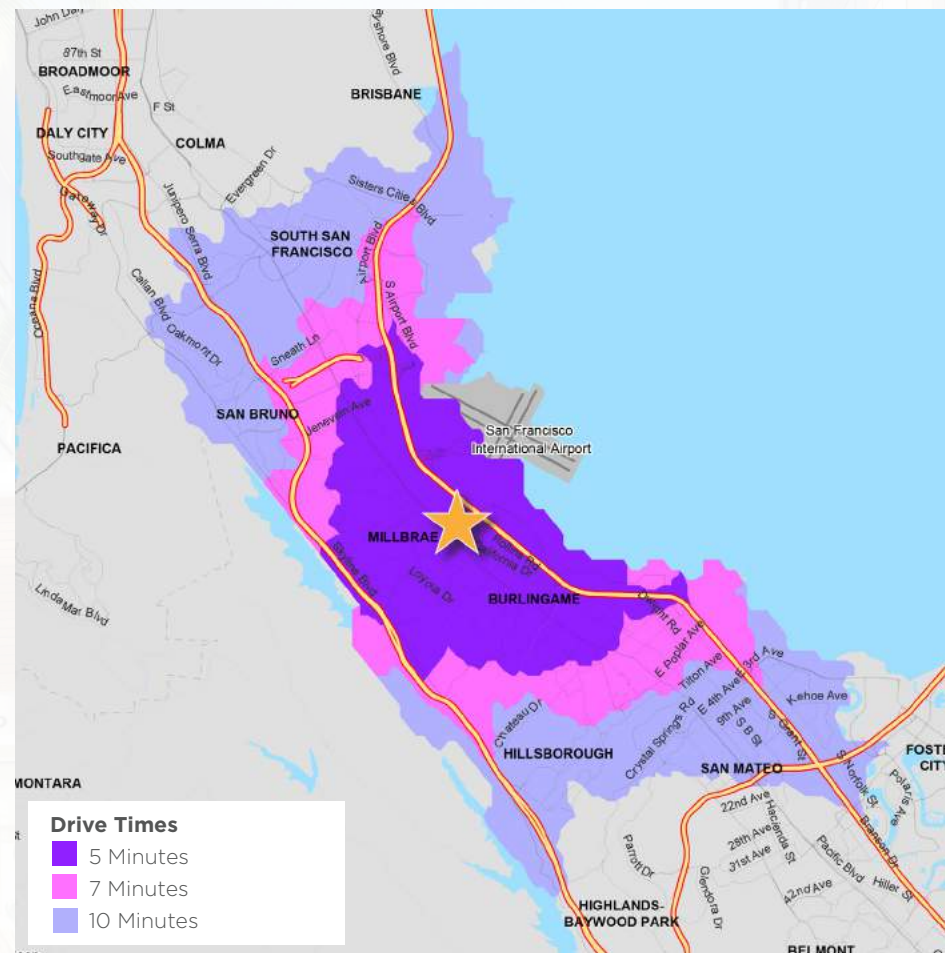
Residence Inn® by Marriott MILLBRAE STATION

Hotel 6B

DEMOGRAPHICS (2019)	1 Mile	3 Miles	5 Miles
2019 Total Population	16,721	84,154	208,476
Total Daytime Population	24,114	81,364	170,566
Total Employees	19,116	58,737	114,788
Median Age Total Population	42.3	40.9	40.5
Total Households	6,159	31,824	75,213
Total Occupied Housing Units	6,159	31,824	75,213
Total Owner Occupied Housing Units	2,802	17,615	41,685
Total % Owner Occupied Housing Units	45.5%	55.4%	55.4%
Average Household Income	\$169,183	\$180,368	\$168,055
Median Household Income	\$125,804	\$133,678	\$124,732
Per Capita Income	\$62,483	\$68,288	\$60,739
Pop 25 yrs + 4+ yrs College	6,234	32,858	72,637
% Pop25 yrs + 4+ yrs College	50.9%	53.5%	47.9%
% White Collar Occupations	76.2%	74.9%	69.8%
% Blue Collar Occupations	23.8%	25.1%	30.2%
Average Household Size	2.6	2.6	2.7

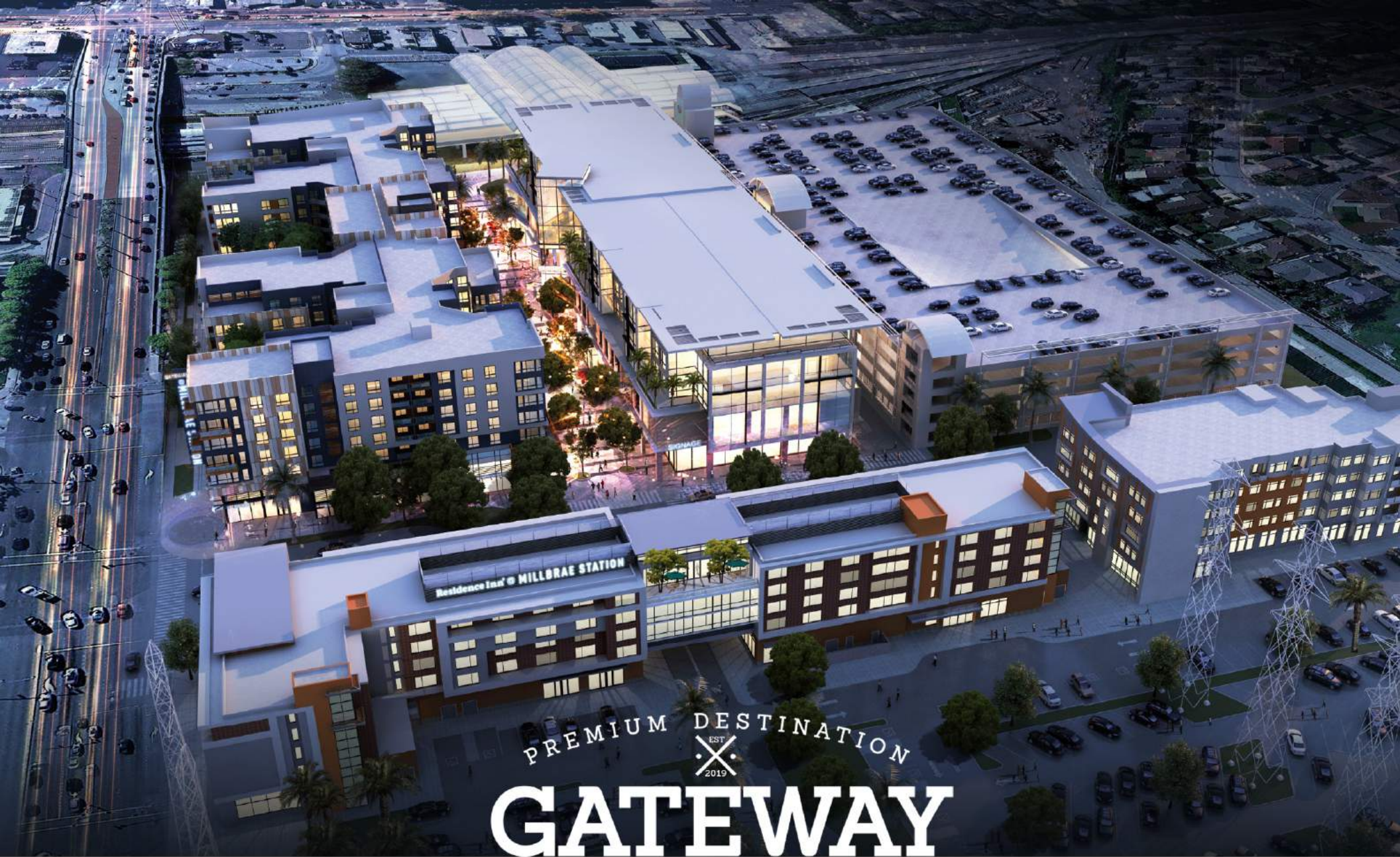


DEMOGRAPHICS (2019)	5 Minutes	7 Minutes	10 Minutes
2019 Total Population	47,665	76,301	111,790
Total Daytime Population	41,775	68,104	97,391
Total Employees	28,436	47,801	67,917
Median Age Total Population	41.8	40.7	40.4
Total Households	17,370	28,864	42,980
Total Occupied Housing Units	17,788	29,570	44,097
Total Owner Occupied Housing Units	9,818	15,742	22,771
Total % Owner Occupied Housing Units	56.5%	54.5%	53.0%
Average Household Income	\$181,384	\$175,679	\$174,013
Median Household Income	\$140,710	\$131,336	\$128,059
Per Capita Income	\$66,202	\$66,543	\$66,995
Pop 25 yrs + 4+ yrs College	18,305	29,499	42,879
% Pop 25 yrs + 4+ yrs College	52.9%	53.0%	52.4%
% White Collar Occupations	75.8%	74.5%	73.4%
% Blue Collar Occupations	24.2%	25.5%	26.6%
Average Household Size	3.3	3.3	3.3



TRAFFIC COUNTS

- ◆ Highway 101: 234,341 ADT
- ◆ El Camino Real: 31,435 ADT
- ◆ Millbrae Ave: 54,849 ADT



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3055 OLIN AVENUE, SUITE 2200, SAN JOSE, CA 95128 | 14-0240.07/19