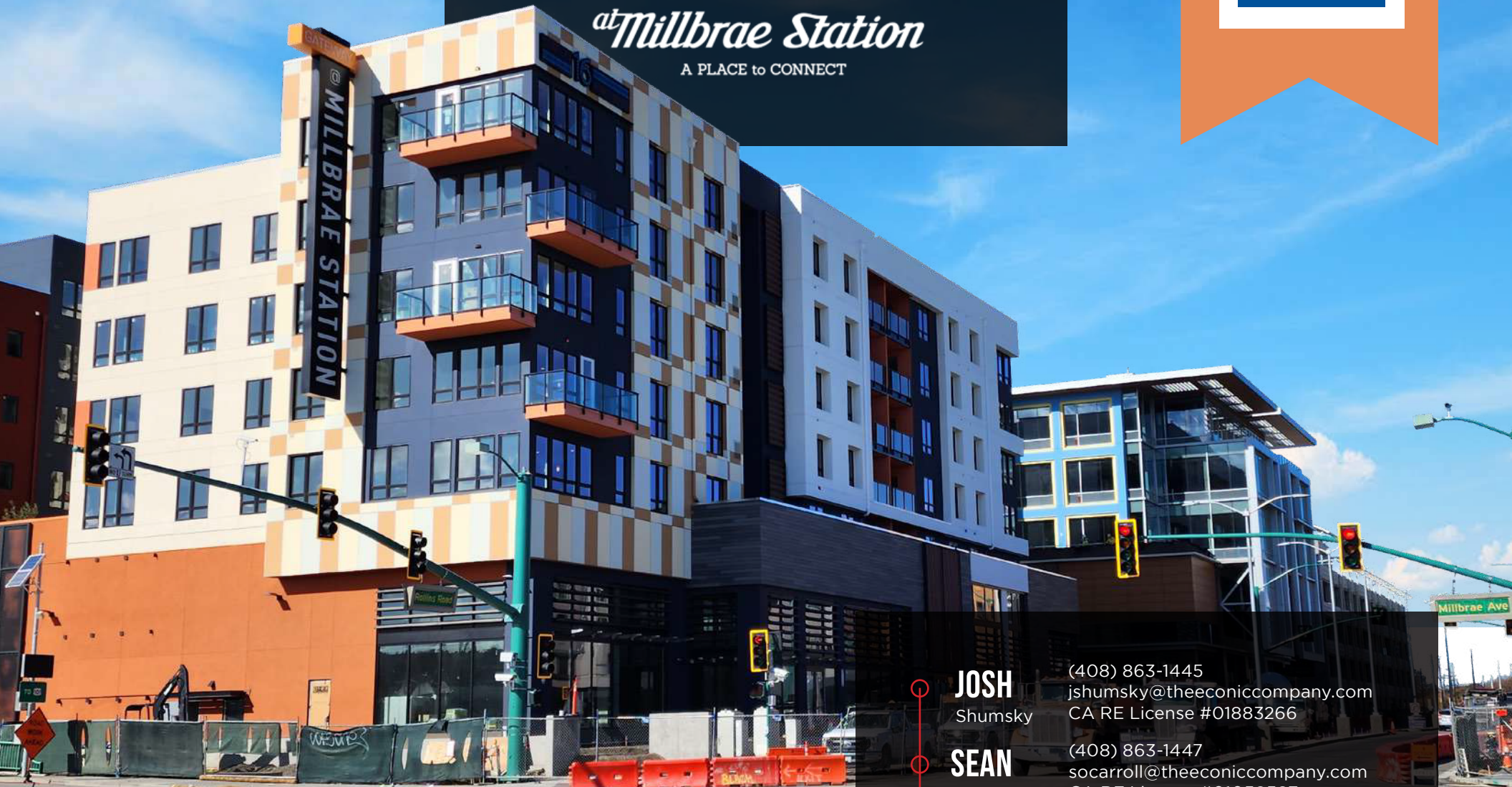


PREMIUM DESTINATION
EST. 2019
GATEWAY
at Millbrae Station
A PLACE to CONNECT

OFFICE 150,000 SF
FULLY LEASED TO:

samTrans



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Republic



Rollins Road

±44,123 SF OF RETAIL AND RESTAURANTS

- ◆ ±151,538 sf of Class A Office space
- ◆ ±400 rental apartment Homes
- ◆ ±163 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: Construction Complete - Delivering Spaces Now
- ◆ Available Signage:
 - Office Component: Exterior building top signage
 - Retail Component: Monument signage on Millbrae Ave.
(±55,000 cars per day)

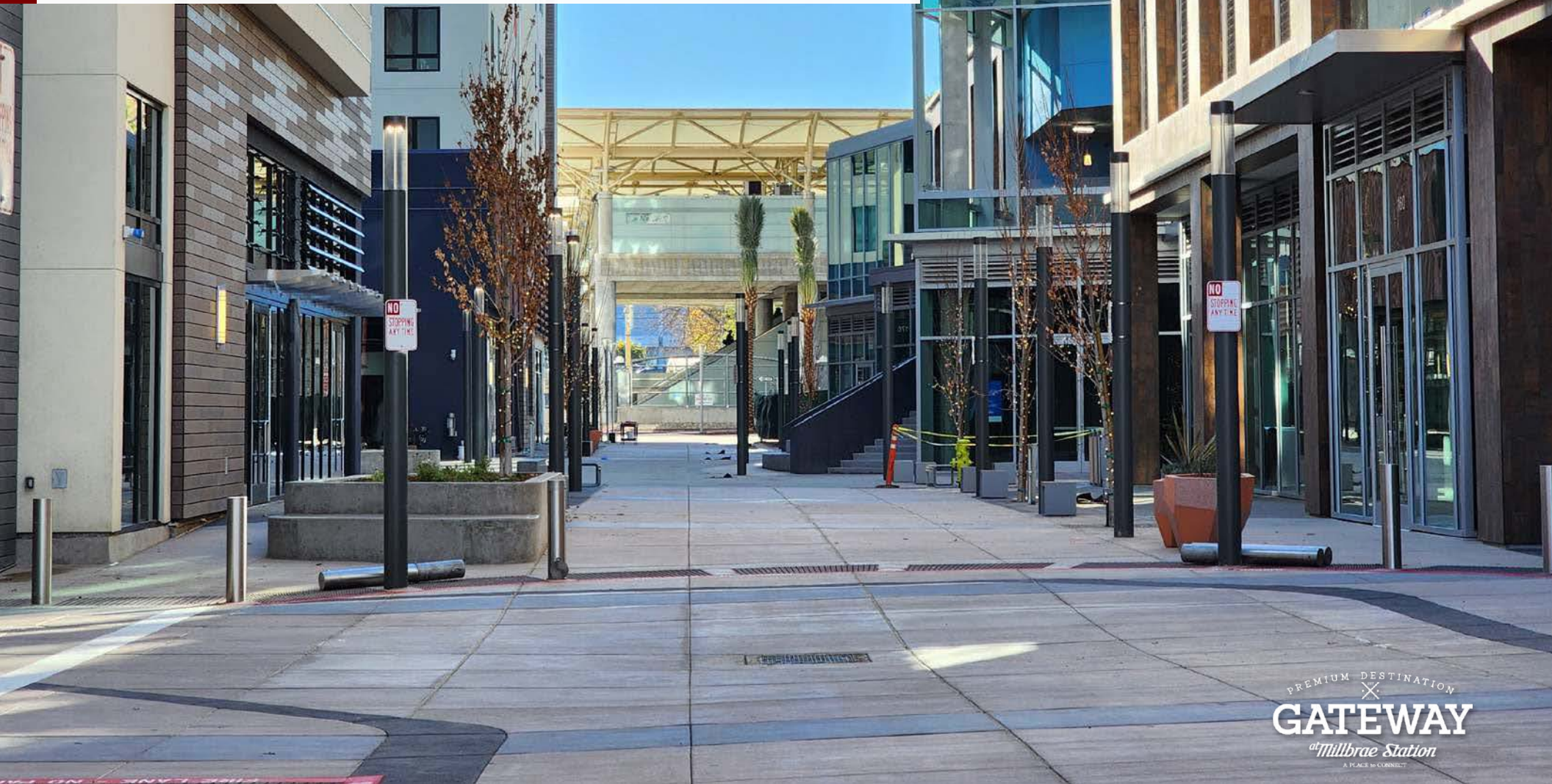
ProjectOverview

PREMIUM DESTINATION
GATEWAY
at Millbrae Station
A PLACE TO CONNECT

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

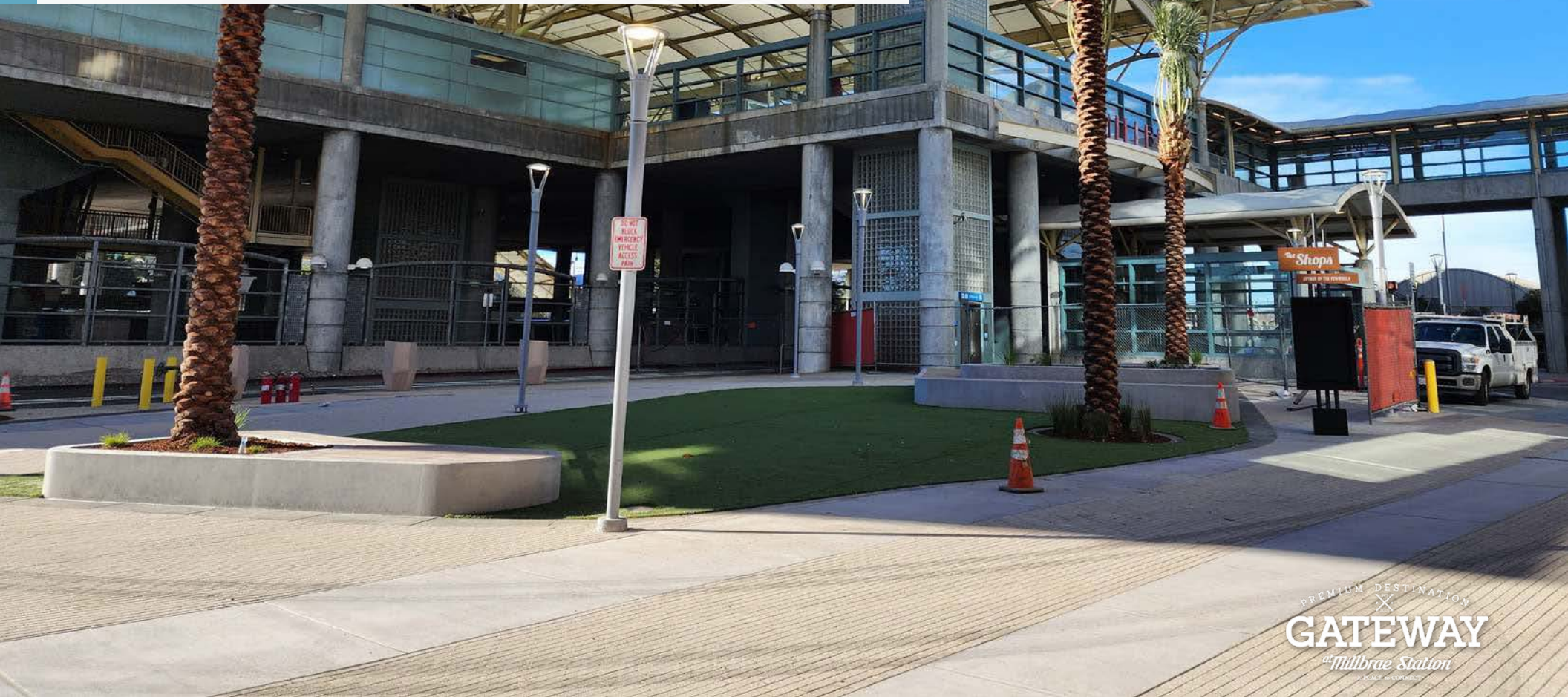


MILLBRAE TRANSIT CENTER @ THE MILLBRAE BART STATION

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



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

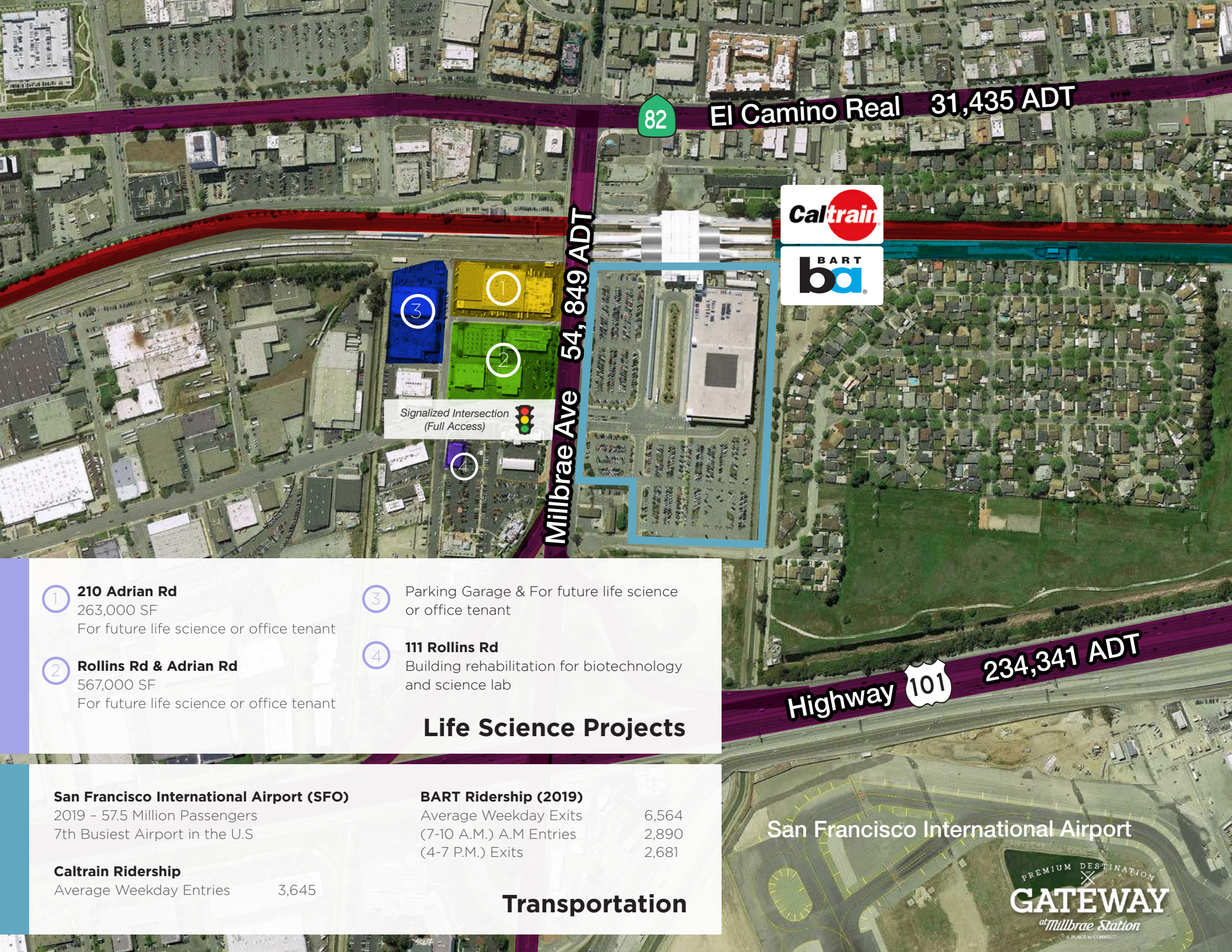
Downtown San Francisco

(Powell St.)

29 Minutes

Transportation





82

El Camino Real 31,435 ADT

Millbrae Ave 54,849 ADT



Signalized Intersection (Full Access)

1

210 Adrian Rd
263,000 SF
For future life science or office tenant

2

Rollins Rd & Adrian Rd
567,000 SF
For future life science or office tenant

3

Parking Garage & For future life science or office tenant

4

111 Rollins Rd
Building rehabilitation for biotechnology and science lab

Life Science Projects

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 (2019)

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

Transportation

Highway 101 234,341 ADT

San Francisco International Airport



Office5A - 166 N Rollins Rd

Residential5B - 126 N Rollins Rd

Hotel6B - 161 N Rollins Rd

LeaseSiteplan

- Available
- In LOI
- Lease Negotiations
- Leased

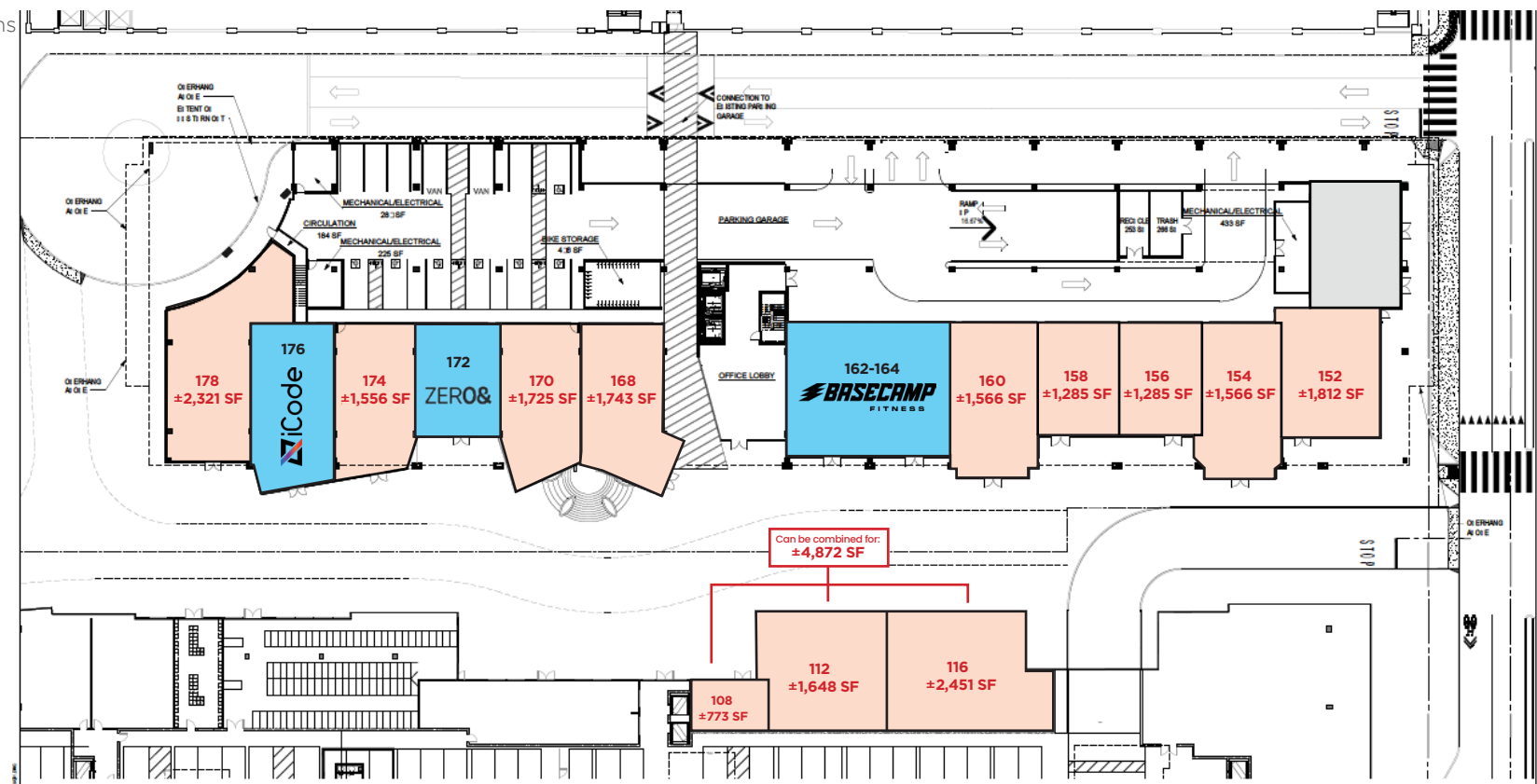


Office 5A



Gateway at Millbrae

- Available
- In LOI
- Lease Negotiations
- Leased

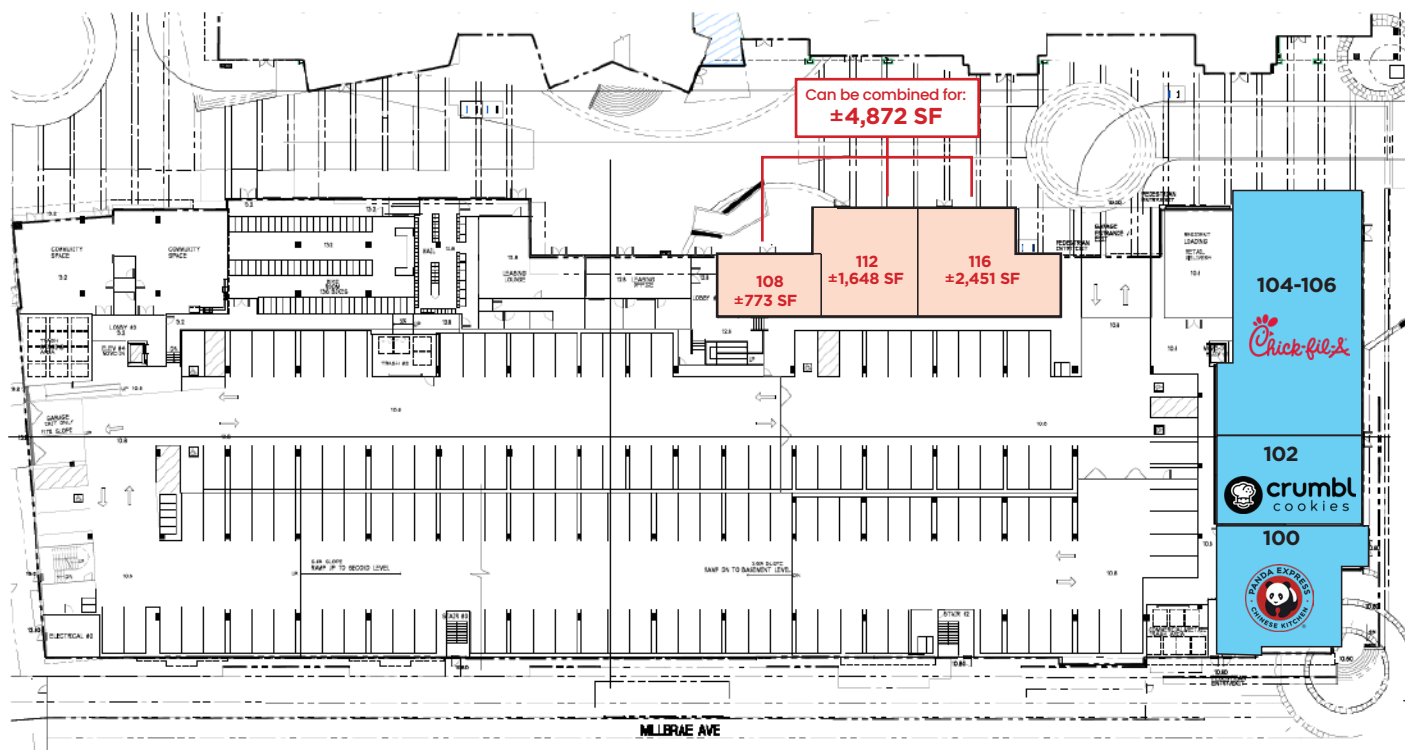


the econic company

Residential 5B



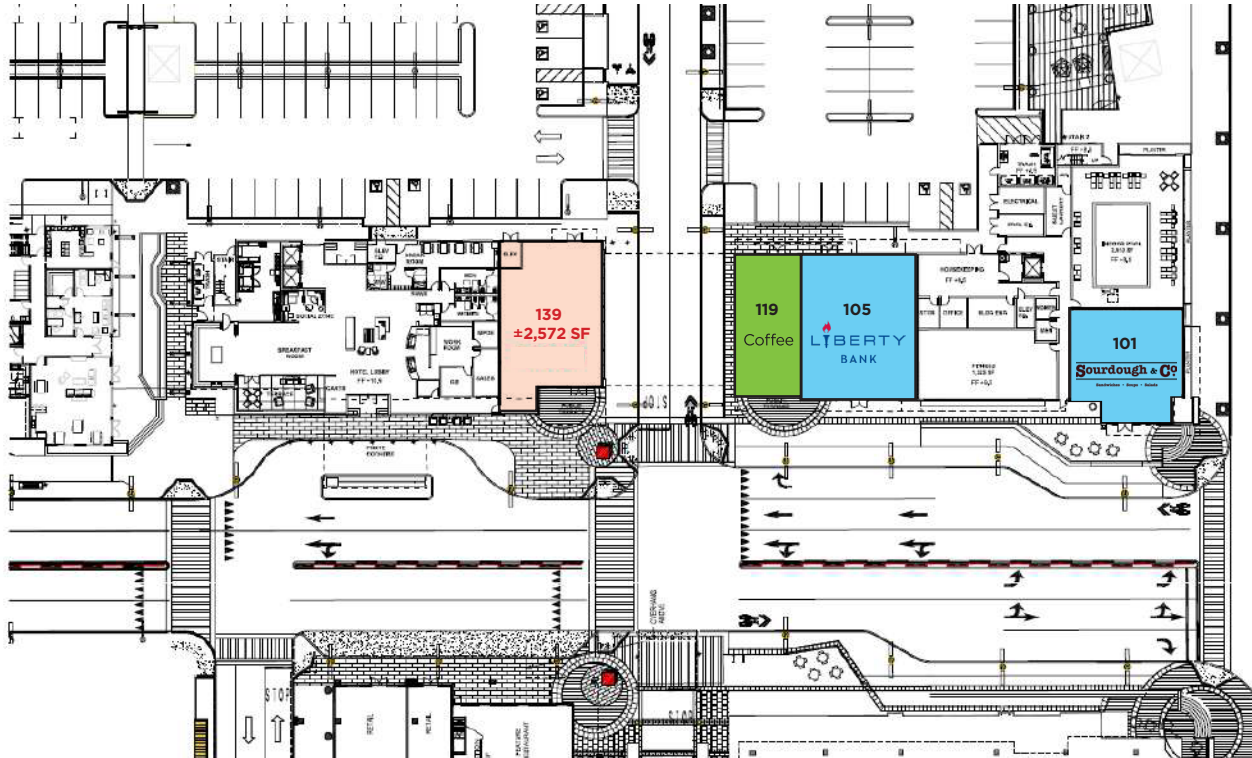
- Available
- In LOI
- Lease Negotiations
- Leased



Hotel6B



- Available
- In LOI
- Lease Negotiations
- Leased



Gallery



ParkingMap



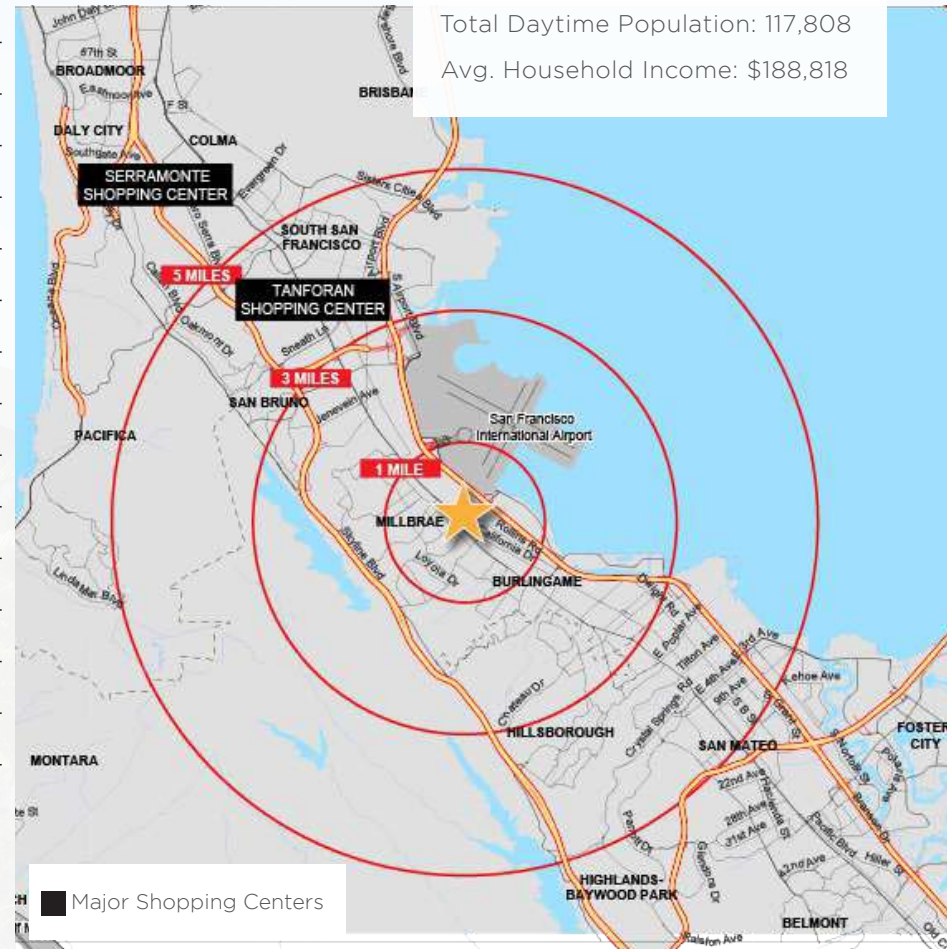
MileageMap

2023 5 Mile Demographics

Total Population: 203,305
 Total Daytime Population: 117,808
 Avg. Household Income: \$188,818

DEMOGRAPHICS (2023)

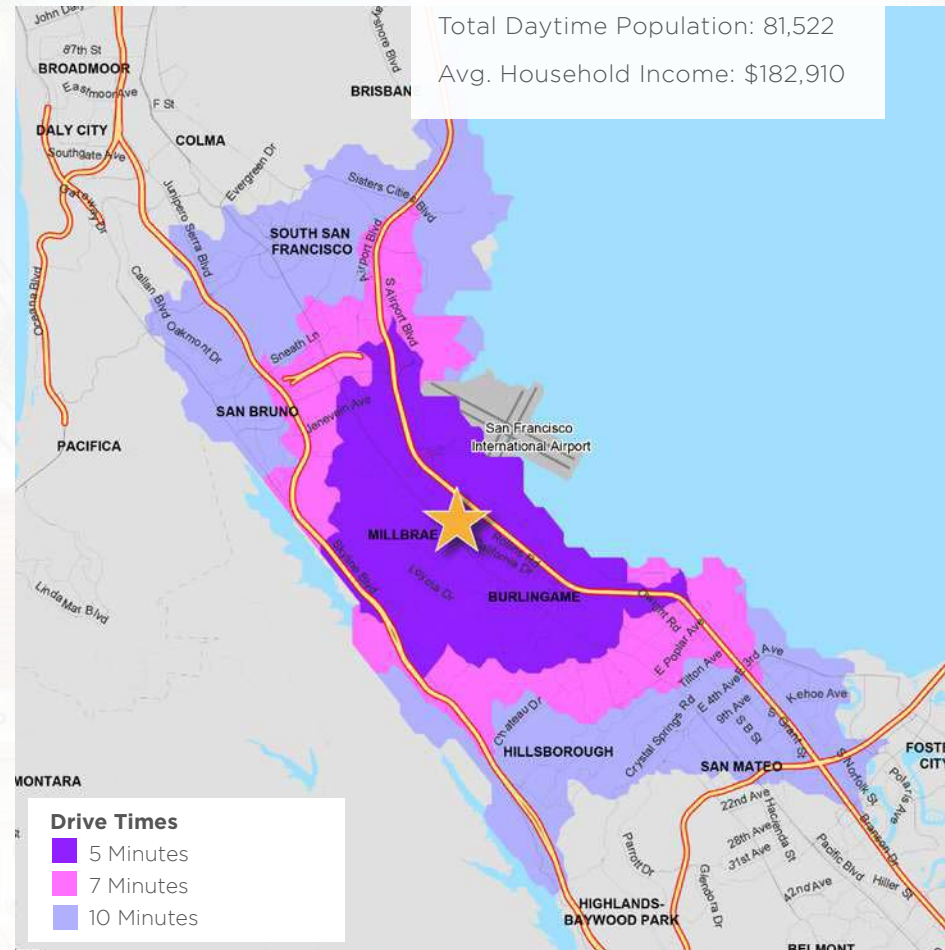
	1 Mile	3 Miles	5 Miles
2023 Total Population	14,187	89,476	203,305
Total Daytime Population	18,151	50,692	117,808
Median Age Total Population	44.1	42.6	41.8
Total Households	5,159	33,421	73,916
Total Occupied Housing Units	5,379	35,157	77,810
Total % Owner Occupied Housing Units	45.9%	52.3%	53.7%
Average Household Income	\$189,402	\$198,584	\$188,818
Median Household Income	\$139,939	\$139,648	\$130,145
Per Capita Income	\$69,237	\$74,126	\$68,722
Pop 25 yrs + 4+ yrs College	6,590	47,730	89,729
% Pop25 yrs + 4+ yrs College	63.4%	74%	61.4%
% White Collar Occupations	76.3%	73.5%	70.7%
% Blue Collar Occupations	13.1%	13.2%	14.6%
Average Household Size	2.65	2.65	2.72



DrivetimeMap

2023 10 Minute Demographics

Total Population: 123,731
 Total Daytime Population: 81,522
 Avg. Household Income: \$182,910



Drive Times
 5 Minutes
 7 Minutes
 10 Minutes

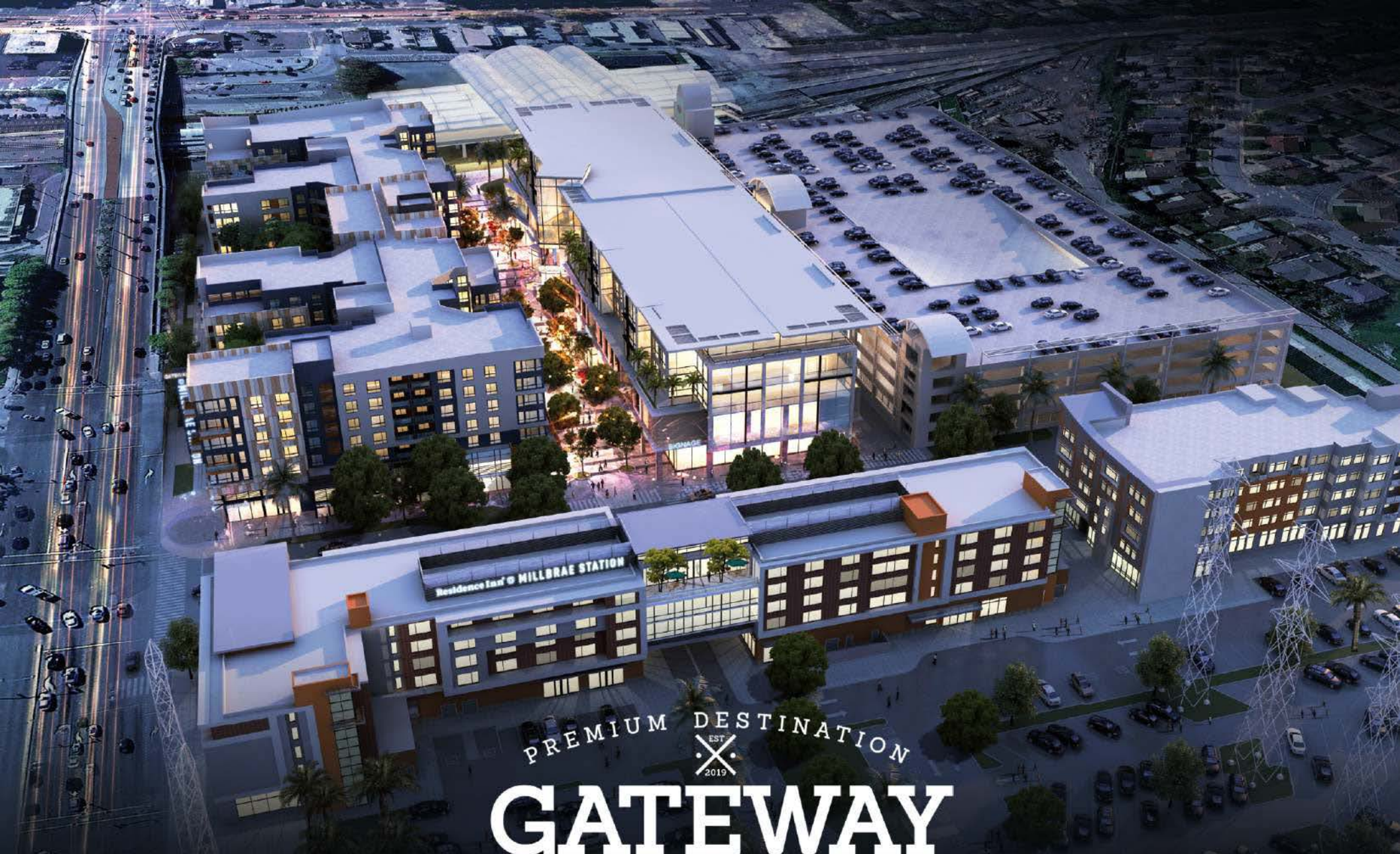
DEMOGRAPHICS (2023)

	5 Mins	7 Mins	10 Mins
2023 Total Population	27,300	57,053	123,731
Total Daytime Population	26,132	39,073	81,522
Median Age Total Population	42.3	42.3	41.0
Total Households	10,407	21,061	46,153
Total Occupied Housing Units	10,967	22,233	48,829
Total % Owner Occupied Housing Units	41.0%	47.5%	48.1%
Average Household Income	\$182,944	\$190,477	\$182,910
Median Household Income	\$134,172	\$135,316	\$127,045
Per Capita Income	\$68,164	\$70,547	\$67,525
Pop 25 yrs + 4+ yrs College	15,348	32,166	67,525
% Pop 25 yrs + 4+ yrs College	77.6%	78.4%	76.2%
% White Collar Occupations	73.6%	74.0%	70.2%
% Blue Collar Occupations	13.3%	12.3%	14.7%
Average Household Size	2.56	2.67	2.65

TRAFFIC COUNTS

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





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EST. 2019
GATEWAY

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