

# 1ST YEAR LEASING INCENTIVES

PREMIUM DESTINATION  
**GATEWAY**  
*at Millbrae Station*  
A PLACE to CONNECT



**Republic**  
URBAN PROPERTIES

**MO**  
MEACHAM OPPENHEIMER

**RESTAURANT-RETAIL-MEDICAL**

Ryan Warner  
Lic. #01397580  
408.477.2505  
rwarner@moinc.net

Austin Chaparro  
Lic. #02121723  
925.785.4842  
austin@moinc.net

# PROPERTY OVERVIEW



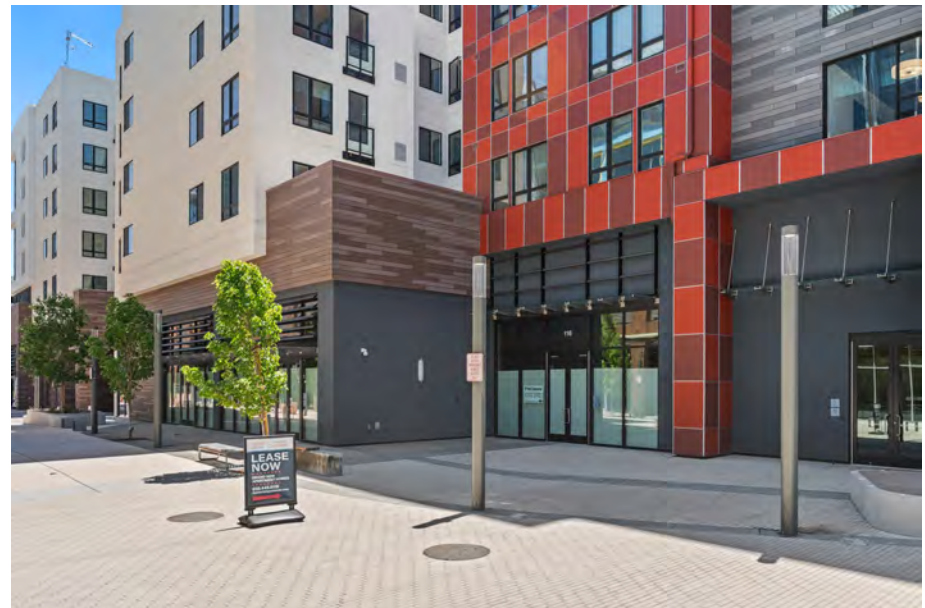
## Millbrae Transit Center @ Millbrae BART Station

- **Premier Transit Hub:** The exclusive Peninsula location offers a seamless connection between BART and Caltrain, enhancing strategic transit accessibility.
- **Prime Proximity to SFO:** Situated just 0.25 miles from San Francisco International Airport, presenting an unparalleled opportunity for retail, restaurant, and medical tenants.
- **High Passenger Volume:** With over 50 million passengers serviced in 2023, SFO ranks as the 12th busiest airport in the nation, underscoring the potential for a vibrant retail and restaurant hub.
- **Robust Daytime and Residential Populations:** Demonstrates significant demand for innovative and exciting retail and dining options.



## Distinctive Dining, Shopping, and Entertainment for Local Residents

- **“High Traffic Location”:** The Project benefits from easy access to 101 which has over 265K vehicles per day. El Camino Real has over 33,500 vehicles per day.
- **Pedestrian-Only Paseo:** The project features premium retail, restaurants, and office opportunities. The buildings design enhances outdoor dining experiences, complemented by sophisticated furnishings, unique art installations, lush landscaping, and dynamic lighting.
- **Engaging Community Events:** The projects design allows the community to host events such as farmers markets, movie nights, outdoor concerts, and food truck festivals to create a lively community atmosphere.
- **Station Plaza:** Provides outdoor dining options, a central gathering space for the community, and venues for special events.



# PROPERTY HIGHLIGHTS



- SamTrans is Occupying Over 150,000± SF of Class A Office
- Station 16: 400 Modern Apartments
- Residence Inn by Marriot 163± Room Hotel
- Community Event Plaza, Bike & Pedestrian Facilities, Linear Park
- As of August 2024, The Rollins Gateway Studio Apartments is 100% Occupied and Station 16 Apartments is 88% Occupied
- Availability: ±773 up to ±4,872 SF
- 55,000± Cars Per Day
- 220± Office Parking, 124± Retail/Restaurant Parking, 2,200± Parking Spaces in the Existing BART Garage
- Adjacent to New Life Science Project, 800,000 SF Currently Under Construction
- Co-tenants Include Chick-fil-A, Starbucks, Panda Express, Crumbl Cookies, and Tandoori Pizza
- Contact Agents for Pricing and Details
- **First Year Leasing Incentives!**



# SITE PLAN



## TENANTS

- samTrans
- iCode
- Zero&
- Basecamp Fitness
- Chick-fil-A
- Crumbl Cookies
- Panda Express
- Sourdough & Co
- Liberty Bank
- Starbucks
- Residence Inn by Marriott

## AVAILABILITY

- Suites:
  - 108: ±773 SF
  - 112: ±1,648 SF
  - 116: ±2,451 SF

\* Can be combined for ±4,872 SF



# PARKING MAP

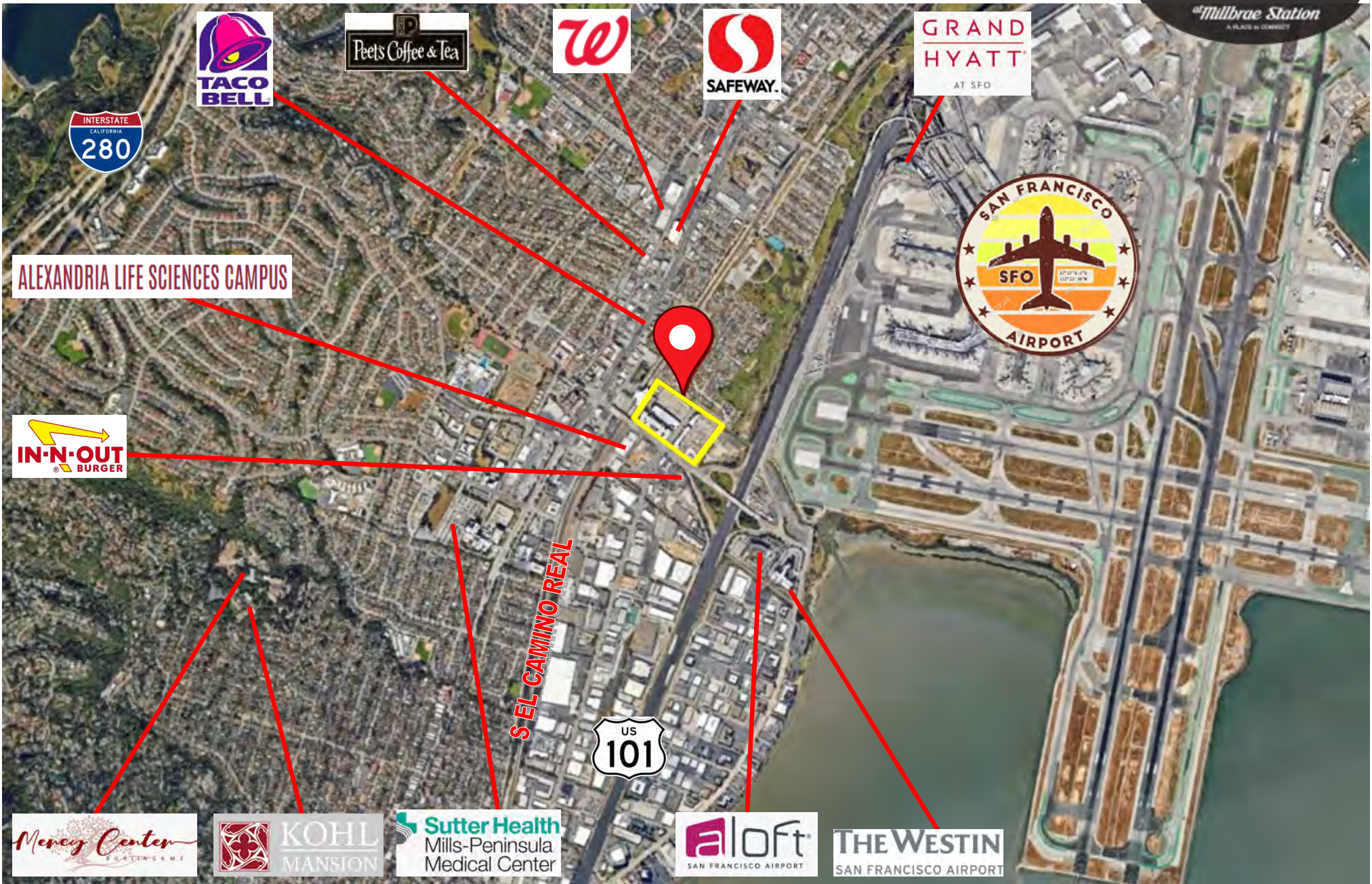


# MILLBRAE STATION



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# AREA MAP



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2024 SUMMARY	1-MILE	3-MILE	5-MILE
<b>Population</b>	14,720	88,788	211,677
<b>Households</b>	5,338	32,400	75,430
<b>Average Household Size</b>	2.66	2.71	2.78
<b>Owner Occupied Housing Units</b>	2,326	17,460	40,147
<b>Renter Occupied Housing Units</b>	3,012	14,940	35,283
<b>Median Age</b>	41.9	41.4	41.0
<b>Median Household Income</b>	\$141,523	\$150,498	\$141,283
<b>Average Household Income</b>	\$190,432	\$202,426	\$192,824





# GATEWAY at MILBRAE STATION



MEACHAM/OPPENHEIMER, INC.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
www.moinc.net

**Ryan Warner**  
Lic. #01397580  
408.477.2505  
rwarner@moinc.net

**Austin Chaparro**  
Lic. #02121723  
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