



# BAY MEADOWS

## SAN MATEO



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STOCKBRIDGE  
REAL ESTATE FUND, LP





*We want to make a place of real lasting value – a whole place, a whole village that’s working on a number of legs that reinforce one another.*



## PROJECT INFORMATION

Over 15 years in the making, Bay Meadows is a master plan neighborhood centered in San Francisco's vibrant Peninsula alongside the Caltrain Station and Highway 101. The project has been built in phases, with the first component of Phase 1 completed in 2003 consisting of an 83,000 SF neighborhood shopping center anchored by Whole Foods and Crunch Fitness, 250,000 square feet of office, 575 apartments, and Franklin Templeton Investments office campus.

The largest and last phase replacing the historic racetrack is Wilson Meany's latest Bay Area community. This award-winning Transit Oriented Development (TOD) delivers the best of modern living in the form of a vibrant urban village. **The project is one of the single largest redevelopment sites in the Bay Area** totaling over 83 acres combining 1,116 residential units, over 1,000,000 SF of Class A office space, 18 acres of public space (15 acres of public parks + 3 acres of public access easements), a private high school and 40k of urban retail on Delaware Street.

Blue Bottle Coffee, Fieldwork Brewing Co., Humphry Slocombe Ice Cream, Enara Health, One Medical and Roam Burger are all open on Delaware Street. **Clayroom SF and Bamboo Asia will open Fall of 2023.** Several prominent retail and food opportunities remain for lease.

The street was carefully designed with angled parking and large communal gathering areas. Landscaped walkways create a walkable and inviting experience, highlighted by the large town square.

CURRENT  
AVAILABILITY

~

1,902 SF





**1 Park Place at Bay Meadows**  
85,000 SF Grocery Anchored Center +  
250,000 SF Office Space + 600 Residential Units



MENDOCINO FARMS  
sandwich market

**2 Kaiser**  
65,000 SF medical facility

**3 Franklin Templeton Investments**  
760,000 SF campus  
240,000 SF, completed expansion

## PROJECT OVERVIEW

**83 acres - bringing retail, office, residential, and parks together.**

**Office Space:** ±1.2 M SF office space including Roblox, Survey Monkey, and Freshworks.

**Retail Space:** 41,132 SF - One Medical, Blue Bottle Coffee, Clayroom SF, Bamboo Asia, Biograph, Fieldwork Brewing Co., Enera Health, Humphry Slocombe Ice Cream and Roam Burger.

**Residential Units:** 1,116

**The Nueva School:** 952 Students / 234 Staff

**Public Space:** 18 acres

**Transportation:** 133,000 annual riders / adjacent to Caltrain  
\*caltrain.com



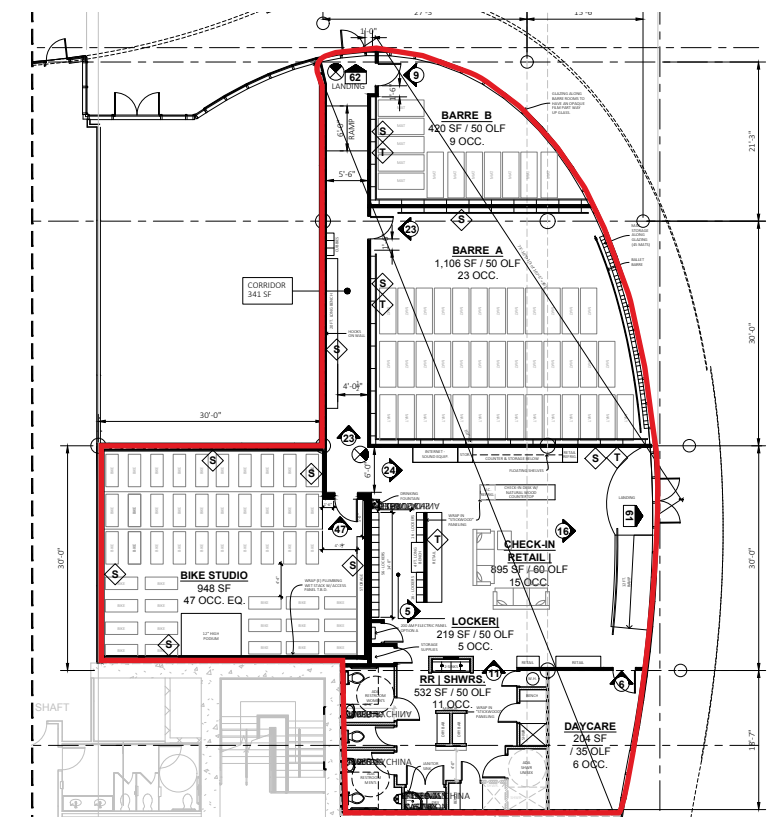
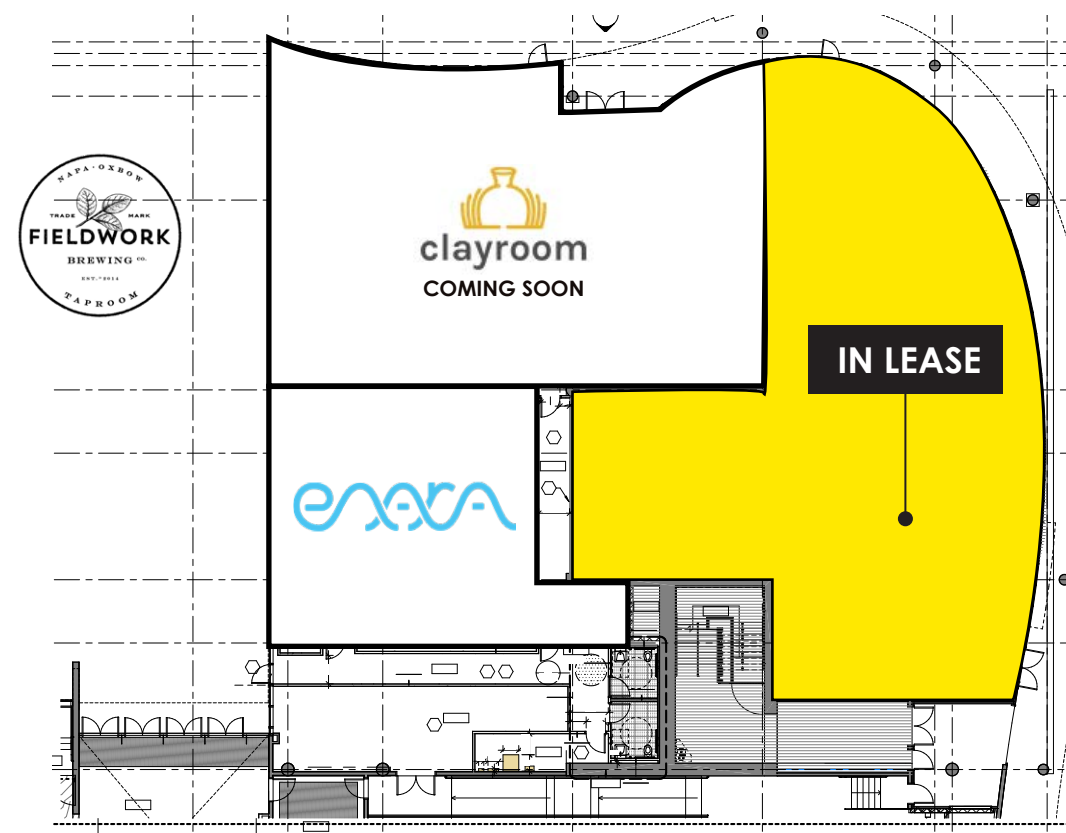




218 PARKING STALLS FOR RETAIL CUSTOMERS





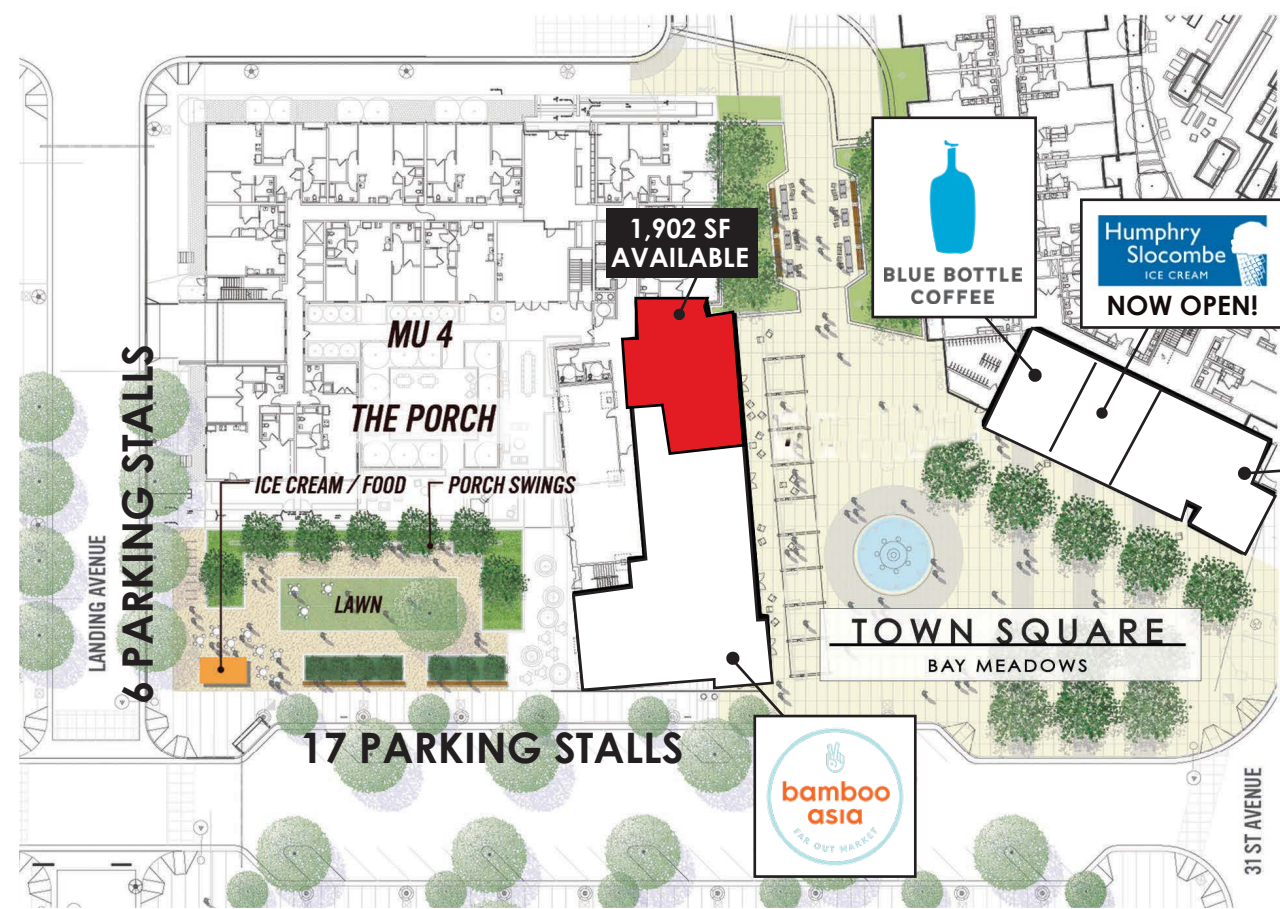




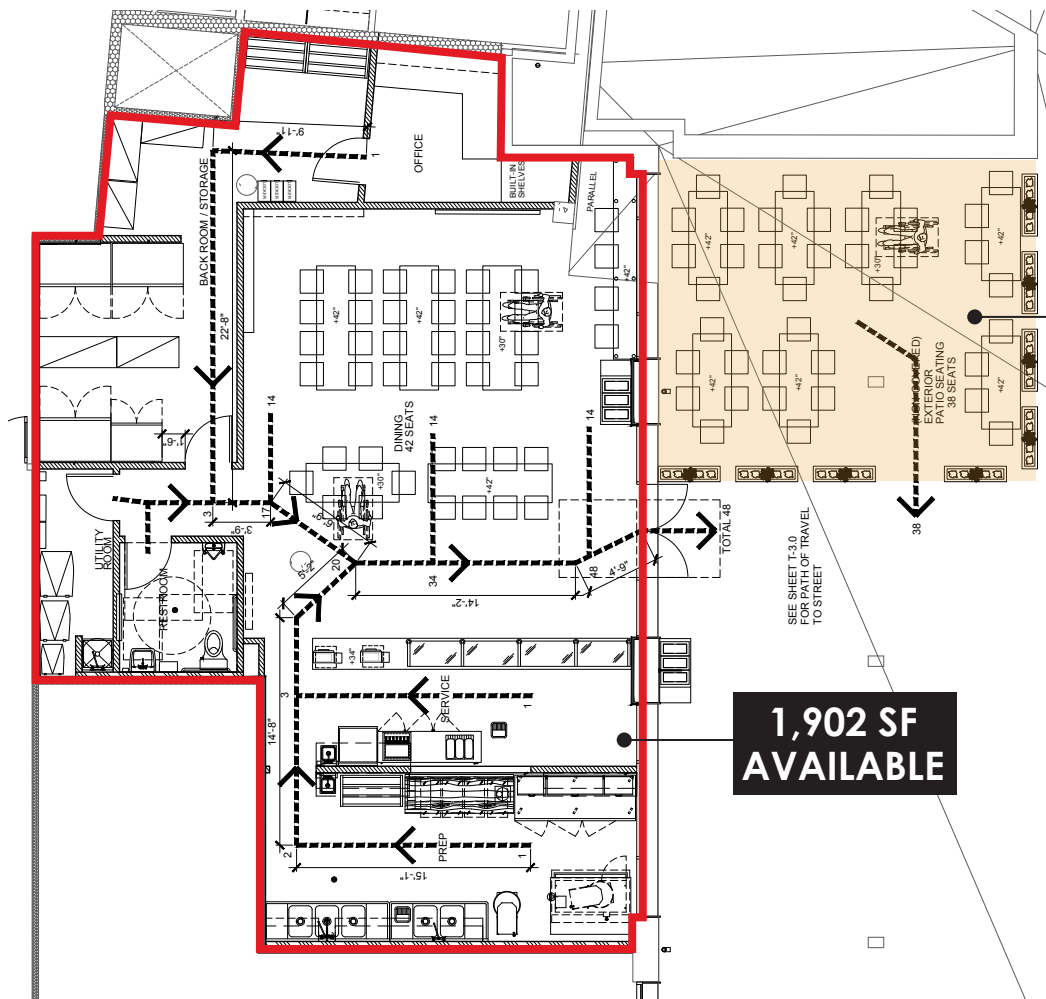


AVAILABLE SPACE

1,902 SF  
AVAILABLE



1,902 SF  
AVAILABLE



PATIO  
SEATING

1,902 SF  
AVAILABLE







# BAY MEADOWS

## SAN MATEO

### Caltrain Express Service

Annual Riders: 109,356

Time to Palo Alto: 11 Minutes

Time to San Francisco: 26 Minutes

Time to San Jose: 33 Minutes

Did you know that Bay Meadows is a true transit-oriented community? The project is carefully planned and designed so that residents can live, work, play, and easily use a number of options for getting around, either on foot, by bike or by using public transportation.

Caltrain, a hub of public transportation on the peninsula and for Bay Meadows, is currently in the process of a major upgrade. The Caltrain Modernization Program (CalMod) will electrify and upgrade the performance, operating efficiency, capacity, safety and reliability of Caltrain's commuter rail service by 2019. A key component to CalMod is the Peninsula Corridor Electrification Project (PCEP). Currently, Caltrains are diesel. The PCEP will change the trains to electric multiple unit trains for service between San Francisco and Tamien Station in San Jose.





## WILSON MEANY

Wilson Meany is a privately owned real estate investment and development firm focused on urban infill locations in the Western United States. Wilson Meany brings more than 35 years of experience to its mixed-use, residential, retail and office developments, all of which reflect the company's commitment to integrity, innovation and quality.

## STOCKBRIDGE

Stockbridge is a fully independent real estate investment management firm led by veteran industry professionals. The firm's portfolio comprises assets across the investment risk spectrum, including core, value-added and opportunistic strategies.

Stockbridge has approximately \$10.7 billion of assets under management spanning all major real estate property types, and certain specialty property types, throughout the United States.



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