

# BAY MEADOWS STATIONS

SOUTH DELAWARE ST | SAN MATEO



1.3 MILLION SF CAMPUS

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STOCKBRIDGE

WILSON  
MEANY

NEWMARK

# SITE OVERVIEW

## BAY MEADOWS STATIONS



BAY MEADOWS STATION 1

±222,000 SF

BAY MEADOWS STATION 6

±197,000 SF

BAY MEADOWS STATION 7

±128,000 SF

BAY MEADOWS STATION 4

±227,000 SF

BAY MEADOWS STATION 5

±220,000 SF

BAY MEADOWS STATION 3

±179,000 SF

BAY MEADOWS STATION 2

±202,000 SF

- EXISTING
- COMING SOON

## PROJECT OVERVIEW

**Bay Meadows Station** is a vibrant and walkable community that combines urban living with eco-friendly design. This unique campus features up to 1,350,000 rentable square feet of distinctive office and retail spaces. It includes state-of-the-art building operating systems that ensure high energy efficiency and comfort, along with large flexible floor plates that maximize natural light. Additionally, it has achieved LEED Gold Certification, highlighting its strong commitment to sustainability.



**STATION 1**  
BAY MEADOWS

±222,000 SF

**STATION 1**  
2750 S DELAWARE STREET



**STATION 2**  
BAY MEADOWS

±202,000 SF

**STATION 2**  
2850 S DELAWARE STREET



**STATION 3**  
BAY MEADOWS

±179,000 SF

**STATION 3**  
2950 S DELAWARE STREET



**STATION 4**  
BAY MEADOWS

±227,000 SF

**STATION 4**  
3050 S DELAWARE STREET



**STATION 5**  
BAY MEADOWS

±220,000 SF

**STATION 5**  
3150 S DELAWARE STREET



**STATION 6**  
BAY MEADOWS

±197,000 SF

**STATION 6**  
2855 S DELAWARE STREET





# HIGHLIGHTS

# A TRULY INTERACTIVE ENVIRONMENT



Community Front Yard with Bocce Ball



Beer Garden with Fire Pit



Town Square Events



Biking + Jogging Trails



18 Acres of Parks + Outdoor Areas



EV charging stations



Bicycle storage and shower/locker room facilities in each building

# PRIME TRANSIT CONNECTIVITY

**1 MINUTE** TO CALTRAIN, AND US 101, HWY 82 & 92, AND 280 LESS THAN 10 MINS AWAY



DESTINATION	DISTANCE	TRANSIT TIME
San Francisco	22 Miles	26 Mins
SF International Airport	10 Miles	13 Mins
Palo Alto	13 Miles	13 Mins
Oakland	30 Miles	32 Mins
San Jose	28 Miles	30 Mins



# AREA OVERVIEW



TRADER JOE'S®

HAYWARD PARK Caltrain

SAN MATEO COUNTY  
EVENT CENTER  
ON THE SAN FRANCISCO PENINSULA

92

101

BAY MEADOWS STATIONS

HILLSDALE Caltrain

FIELDWORK

BLUE BOTTLE COFFEE



ROAM

BASECAMP FITNESS

clayroom

HILLSDALE SHOPPING CENTER

20+ dining options,  
75 retail stores,  
plus entertainment

TRADER JOE'S®

BARNES & NOBLE

Apple	BARNES & NOBLE	★ macy's	WILLIAMS SONOMA CALIFORNIA
NORDSTROM	TRADER JOE'S	SEPHORA	
west elm	lululemon	cinépolis	PINSTRIPES BIRTHDAY SHOPPING & BAKERY
UNI QLO	california pizza kitchen	Spiz Coffee	Starbucks
SHAKE SHACK	Paul Martin's AMERICAN GRILL	RED DOOR ESCAPE ROOM	SANDBOX VR
			Dr. Cheesecake Factory



Peet's Coffee



Mendocino Farms

# AMENITIES

# A DYNAMIC RETAIL NEIGHBORHOOD

FIELDWORK



NORDSTROM

west elm



BLUE BOTTLE COFFEE



HILLSDALE SHOPPING CENTER



cinépolis



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