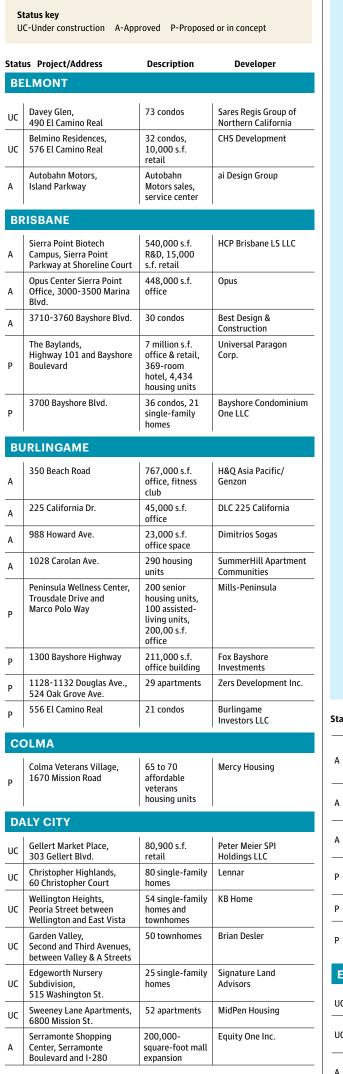
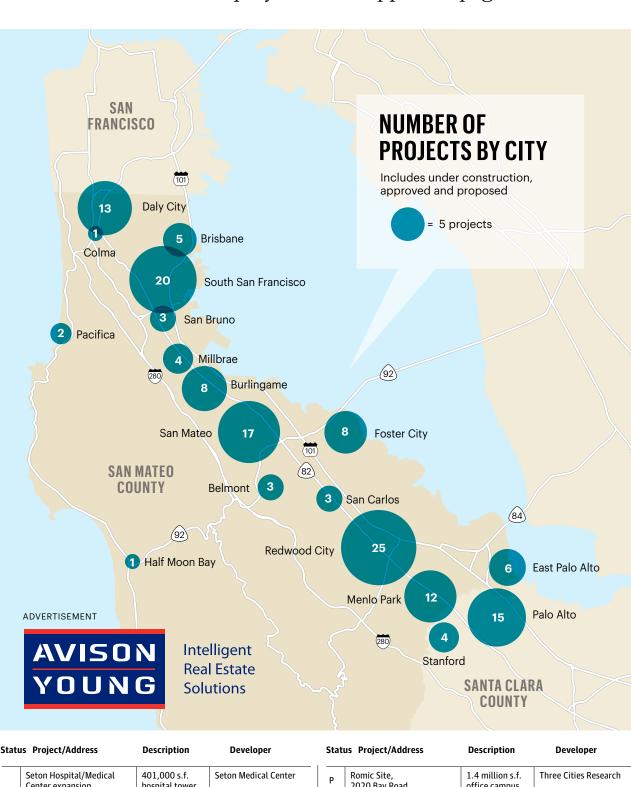
SAN FRANCISCO BUSINESS TIMES AUGUST 26, 2016

PENINSULA STRUCTURES

DEVELOPMENT ON THE PENINSULA

The Peninsula's office, residential, R&D and retail pipeline is packed. We list major projects from Daly City down to Palo Alto. Hotel projects are mapped on page 41.





	AVISO YOUN	RA2	elligent I Estate utions		Stanfor	SANTA CLAR COUNTY	NA.				
Stati	us Project/Address	Description	Developer	Stati	us Project/Address	Description	Developer				
Α	Seton Hospital/Medical Center expansion,	401,000 s.f. hospital tower,	Seton Medical Center	P	Romic Site, 2020 Bay Road	1.4 million s.f. office campus	Three Cities Research				
	1900 Sullivan Ave.	60,000 s.f. medical office		_ P	University Plaza Phase II, 2111 University Ave.	230,000 s.f. office	Sobrato Organization				
Α	Peninsula Del Rey Senior Living Community, 165 Pierce St.	208 senior condos	SRGL Daly City LLC	P	2555 Pulgas Ave.	100,000 s.f. industrial building	Prologis				
Α	Brunswick Street Senior Apartments, 4619 Brunswick St.	206 senior apartments	AMG and Associates	FC	FOSTER CITY						
Р	Junipero Serra Transit Village, 3601 Junipero Serra Blvd.	500 apartments	Sares Regis Group of Northern California, Bridge Housing	UC	Gilead lab & office building, 300-368 Lakeside Dr. & 301-309 Velocity Way	266,000 s.f. lab and office	Gilead Sciences				
Р	Serramonte Terraces, Phase I, 515 Serramonte Blvd.	270 condos	Costa Brown	UC	Lincoln Centre Campus, 200-850 Lincoln Centre Dr.	595,000 s.f. lab and office,	BioMed Realty Trust, Blackstone Group				
P	Point Martin, Phase II, Steve Courter Way and	115 single- family homes	CKS Environmental	UC	The Triton, 1159-1166 Triton Dr.	220 housing units	AREOF VI Triton LLC				
	Martin Street			UC	Atria, 707 Thayer Lane	150 assisted- living units	Atria Senior Living				
E/	University Square,	214.000 s.f.	Sobrato Organization	UC	Foster Square, 708 Eppleton Lane	200 senior condos	Lennar				
UC	2100 University Ave.	office		-	Gilead Master Plan, 300-368 Lakeside Dr. &	2.56 million s.f. office and R&D	Gilead Sciences				
UC	University Avenue Senior Housing,	41 senior units	East Palo Alto Can Do, MidPen Housing Corp.		301-309 Velocity Way	800.000 s.f.	Gilead Sciences				
	2358 University Ave. Four Corners,	115 condos,	Clarum Homes	- Р	Gilead Sciences, Chess Drive at Foster City Boulevard	office and R&D	Gileau Sciences				
A —	Bay Road and University Avenue	15,000 s.f. retail		_ P	Pilgram Triton, Phase C, 551 Pilgrim Dr.	68 townhouses	Sares Regis Group of Northern California				

PENINSULA **STRUCTURES**

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	us Project/Address	Description	Developer	Stati	us Project/Address	Description	Developer	Stati	us Project/Addre
H <i>P</i>	ALF MOON BAY		l	P	429 University Ave.	31,100 s.f. office	Elizabeth and Jaime Wong	UC	Meadow Walk Townhomes, Baz
JC	Pacific Ridge, 684 Terrace Ave.	63 housing units	Ailanto Properties Inc.	RE	DWOOD CITY				E. 31st Ave. Mariner's Island
MI	ENLO PARK			UC	601 Marshall St.	129,000 s.f. office	Dostart Development	UC	condos, 400 Mar Island Blvd.
	Menlo Gateway Project, 110-190 Independence	694,700 s.f. office and R&D,	Bohannon Development Corp.	UC	550 Allerton St. 815 Hamilton St.	69,000 s.f. office 60,000 s.f. office,	Premia Partners Harmony & Winslow	A	Bay Meadows II, 2600 S. Delaware
JC	Dr. and 101-155 Constitution Dr.	250-room hotel, 68,500 s.f. health		UC		7,000 s.f. retail			
		club, restaurant, retail		UC	1020 Alma St. Pete's Harbor, 1 Ucelli Blvd	25,000 s.f. office 411 housing units	Hillspire LLC Pauls Corp.	A	Central Park Sout 885 S. El Camino
C	Commonwealth Corporate Center,	260,000 s.f. office	Sobrato Organization	UC	Marston Apartments, 601 Main St.	196 housing units	Lennar Multifamily West	Α	Avalon Motel redevelopment,
	151 Commonwealth Dr. Anton Menlo,	394 apartments	St. Anton Partners	UC	103 Wilson St.	175 housing units	Greystar Development		220 N. Bayshore
JC	3639 Haven Ave.			UC	Locale Apartments,	133 apartments	The Acclaim Cos.	P	Franklin Templet Phase I expansion One Franklin Parl
IC	Elan Greystar, 3645 Haven Ave.	146 apartments	Greystar	-	488 Winslow St. Stanford University	1.6 million s.f.	Stanford University	_	The Essex at
IC	Sequoia Belle Haven, 1221 Willow Road	42 affordable units and rehab of 48 existing units	MidPen Housing Corp.	A	Redwood City campus, 405-565 Broadway 2075 Broadway	office, medical and R&D 112,000 s.f.	Lane Partners	P	Central Park, 99-157 E. 5th Av Hayward Park,
	Facebook campus project, 300-309	960,000 s.f. office, 200-room	Facebook Inc.	A	,	office, retail		P	Concar Drive and Pacific Boulevard
	Constitution Dr. 1300 El Camino Real	hotel 210,000 s.f.	Greenheart Land Co.	A	Oracle Design Tech High School, 275 Oracle Pkwy.	75,000 s.f. charter high school	Oracle Education Foundation	P	Hillsdale Terrace
١.	1300 Lt Callillo Reat	commercial, 202 housing units	Greenileart Land Co.	A	1305 El Camino Real 603 Jefferson Ave	137 housing units 91 condos	Greystar Development The Pauls Corp.		S. El Camino Rea Atria Hillsdale
	Menlo Gateway Family,	118 affordable	MidPen Housing Corp.	A	204 Franklin St.	91 housing units	Butler Realty	P	renovation, 2883 S. Norfolk
	1317-1385 Willow Road 300-500 El Camino Real	apartments 144,000 s.f.	Stanford University	_A	849 Veterans Blvd.	83 apartments	Sares Regis Group	e c	OUTH SAN FE
,		office, 215 housing units,	-	P	Harbor View Plaza, 320-350 Blomquist Ave.	1 million s.f. office	Jay Paul Co.	30	The Cove at
,	Alma Station, 1020 Alma St.	10,000 s.f. retail 25,000 s.f. office	Lane Partners	P	Broadway Plaza, Woodside and Broadway	400,000 s.f. office, 400 apartments	Sobrato Organization	UC	Oyster Point, 101 Oyster Point
	Facebook campus	1,500 units	Facebook Inc.	<u>P</u>	851 Main St.	86,000 s.f. office	Walnut Street Partners		Genesis-South Sa
	housing	with 15 percent affordable		P	W. L. Butler HQ, 1629 Main St	23,100 s.f. office	W.L. Butler	UC	Francisco, One Tower Place
'	133 Encinal Ave.	24 housing units	Hunter Properties	<u>P</u>	1409 El Camino Real Anton Redwood.	350 housing units 250 apartments	Greystar Development Anton Development Co.	UC	Genentech Emplo Center,
ΜI	LLBRAE			P	801 Brewster Ave.	(200 market-rate and 50 affordable)			1511 Grandview Pinefino project,
	The Gateway at	150,000 s.f. office,	Republic Urban	P	Watt Communities, 1548 Maple St	157 townhoms	Watt Companies		211 Airport Blvd South City Place,
'	Millbrae Station, BART parking lot next to station	376 apartments, 135-room hotel, 42,100 s.f. retail	Properties, Republic Millbrae LLC	P	353 Main St.	125 apartments	ROEM Development	UC —	1256 Mission Ro
	BART transit-oriented	450 housing	Serra Station Properties	P	707 Bradford St	117 senior housing units	MidPen Housing	A	Genentech Maste Multiple location
'	development site 1, 150 Serra Ave.	units, 270,000 s.f office,32,000 s.f. retail						_	The Landing at Oy
	Mixed-use project,	63 condos, with	Stanley Saitowtiz/	SA	N BRUNO	1		A	Point, 375-389 O Point Blvd.
	400 & 420 El Camino Real 97 Broadway	office space 49-unit senior care	Natoma Architects Inc. Lung HWA & Associates	A	San Bruno Plaza, 406-418 San Mateo Ave. Skyline College Housing,	83 apartments, 7,000 s.f. retail 28 units for	Sares Regis Group of Northern California	Α	Gateway of Pacif 800-1000 Gatew Blvd.
PA	CIFICA	facility		P	3300 College Dr.	teachers and staff, 40 single-family homes	Community College District	A	Genesis-South Sa Francisco Phase 2 Two Tower Place
ıc	Ocean View Senior Apartments,	100 senior affordable units	Bridge Housing	P	1250 Grundy Lane	67,580 s.f. office	San Francisco Police Credit Union	A	494 Forbes Blvd.
	555 Crespi Dr. Pacifica Rock Quarry,	200 homes, 200-	Paul Huele	SA	IN CARLOS			A	475 Eccles Blvd. Campus
	west of state Highway 1	room hotel, retail, restaurants,	T aut Tiuete	UC	Trestle Transit Village, 281 El Camino Real	202 apartments, 26,300 s.f. retail	Prometheus Real Estate Group		213-217 E. Gran
PA	LO ALTO				Meridian 25,	and office 528,520 s.f. office	Windy Hill Property	Α	Centennial Villag 180 El Camino Ro
IC	Stanford Hospitals & Clinics, 300 Pasteur Dr.	824,000 s.f. expansion of 600- bed hospital	Stanford University	A	Industrial Road at the corner of Bransten Road Wheeler Plaza,	109 housing units	Ventures KB Home	A	328 Roebling Ro
IC	Lucile Packard Children's Hospital,	521,000 s.f. expansion of 361-	Stanford University	A	San Carlos Ave. and Laurel St.			A	Ford Property Development, 101 Miller Ave.
	725 Welsh Road College Terrace Centre,	bed hospital 66,000 s.f.	Brian Spiers	SA	N MATEO				The Rotary Miller Ave. Senior Hous
IC	2100 El Camino Real University Terrace,	office, grocery, 8 affordable units 180 housing units	Development, Canyon Capital Realty Advisors Stanford University	UC	Hillsdale Shopping Center expansion, 60 - 31st Ave.	300,000 s.f. retail, dining, entertainment	Bohannon Development Co.	A	Community, 300 Miller Ave.
IC	1601 California Ave.	-	,	UC	400 450 Concar,	276,400 s.f. office	Hines	A	255 Cypress Ave.
IC	2500 El Camino Real	70 affordable housing units, 7,300 s.f. retail	Related California, Stanford University	UC	400 and 450 Concar Dr. Bay Meadows Station 4, 3050 S. Delaware St.	210,000 s.f. office	Wilson Meany, Stockbridge Capital Group	A	488 Linden Ave.
,	Stanford Research Park, 1050 Page Mill Road	287,000 s.f.R&D/ office	Sandhill Property Co.	UC UC	San Mateo Executive Park, 3000 & 2155	100,000 s.f. office	Lowe Enterprises Real Estate Group	A	Mission & McLell 1309 Mission Blv
	385 Sherman Ave.	55,000 s.f. mixed- use	Minkoff Group		Clearview Way 221 S El Camino Real	32,500 s.f. retail and	BDE Architecture	P	150 Airport Blvd
	441 Page Mill Road	32,500 s.f. mixed- use	Norman Schwab	UC		office		ST	ANFORD
	3159 El Camino Real	31,500 s.f. office and retail, 48	Tarlton Properties	UC	Station Park Green, 1700 S. Delaware St.	599 housing units, 60,000 s.f. retail, 10,000 s.f. office	Essex Property Trust	UC	Residences at Lagunita Court
	611 Cowper St.	housing units 30,000 s.f. office	R&M Properties	UC	Bay Meadows Station 3, 2950 S. Delaware St.	174,000 s.f. office	Wilson Meany, Stockbridge Capital	UC	Manzanita Park Residence Hall
,	3251 Hanover St.	110,000 s.f. R&D and office	Sandhill Property Co.				Group	UC	McMurtry Buildin
	2600 El Camino Real	62,600 s.f. office	Stanford University		The Russell and Rendezvous Town	228 apartments, 10,000 s.f. retail	Wilson Meany, Stockbridge Capital	UC	Science Teaching Learning Center
	Cambridge remodel, 380 Cambridge Ave.	35,000 s.f. office and retail	Cambridge Investments LLC	UC	Square S. Delaware Street and		Group		
	2747 Park Blvd.	33,000 s.f. office	Jay Paul Co.		E. 31st Avenue			1	ces: City planning de arch: Julian Mark an
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UC	Meadow Walk Townhomes, Baze and E. 31st Ave.	78 townhomes	Shea Homes
UC	Mariner's Island condos, 400 Mariner's Island Blvd.	76 condos	Centex Homes, San Mateo Apartments LLC
Α	Bay Meadows II, 2600 S. Delaware St.	428 housing units, 400,000 s.f. office, 30,000 s.f. retail	Wilson Meany, Stockbridge Capital Group
A	Central Park South, 885 S. El Camino Real	33,000 s.f. office, 60 apartments	Trans World Assurance
A	Avalon Motel redevelopment,	42 townhomes	City Ventures
	220 N. Bayshore Franklin Templeton HQ	241,900 s.f. office	Franklin Templeton
Р	Phase I expansion, One Franklin Parkway The Essex at	117 housing units	Essex Property Trust
Р	Central Park, 99-157 E. 5th Ave.		
Р	Hayward Park, Concar Drive and Pacific Boulevard	100 housing units	Sares Regis Group of Northern California
Р	Hillsdale Terrace, 2700, 2728, 2790 S. El Camino Real	74 condos	Hillsdale Terraces LLC
Р	Atria Hillsdale renovation, 2883 S. Norfolk St.	40 memory-care units	Atria Senior Living Group
SC	OUTH SAN FRANC	ISCO	
	The Cove at	884,300 s.f. R&D	HCP Oyster Point III,
UC	Oyster Point, 101 Oyster Point Blvd.	and office, 220- room hotel, 20,00 s.f. retail	LLC
UC	Genesis-South San Francisco, One Tower Place	150,000 s.f. tower renovation	Phase3 Properties
UC	Genentech Employee Center, 1511 Grandview Dr.	68,000 s.f. amenities	Genentech
UC	Pinefino project, 211 Airport Blvd.	69 housing units	Pinefino LLC
UC	South City Place, 1256 Mission Road	36 housing units	City Ventures
Α	Genentech Master Plan, Multiple locations	2.6 million s.f. manufacturing and office and R&D	НСР
Α	The Landing at Oyster Point, 375-389 Oyster Point Blvd.	2.25 million s.f. R&D and office	Greenland USA
A	Gateway of Pacific, 800-1000 Gateway Blvd.	1.2 million s.f. office and R&D	BioMed Realty Trust, Blackstone Group
Α	Genesis-South San Francisco Phase 2, Two Tower Place	400,000 s.f. R&D and office	Phase3 Properties
A	494 Forbes Blvd.	326,020 s.f. office and R&D	HCP Campuses
А	475 Eccles Blvd. Campus	262,200 s.f. office and R&D	BioMed Realty Trust, Blackstone Group
A	213-217 E. Grand Ave.	281,670 s.f. R&D and office	Alexandria Real Estate Equities
Α	Centennial Village , 180 El Camino Real	143,000 s.f. retail, 285 housing units	WT Mitchell Group Inc.
Α	328 Roebling Road	105,000 s.f. office and R&D	НСР
Α	Ford Property Development, 101 Miller Ave.	272 housing units	Sares Regis Group of Northern California
А	The Rotary Miller Ave. Senior Housing Community, 300 Miller Ave.	81 senior housing units	Beacon Communities
Α	255 Cypress Ave.	46 housing units	Brookwood Equities
A	488 Linden Ave.	38 housing units	Brookwood Equities
A	Mission & McLellan, 1309 Mission Blvd.	20 condos, 6,000 s.f. commercial	Clarum Homes
P	150 Airport Blvd.	107 housing units	DNA Design and Architecture
	ANFORD	1	
ST	Residences at Lagunita Court	218 beds for	Stanford University
UC	r anunita (Aurt	undergraduates	Stanford University
UC	Manzanita Park	125-bed residence	1 Stalliold Olliversity
UC UC	Manzanita Park Residence Hall	125-bed residence	-
UC	Manzanita Park	125-bed residence 100,000 s.f. arts 68,000 s.f.	Stanford University Stanford University