

# PARK PLACE

## BAY MEADOWS

1000 Park Place | 1100 Park Place | 1200 Park Place  
SAN MATEO, CALIFORNIA



RARE OPPORTUNITY TO ACQUIRE A CREDIT LEASED MIXED-USE TROPHY ASSET ON THE SAN FRANCISCO PENINSULA

### INVESTMENT SUMMARY

Jones Lang LaSalle Americas, Inc., ("JLL"), California Real Estate License #01223413



# PARK PLACE

## BAY MEADOWS

**Park Place @ Bay Meadows**, a rare, credit-dominated office and grocery anchored retail property, stands as one of the San Francisco Peninsula's most compelling trophy investment offerings. Unique scale, unmatched asset quality and long-term leases to an array of investment grade credit tenants frame Park Place as a premier acquisition opportunity.

2 Park Place @ Bay Meadows









# THE OFFERING

Jones Lang LaSalle Americas, Inc., (“JLL”), has been exclusively retained, and is pleased to present the one of a kind opportunity to acquire the fee simple interest in Park Place @ Bay Meadows (“Park Place” or the “Property”), a 258,233 square foot, transit-oriented office/retail mixed-use project located in one of the Peninsula’s most dynamic live, work, play environments. Situated on 6.6 acres, the offering includes two trophy mixed-use buildings and one grocery anchored retail center, which are leased to some of the world’s most credit worthy tenants Whole Foods (Amazon), Meta, Essex, Zynga (Take-Two Interactive) and UCSF Health. The Property is currently 100% leased with 6.7 years of weighted average lease term remaining and investment grade credit covering 88% of the rent roll, creating one of the only true core investment opportunities on Caltrain. Additionally, with modern, post-2000’s construction, significant recent landlord investment and prestigious LEED certifications, Park Place provides investors with some of the most premier creative office space in the Bay Area.

**Park Place @ Bay Meadows offers investors the one of a kind opportunity to acquire an institutional quality, mixed-use asset of scale with investment grade credit, long-term WALT and unmatched access in one of the Bay Area’s most competitive investment markets.**

## INVESTMENT HIGHLIGHTS

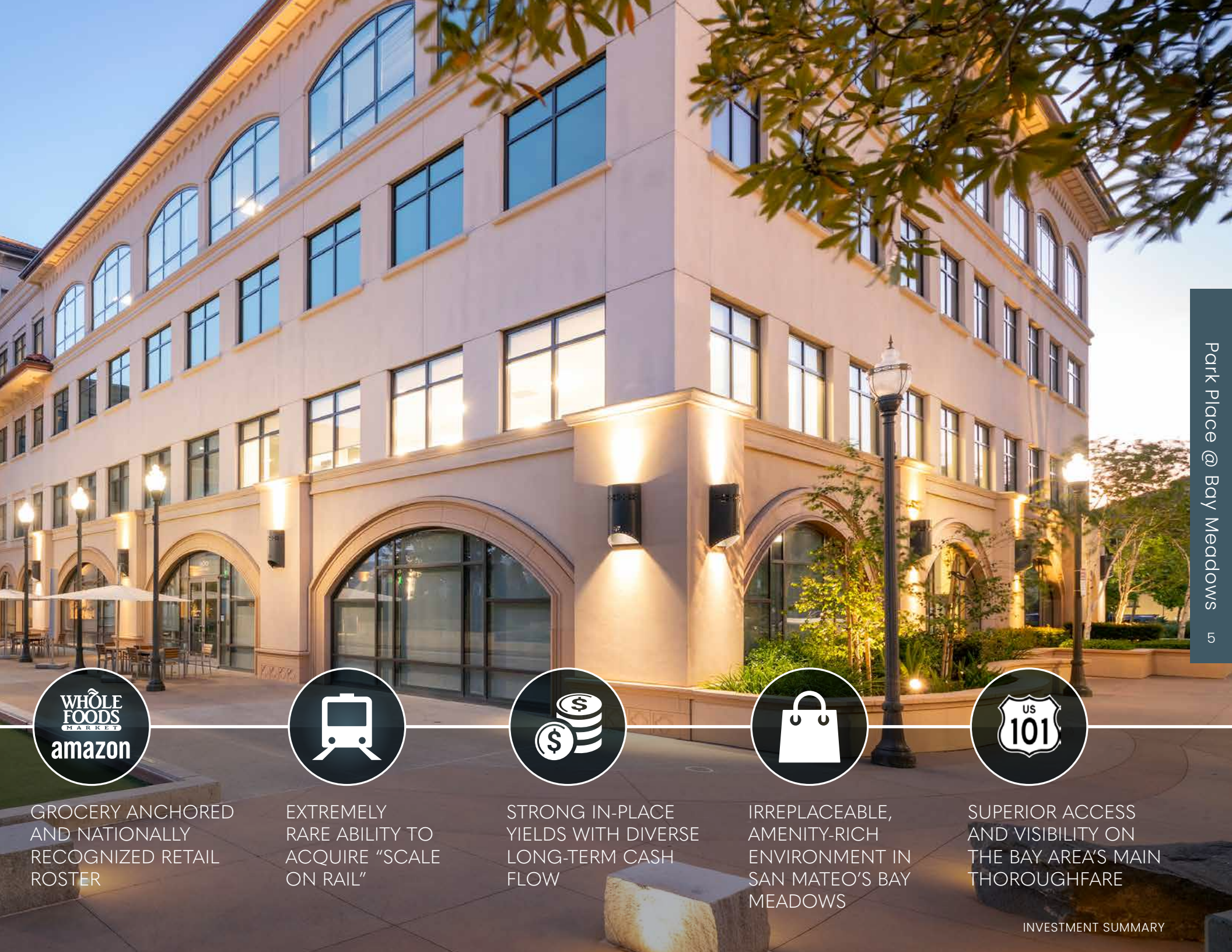


ONE OF A KIND OPPORTUNITY TO ACQUIRE A MIXED-USE TROPHY ASSET ON THE SAN FRANCISCO PENINSULA



HIGH PROFILE INVESTMENT GRADE TENANCY OCCUPYING 88% OF THE RENT ROLL





GROCERY ANCHORED AND NATIONALLY RECOGNIZED RETAIL ROSTER



EXTREMELY RARE ABILITY TO ACQUIRE "SCALE ON RAIL"



STRONG IN-PLACE YIELDS WITH DIVERSE LONG-TERM CASH FLOW



IRREPLACEABLE, AMENITY-RICH ENVIRONMENT IN SAN MATEO'S BAY MEADOWS



SUPERIOR ACCESS AND VISIBILITY ON THE BAY AREA'S MAIN THOROUGHFARE



# PARK PLACE

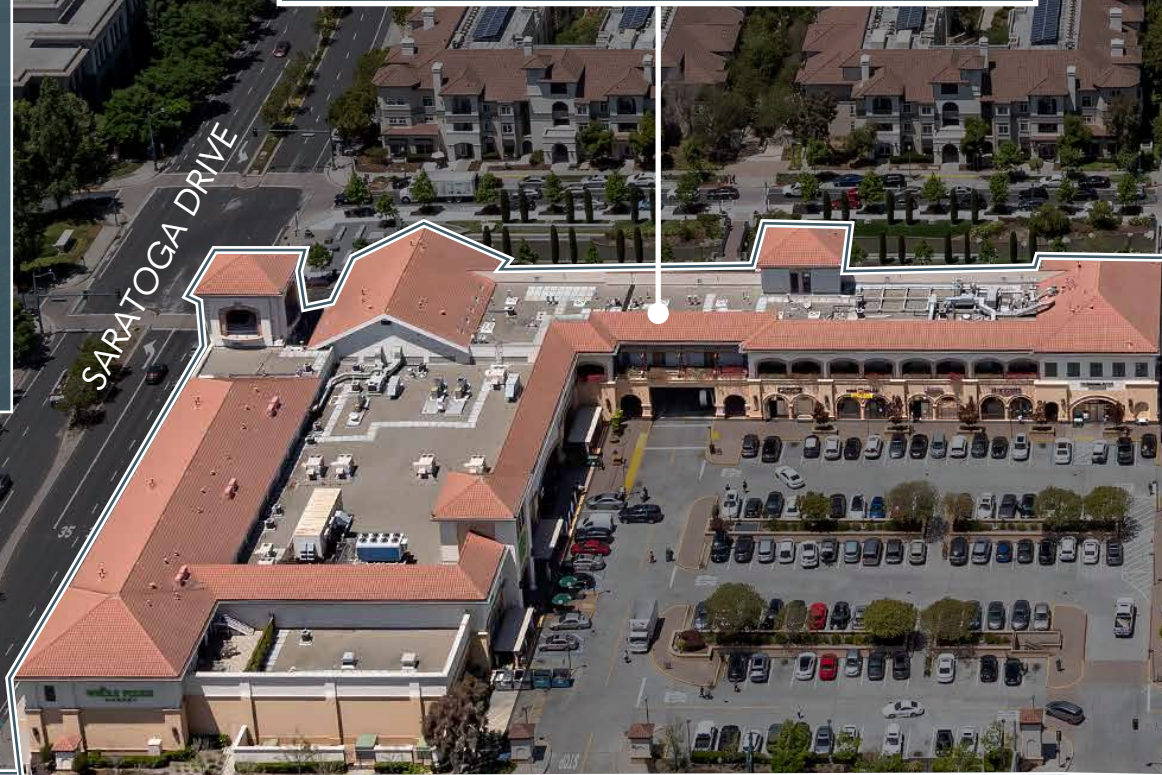
## BAY MEADOWS

LOCATION	San Mateo, CA
SIZE (BOMA 2017)	258,233 SF
% LEASED	100%
WALT (AS OF OCT 2022)	6.7 years
BUILDINGS	Three (3)
SITE SIZE	6.60 Acres
PARKING	1,082 Stalls (4.2 per 1,000)



### 1000 PARK PLACE

USE	Retail
SIZE	48,814 SF
% LEASED	100%
YEAR BUILT	2003
# OF TENANTS	Six (6)
SITE SIZE	3.05 Acres



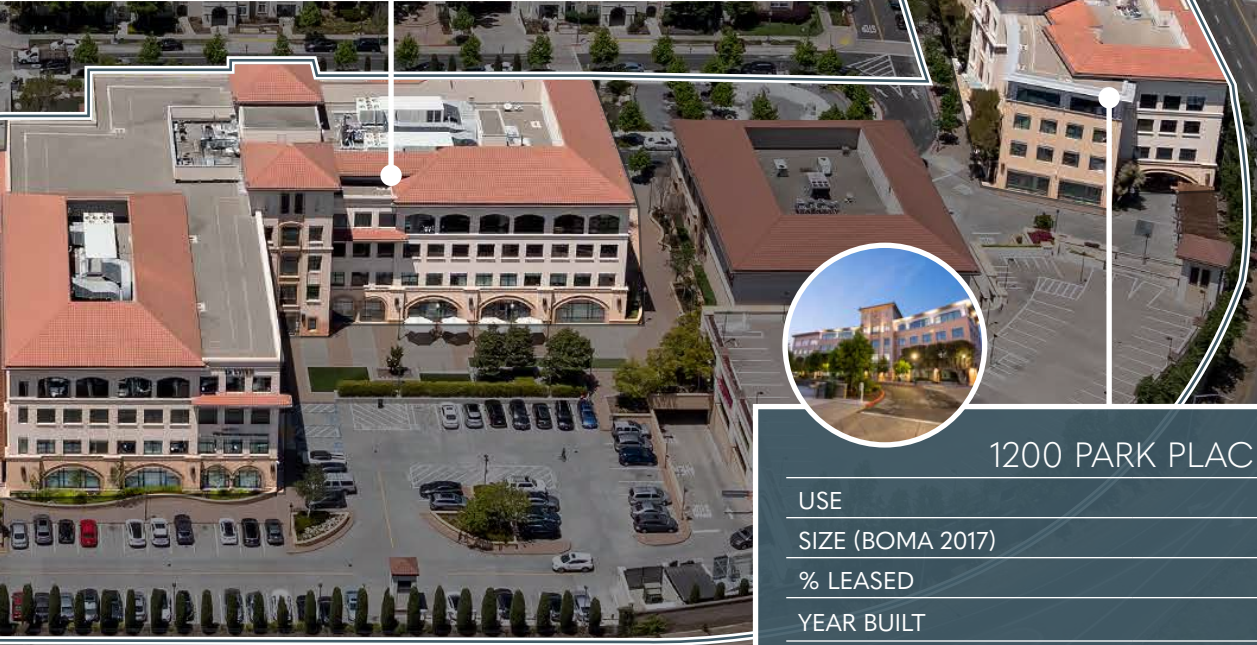




**META**

### 1100 PARK PLACE

USE	Office/Medical	Office/Retail
SIZE (BOMA 2017)	147,027 SF	
% LEASED	100%	
OFFICE	82%	
RETAIL/MEDICAL OFFICE	18%	
YEAR BUILT	2003	
STORIES	Four (4)	
# OF TENANTS	Nine (9)	
OFFICE	Three (3)	
MEDICAL OFFICE	Two (2)	
RETAIL	Four (4)	
SITE SIZE	2.09 Acres	



### 1200 PARK PLACE

USE	Office
SIZE (BOMA 2017)	62,392 SF
% LEASED	100%
YEAR BUILT	2003
STORIES	Four (4)
# OF TENANTS	One (1)
SITE SIZE	1.46 Acres



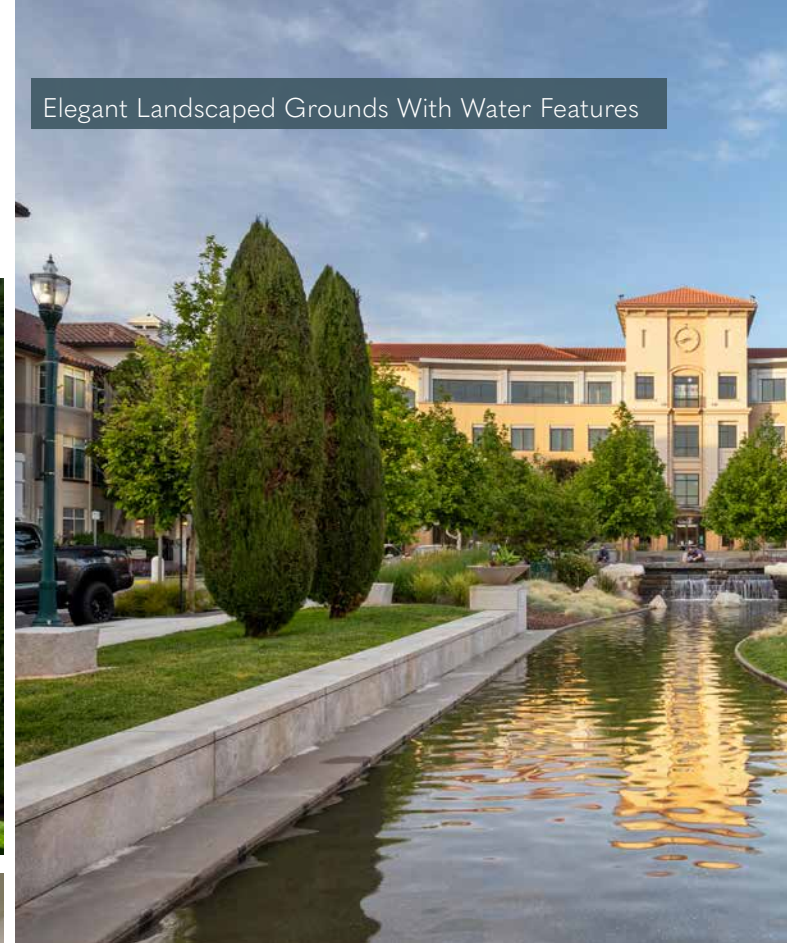


# THE MOST DESIRABLE WORKPLACE ENVIRONMENT IN THE BAY AREA

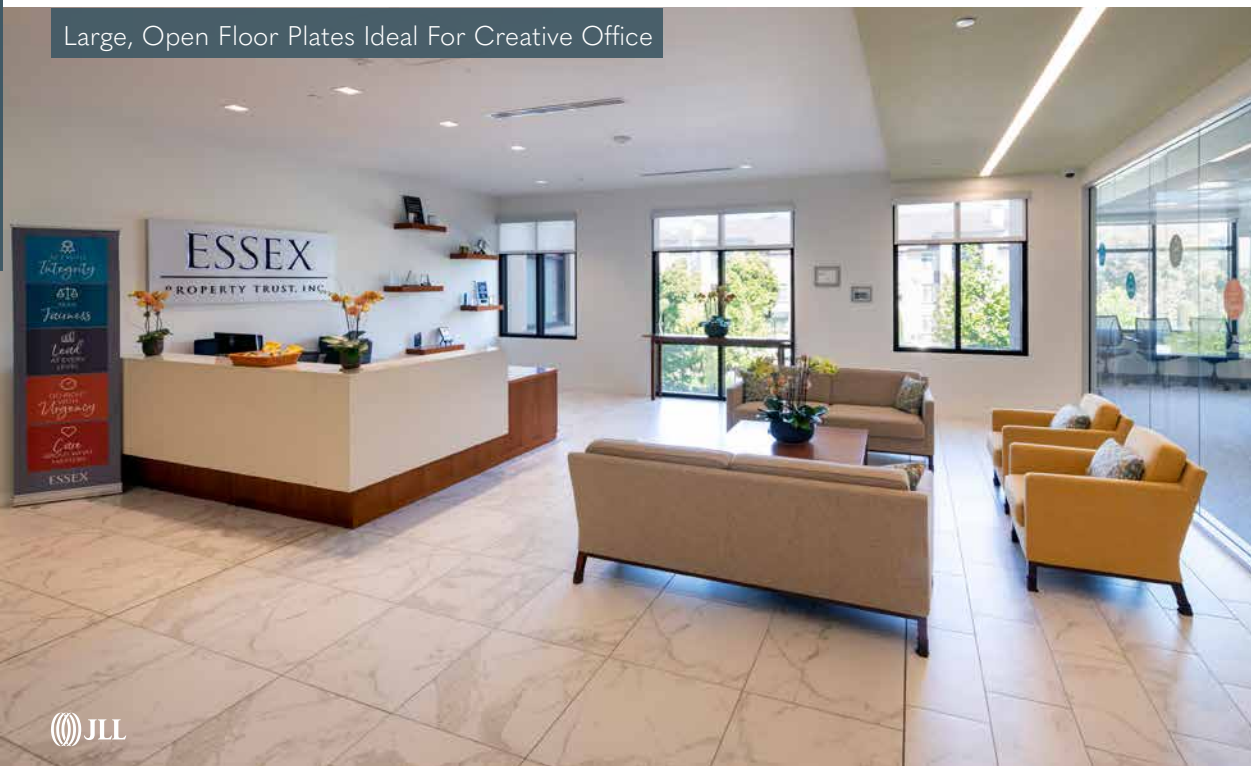
Trophy Grade Exteriors & Entry Ways



Elegant Landscaped Grounds With Water Features



Large, Open Floor Plates Ideal For Creative Office

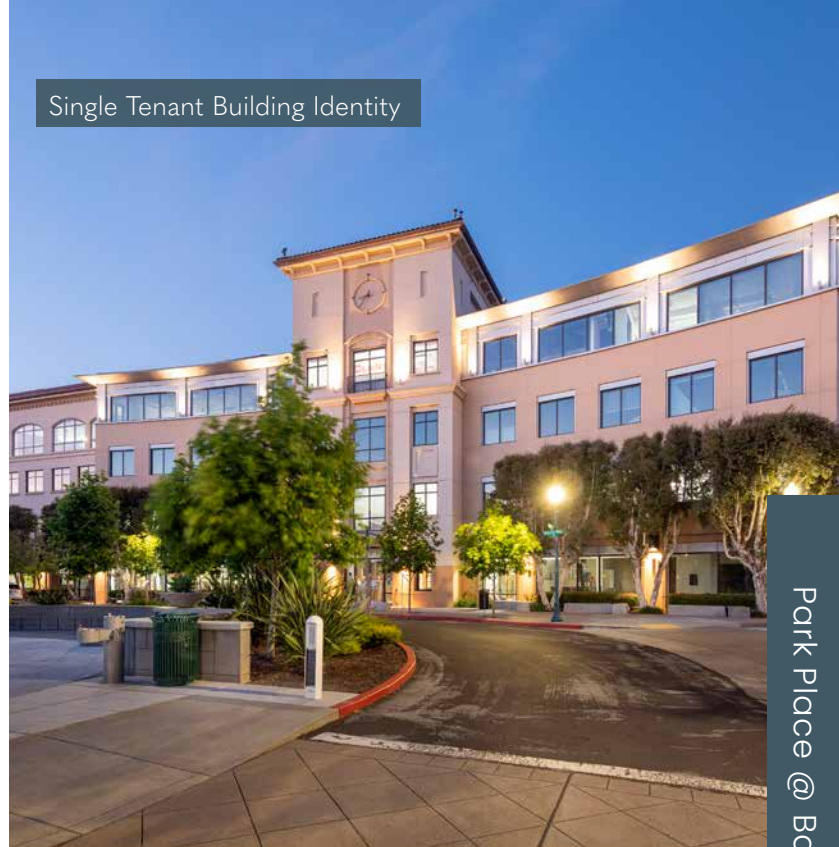


Immediate Access to a Best-In-Class Amenity Base



8 Park Place @ Bay Meadows











Superior Interior Finishes

Single Tenant Building Identity

Generous Supply of EV Supercharging Stations



# CREDIT DOMINANT TENANT ROSTER WITH DIVERSITY & TERM

TENANT	TICKER	CREDIT RATING	MARKET CAP
META	FB	NR	\$520.2B
 	TTWO	BBB	\$14.2B
 	AMZN	AA	\$1.1T
	ESS	BBB+	\$18.82B
	N/A	AA-	N/A



**88%**

OF PROJECT NOI IS GENERATED FROM INVESTMENT GRADE CREDIT TENANTS



**87%**

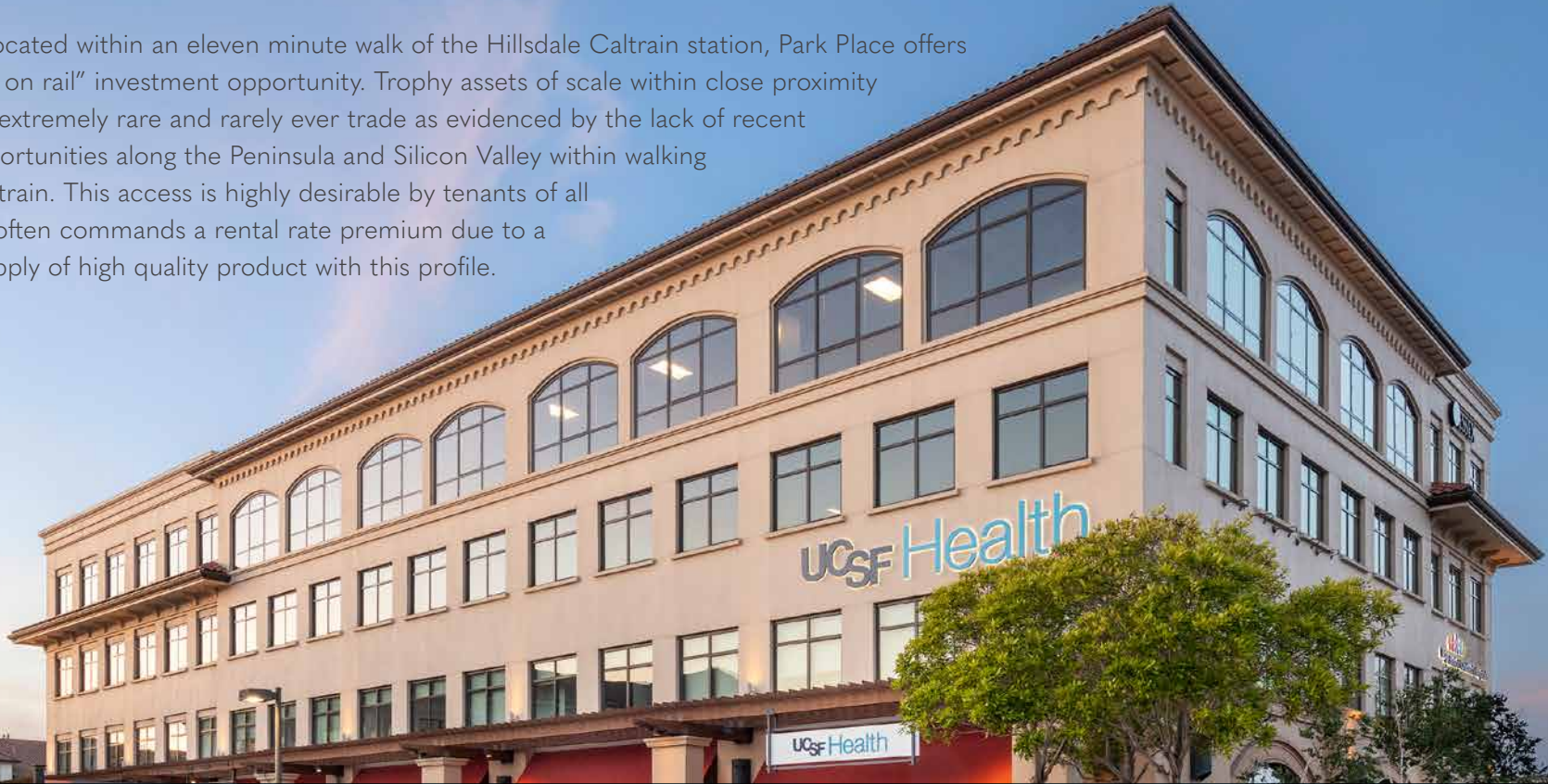
OF THE RETAIL NRA IS OCCUPIED BY NATIONALLY RECOGNIZED TENANTS





# INCREASINGLY RARE OPPORTUNITY TO ACQUIRE "SCALE ON RAIL"

Conveniently located within an eleven minute walk of the Hillsdale Caltrain station, Park Place offers a unique "scale on rail" investment opportunity. Trophy assets of scale within close proximity of Caltrain are extremely rare and rarely ever trade as evidenced by the lack of recent acquisition opportunities along the Peninsula and Silicon Valley within walking distance of Caltrain. This access is highly desirable by tenants of all industries and often commands a rental rate premium due to a constrained supply of high quality product with this profile.



Park Place @ Bay Meadows

## RAIL SERVED PROPERTIES OF SCALE ON THE PENINSULA DOMINATE LEASING MARKETS



PROJECT	BAY MEADOWS STATION	SPRINGLINE	PARK PLACE @ BAY MEADOWS	400-450 CONCAR	CROSSING 900
LOCATION	San Mateo	Menlo Park	San Mateo	San Mateo	Redwood City
SIZE (RSF)	1,250,000	180,000	258,233	304,807	347,269
AVAILABILITY	0%	0%	0%	0%	0%
ANCHOR TENANT	Roblox	Multi	Meta	WeWork	Box



# IRREPLACEABLE, AMENITY-RICH ENVIRONMENT IN SAN MATEO'S BAY MEADOWS

Previously known for its historic horse racing tracks, San Mateo's Bay Meadows has witnessed widespread residential redevelopment that now represents some of the most coveted real estate in the Bay Area. Positioned in a true "bullseye" location halfway between San Francisco and Silicon Valley, Bay Meadows provides one of the best modern live, work, play destinations, featuring superior quality residential homes, town homes, apartments and retail. Additionally with its recent influx of high quality office space, Bay Meadows has quickly become home to some of the the Bay Area's highest profile tenants like Meta, Roblox, Workday, Survey Monkey, Franklin Templeton and more.

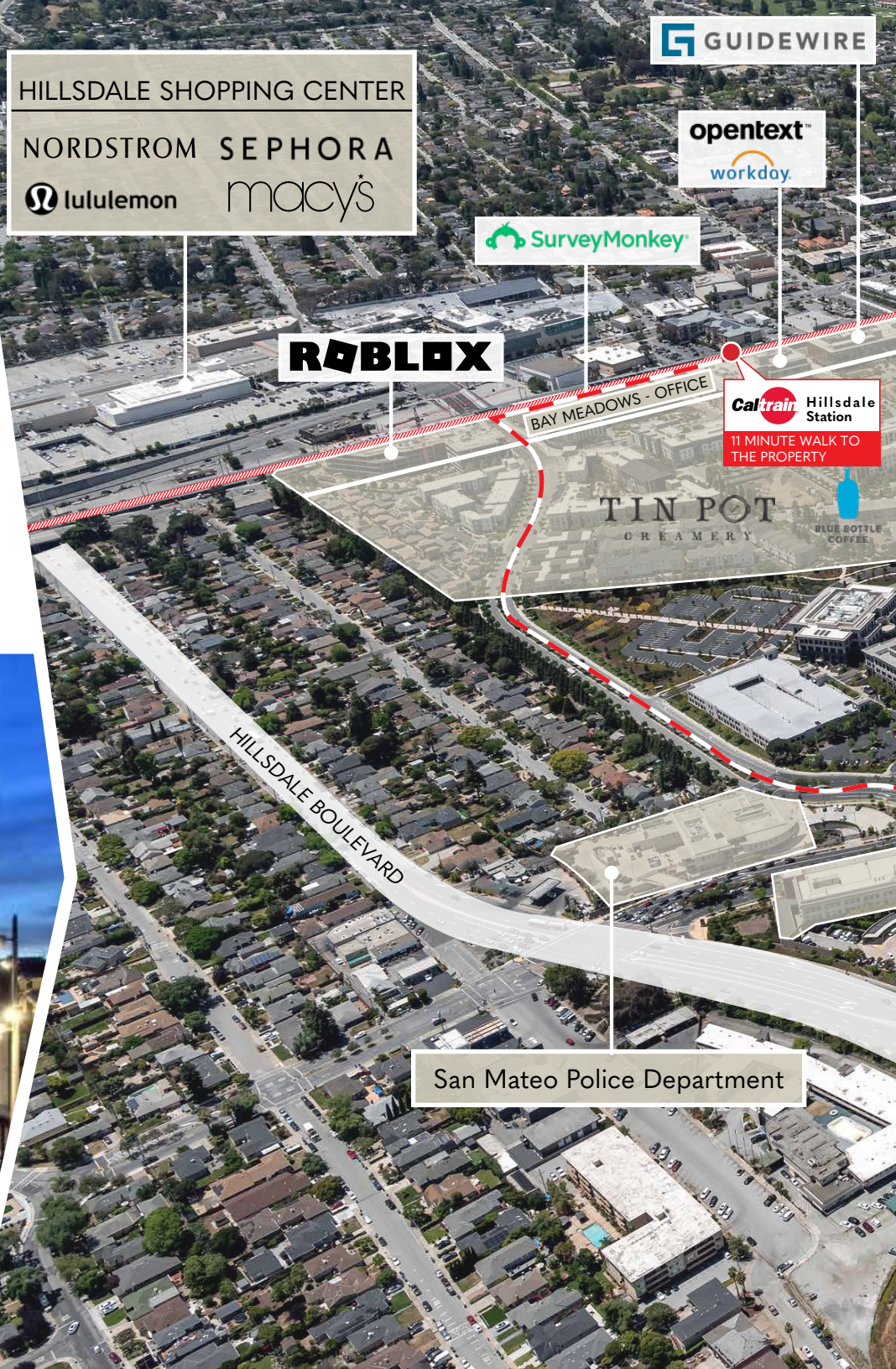
**1,077**  
UNITS DELIVERED

**\$222,556**  
AVERAGE HOUSEHOLD INCOME

**WALKING**  
DISTANCE TO  
CALTRAIN

**200+**  
RETAIL SHOPS

**60**  
ZAGAT RATED  
RESTAURANTS





San Mateo Events Center

DOWNTOWN SAN MATEO  
2.5 MILES

**ROBLOX**

Bay Meadows Park

BAY MEADOWS - RESIDENTIAL

Park Place Apartments

 **FRANKLIN  
TEMPLETON**

**PARK PLACE**  
BAY MEADOWS

 **KAISER  
PERMANENTE**

SUPERIOR CENTRAL LOCATION WITH PROMINENT  
U.S. 101 IDENTITY



# PARK PLACE

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## BAY MEADOWS



Presented by Jones Lang LaSalle Americas, Inc.

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