

# PARK PLACE

## BAY MEADOWS

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

### INVESTMENT SUMMARY



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

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

# 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.





**WHOLE  
FOODS  
MARKET**

**META**

**UCSF**

**ESSEX**

PROPERTY TRUST, INC.

**T2**  
TAKE-TWO  
INTERACTIVE

**zynga**

# PARK PLACE

BAY MEADOWS



## The Offering

Jones Lang LaSalle Americas, Inc., ("JLL"), has been exclusively retained, and is pleased to present the unparalleled opportunity to acquire the fee simple interest in Park Place @ Bay Meadows ("Park Place" or the "Property"), a 258,213 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 building, 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 5.3 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.**



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

## Investment Highlights

# PARK PLACE



## 1000 PARK PLACE

USE	Retail
SIZE	48,794 SF
% LEASED	100%
YEAR BUILT	2003
# OF TENANTS	Six (6)
SITE SIZE	3.05 Acres

# PARK PLACE

## BAY MEADOWS

LOCATION	San Mateo, CA
SIZE (BOMA 2017)	258,213 SF
% LEASED	100%
WALT (AS OF JUN-24)	5.3 years
BUILDINGS	Three (3)
SITE SIZE	6.60 Acres
PARKING	1,082 Stalls (4.2 per 1,000)

SARATOGA DRIVE

FRANKLIN PARKWAY



**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



# PARK PLACE

## The Most Desirable Workplace Environment In The Bay Area

Elegant Landscaped Grounds With  
Water Features

Prominent  
Exteriors & Entry  
Ways



Large, Open Floor Plates  
Ideal For Creative Office



Superior Interior  
Finishes







**Single Tenant  
Building Identity**






**Generous Supply of EV  
Supercharging Stations**



**Immediate Access to a  
Best-In-Class Amenity Base**

# PARK PLACE

## Credit Dominant Tenant Roster With Diversity & Term

TENANT	TICKER	CREDIT RATING	MARKET CAP
META	META	AA-	\$1.2T
  zynga	TTWO	BBB	\$25.9B
 amazon	AMZN	AA	\$1.7T
 ESSEX	ESS	BBB+	\$15.1B
 UCSF	N/A	AA	N/A

**88%**  
Of project NOI is generated from investment-grade credit tenants

**82%**  
Of the retail NRA is occupied by nationally recognized tenants



Peet's Coffee



MENDOCINO FARMS sandwich market



## 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.

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



PROJECT	BAY MEADOWS STATION	400-450 CONCAR	SPRINGLINE	1180 MAIN	CROSSING 900
LOCATION	San Mateo	San Mateo	Menlo Park	Redwood City	Redwood City
SIZE (RSF)	1,250,000	304,807	180,000	118,136	347,269
AVAILABILITY	0%	0%	0%	0%	0%
ANCHOR TENANT	Roblox	WeWork	Norwest Ventures	CZI	Box

# PARK PLACE

## 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.

### SAN MATEO BY THE NUMBERS

**1,077**  
UNITS DELIVERED

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

**200+**  
RETAIL SHOPS

**60**  
ZAGAT RATED  
RESTAURANTS

**WALKING**  
DISTANCE TO CALTRAIN



PARK PLACE

San Mateo Events Center

DOWNTOWN SAN MATEO  
2.5 MILES

**ROBLOX**

BAY MEADOWS - RESIDENTIAL

**ROBLOX**

Park Place Apartments

**PARK PLACE**  
BAY MEADOWS

**SUPERIOR CENTRAL LOCATION  
WITH PROMINENT U.S. 101  
IDENTITY**



# PARK PLACE

## BAY MEADOWS



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