

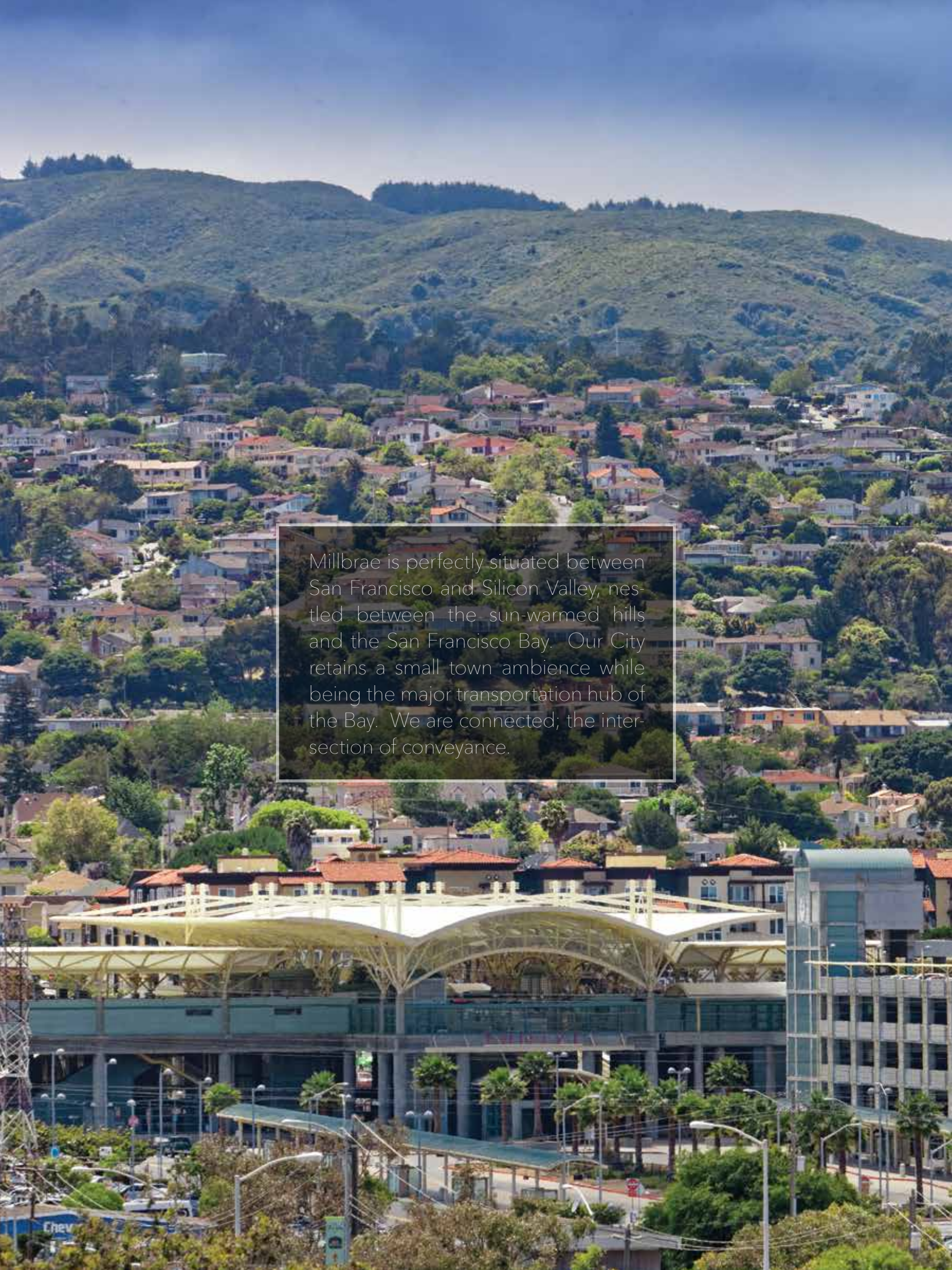
M I L L B R A E



MILLBRAE

Bay Area Hub





Millbrae is perfectly situated between San Francisco and Silicon Valley, nestled between the sun-warmed hills and the San Francisco Bay. Our City retains a small town ambience while being the major transportation hub of the Bay. We are connected; the intersection of conveyance.

1

City Overview

M I L L B R A E



Why Millbrae?

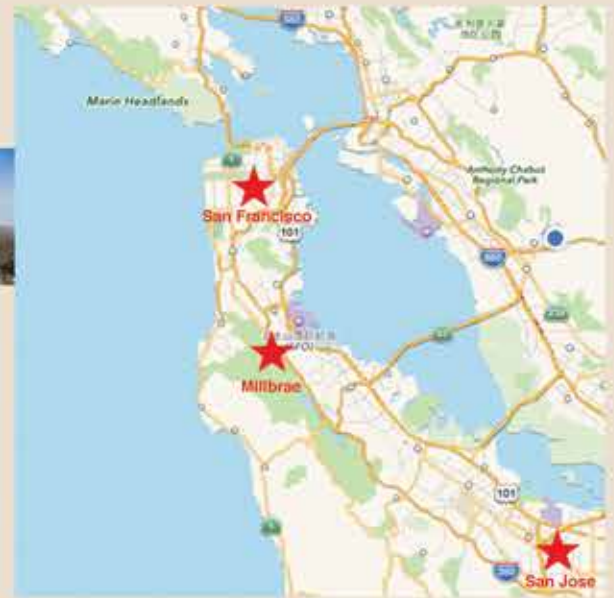
1. Millbrae is the Transportation Hub

Centrally located on the San Francisco Peninsula, Millbrae provides easy and direct access to the region as well as foreign and domestic destinations.

San Francisco International Airport (SFO)

Millbrae is less than 5 minutes away from the San Francisco International Airport (SFO), the largest airport in the Bay Area. With 57 million annual passengers, SFO is one of the 25 busiest airports in the world. With SFO located adjacent to Millbrae, it is the "Golden Gateway to Asia and the Pacific Rim."





The Millbrae Intermodal Station

The Millbrae Intermodal Station is the transit gateway to and from the City providing connections to Bay Area destinations, San Francisco International Airport, and the Peninsula along the El Camino Real "Grand Boulevard." The station connects Bay Area Rapid Transit (BART), Caltrain, and the San Mateo County SamTrans bus system at a single station. The Millbrae Intermodal Station also features taxi stops, multi-level parking, and over 2,900 parking spaces.

Millbrae Station Vision

Recently approved transit-oriented developments at the station are designed to include retail, office, hotel and residential uses to further compliment the area and provide additional shopping and dining options. The new residential and mixed-use developments will provide a pedestrian friendly and walkable environment for easy access to multi-modal transportation. The strong pedestrian scale connections and vibrant sidewalk activity areas will make these mixed-use high density developments a great place for residents, workers, visitors, and commuters to live, work, shop, and play.





High Speed Rail

California's planned High-Speed Rail (HSR) or bullet train will be able to connect Northern and Southern California at speeds over 200 mph. With Millbrae connecting to SFO and being 1 of only 2 planned HSR stations on the San Francisco Peninsula, HSR has great potential to further support long term growth and economic sustainability.

Access to Freeways

Adjacent to two major freeways - U.S. 101 and I-280 - Millbrae is easily connected to San Francisco, Oakland and San Jose.

The Port of Oakland

This major container ship facility is the fifth busiest container port in the U.S. The port is only 40 minutes away from Millbrae, making it convenient to send and receive shipments.



* See index

4. Living the American Dream

The City of Millbrae is a picturesque American community with with distinct neighborhoods, storybook homes and wide tree lined streets. It is one of the few cities that has captured and maintained this aesthetic while adapting to metropolitan expansion. Just 15 minutes from busy San Francisco, Millbrae offers quiet neighborhoods perfect for families, young professionals, and seniors alike for everyone with a robust recreation program, offering sports and activities for the whole community.

Safety

Millbrae has a crime rate that is noticeably lower than the average. For comparably sized cities all across America, Millbrae is safer than most according to NeighborhoodScout.com's exclusive analysis of U.S. Federal Bureau of Investigation crime data.

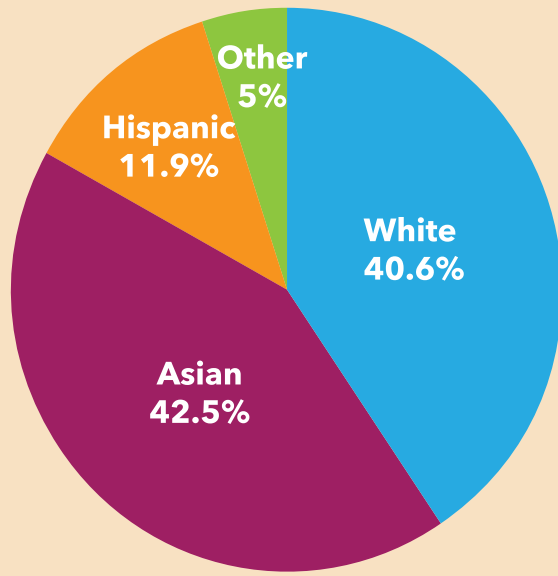
Education

Education in Millbrae ranks among the highest in the nation. All of Millbrae's schools have some of the highest ratings for schools in California and have the top ratings from schools.com.

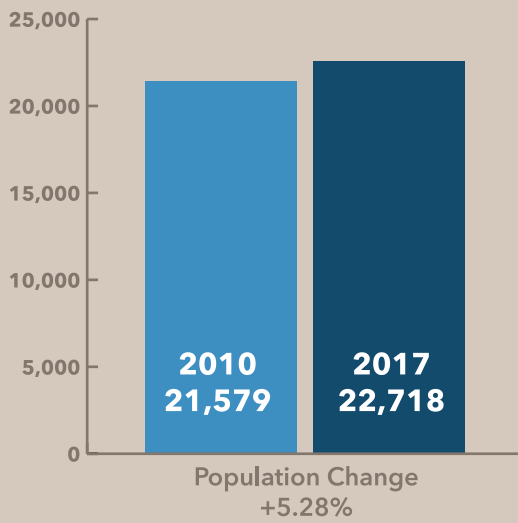


Diverse Community

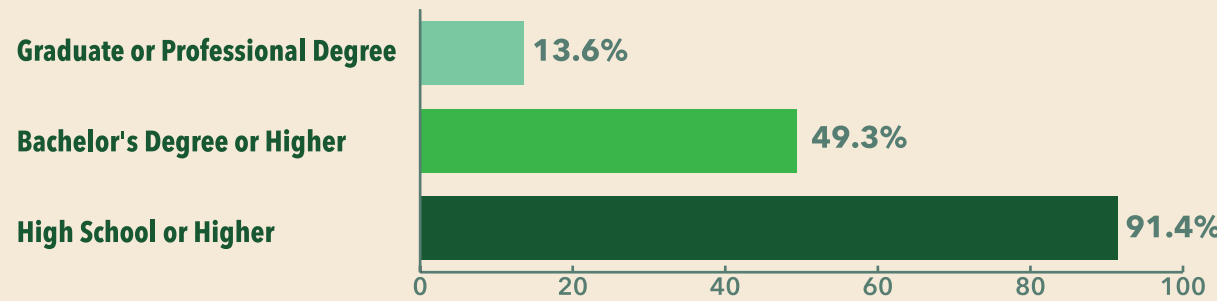
Demographic



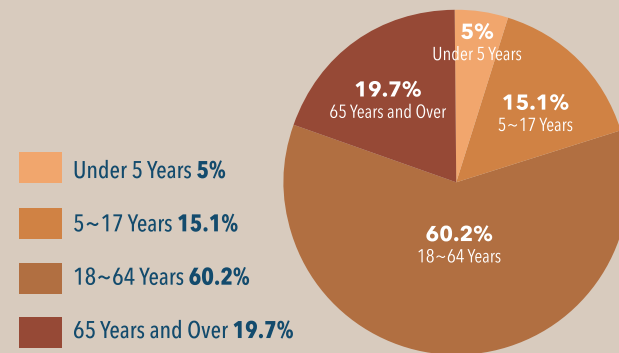
Population



Educational Attainment

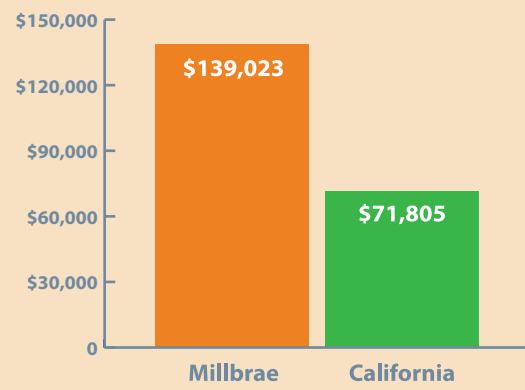


Age Distribution



Income

Average Household Income

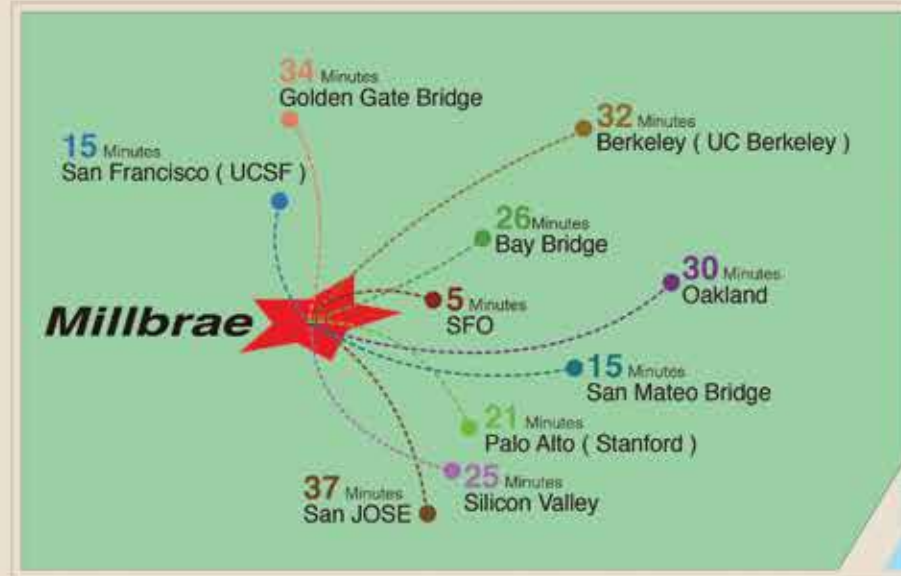


2. Central Location

The City of Millbrae is centrally located between two large metropolitan cities, San Francisco (25 km) and San Jose (40 km).

Accessibility

- Convenient and direct access to San Francisco International Airport via BART or automobile.
- Downtown located within walking distance of Millbrae Station, the largest intermodal station on the West Coast (provides access to BART, Caltrain, SamTrans bus service, and future High Speed Rail).
- Downtown located within walking distance of nearby high density residential developments.
- Situated between two major highways, Interstate 280 and Highway 101, and one block away from the El Camino Real.



3. Development Opportunities

Millbrae's economic community is a vital mix of retail, shopping, restaurants, service businesses and hotels. In addition, an abundance of prime real estate sites along heavily trafficked corridors present an attractive opportunity for potential businesses and investments. The area near Millbrae Intermodal Station presents opportunities for new transit-oriented mixed-use land uses such as: office, hotel, retail, and residential with higher density near the station and along the El Camino Real Corridor.

Development Assets

- Vibrant, walkable, downtown with an abundance of well known restaurants that create a major pedestrian draw and foot traffic
- Millbrae Station Area Specific Plan allows for new high density mixed-use development close to the Millbrae Intermodal Station
- Opportunity for new high density transit-oriented development and mixed-used-development along El Camino Real & Downtown
- Expedited permit processing



Downtown Millbrae



Downtown Millbrae is located on Broadway. This charming downtown contains a variety of diverse cuisines and shops. Over the years, its restaurant scene has become a well known destination in the Bay Area. Millbrae has a weekly Farmer's Market, an annual Art & Wine Festival and Lunar New Year Festival, as well as a golf course and beautiful hiking trails.



rail line

1 SFO

San Francisco International Airport is 13 miles (21 km) south of downtown San Francisco, near Millbrae. It has flights to destinations throughout North America and is a major gateway to Europe and Asia. Its top 5 international destinations are London, Hong Kong, Seoul, Frankfurt and Tokyo. Its top 5 domestic destinations are Los Angeles, New York, Chicago, Seattle, and Las Vegas.

2 Caltrain

Caltrain is a commuter rail line that runs along the San Francisco Peninsula, through the South Bay to San Jose. It is one of the main public transportation vehicles used in the Bay Area with over 30 stops. Caltrain runs local and baby bullet trains. The north end of the line is San Francisco at 4th and King streets. The south end is Gilroy, south of San Jose.

3 BART

Bay Area Rapid Transit (BART) is a rapid heavy-rail public transit and subway system connecting San Francisco, East Bay cities, San Mateo County and the San Francisco International Airport. BART operates five routes and stops at 44 stations in four counties. It is one of the main forms of public transportation in the Bay Area. It provides congestion relief to the San Francisco Bay Bridge, as the system connects SF to the East Bay beneath SF Bay.

4 SamTrans

SamTrans is a public bus system that runs throughout San Mateo County and into San Francisco and Palo Alto.

U.S Route 101

U.S. Route 101 is approximately 2,478 km through California, Oregon, and Washington. Route 101 is a major parallel freeway or highway between Los Angeles and San Francisco, and is an alternative to Interstate 5 for most of its length.

280 Interstate

I-280 is a 92 km highway in the San Francisco Bay Area that connects San Francisco to San Jose and runs along to the west of larger cities for most of its route. In addition to its usage, its popularity also stems from the scenic views enjoyed when driving this freeway.

El Camino Real

El Camino Real is a 600 mile (966 km) route that extends from San Diego, CA to Sonoma, CA. Nicknames given to this route include "The Royal Road" or "The King's Highway."

5 City Hall/Library

Millbrae's City Hall is conveniently located at the heart of the city itself. Located right behind City Hall, the Millbrae Library is a huge facility. Built in 2004, Millbrae's library is one of the busiest in the county with 500,000 visitors per year, welcoming families, friends, and visitors of Millbrae.

6 Mills High School

Mills High School, one of seven public high schools in the San Mateo Union High School District and the only high school in Millbrae, has been named a California Distinguished School three times (1988, 1996, 2009).

7 Millbrae Downtown

Over the years, downtown Millbrae's restaurant scene has become a well known destination in the Bay Area. It offers some of the best Chinese restaurants in the Peninsula, as well as delicatessens, sushi, ramen, Indian, Italian, Vietnamese, and Thai fare. Downtown Millbrae has a great mix of modern franchised establishments as well as mom and pop shops which help give this city its unique American town feel.

H Hotels

Fairfield Inn and Suites
250 El Camino Real

Aloft Hotel
401 East Millbrae Avenue

Westin Hotel
1 Old Bayshore Highway

The Dylan SFO
110 South El Camino Real

Millwood Inn and Suites
1375 El Camino Real



El Rancho Inn
1100 El Camino Real

La Quinta
1390 El Camino Real

D Development Opportunity Sites

The Millbrae Station Area Specific Plan allows up to approximately 1.65 million square feet of office space, 275,000 square feet of retail space, 1,750 residential units, and 370 hotel rooms.

8 Millbrae Recreation Center/ Central Park

The Millbrae Recreation Center is the perfect facility to get involved in Millbrae's community through facility rentals, activities for children, seniors, & families, summer camp programs, and much more. Central Park is also the biggest park in Millbrae at 13-acres, featuring tennis courts, a playing field, two playgrounds, and various picnic spots.

9 Neighborhoods

The residential neighborhoods of Millbrae are made up of tree-lined streets with neat ranch homes on 5,000 square-foot lots. It has a pleasant downtown and increasingly urban transit-oriented condominium and apartment areas. Millbrae has a friendly small-town atmosphere. Residents here care about their city, whether it be tech industry professionals, immigrants or long time residents.

10 Green Hills Country Club

The Green Hills Country Club is often referred to as San Francisco Peninsula's "hidden gem". As one of San Francisco Bay Area's finest clubs, Green Hills Country Club is a great facility for many fitness activities such as: golf, tennis, and swimming. Founded in 1929 and rebuilt in 2008, this club is also a great place for weddings, receptions, and private events.

11 UCSF

The University of California, San Francisco (UCSF), is a center of health sciences research, patient care, and education, and is widely regarded as one of the world's leading universities in health sciences.

12 Mills-Peninsula Health Services

Located on the border between Millbrae and Burlingame, the Mills Peninsula Health Services is a not-for-profit health care provider that serves residents of Millbrae, Burlingame, and San Mateo. They are also affiliated with Sutter Health, a major network of hospitals and doctors who serve more than 100 communities in Northern California.

13 Stanford University


Located in the heart of Silicon Valley, Stanford University is a private research university that was founded in 1865. As one of the world's most prestigious institutions, it is known for law, engineering, business, and medicine.

14 University of California, Berkeley

University of California, Berkeley (also known as "UC Berkeley" or "Cal" is a major public research facility that was established in 1868. It is the oldest institution in the 10 campus UC system, ranking high in areas of engineering, social sciences, mathematics, and life sciences. It is also ranked fourth in the world by the Academic Ranking of World Universities.

15 Silicon Valley

Home to many of the world's largest tech corporations, including thousands of tech startups, Silicon Valley is a leading hub for high-tech innovation and development, accounting for one-third of all of the venture capital investment in the United States. Geographically, Silicon Valley encompasses all of the Santa Clara Valley, the southern half of the Peninsula, and southern portions of the East Bay. Millbrae is located only 24 km away from Silicon Valley.



The City of Millbrae has updated its zoning around the Millbrae BART (Bay Area Rapid Transit)/Caltrain Station to encourage more development of all kinds near this important transit hub that serves San Francisco, San Francisco International Airport, Silicon Valley and the entire Bay Area. The result of this planning effort is the 2016 Millbrae Station Area Specific Plan, which refined a vision for the area around the Millbrae Station, set development standards for new buildings, and identified implementation strategies. This updated zoning could allow up to approximately 1.65 million square feet of office space, 275,000 square feet of retail space, 1,750 residential units, and 370 hotel rooms, responding to increasing market demand especially for office and hotel development because of freeway frontage, airport proximity, and transit access.

For more information, please contact:
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