

MILLBRAE OVERVIEW



Located in the middle of San Mateo County and halfway between San Francisco and Silicon Valley, the City of Millbrae is adjacent to the San Francisco International Airport. Millbrae is gently cradled in the sun-warmed hills that separate the Pacific Ocean from the San Francisco Bay. Major freeways border both its eastern and western boundaries, making Millbrae easily accessible from all parts of the Bay Area. Many hillside homes enjoy beautiful bay views. The City has twelve local parks and the Green Hills Country Club that add to the charm of the residential community.



CITY OF
MILLBRAE



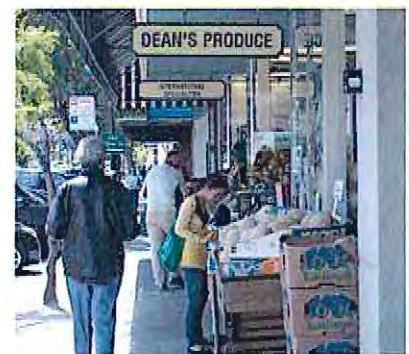
For more information, please contact: the Millbrae Community Development Department
621 Magnolia Avenue Millbrae, CA 94030 or call (650) 259-2341

Millbrae Economic Development

DOING BUSINESS IN MILLBRAE



Millbrae's economic community is a vital mix of retail, shopping, restaurants, service businesses and hotels. Located just 15 miles south of the City of San Francisco, Millbrae's proximity to world famous cities, transportation networks, and an affluent community, plus an abundance of prime real estate along heavily trafficked corridors, represents an attractive opportunity for potential business. The area near Millbrae Intermodal Station presents opportunities for transit-oriented mixed-use land uses with higher density near the station and along the El Camino Real Corridor.



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LOCATION & ACCESSIBILITY



- Located in the heart of the San Francisco Bay Area, the birthplace of world-class businesses
- 15 minutes away from San Francisco; 25 minutes away from Silicon Valley
- Convenient and direct access to San Francisco International Airport via BART
- Available property located along major transportation corridors, including historic El Camino Real, Broadway, and Millbrae Avenue



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LOCATION & ACCESSIBILITY



- Downtown located within walking distance of Millbrae Station, the largest intermodal station west of the Mississippi (provides access to BART, Caltrain, SamTrans, 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
- Close to major bridges including the San Mateo Bridge, Bay Bridge, and Golden Gate Bridge
- Located within 30 minutes of Stanford University and the University of California at Berkeley



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DEVELOPMENT ASSETS



- Vibrant downtown with an abundance of well known restaurants that create a major pedestrian draw and foot traffic
- Millbrae Chamber of Commerce
- Millbrae Station Area Specific Plan allows for new high density mixed-use development close to the Millbrae Transit Hub
- Opportunity for new high density transit oriented development along El Camino Real

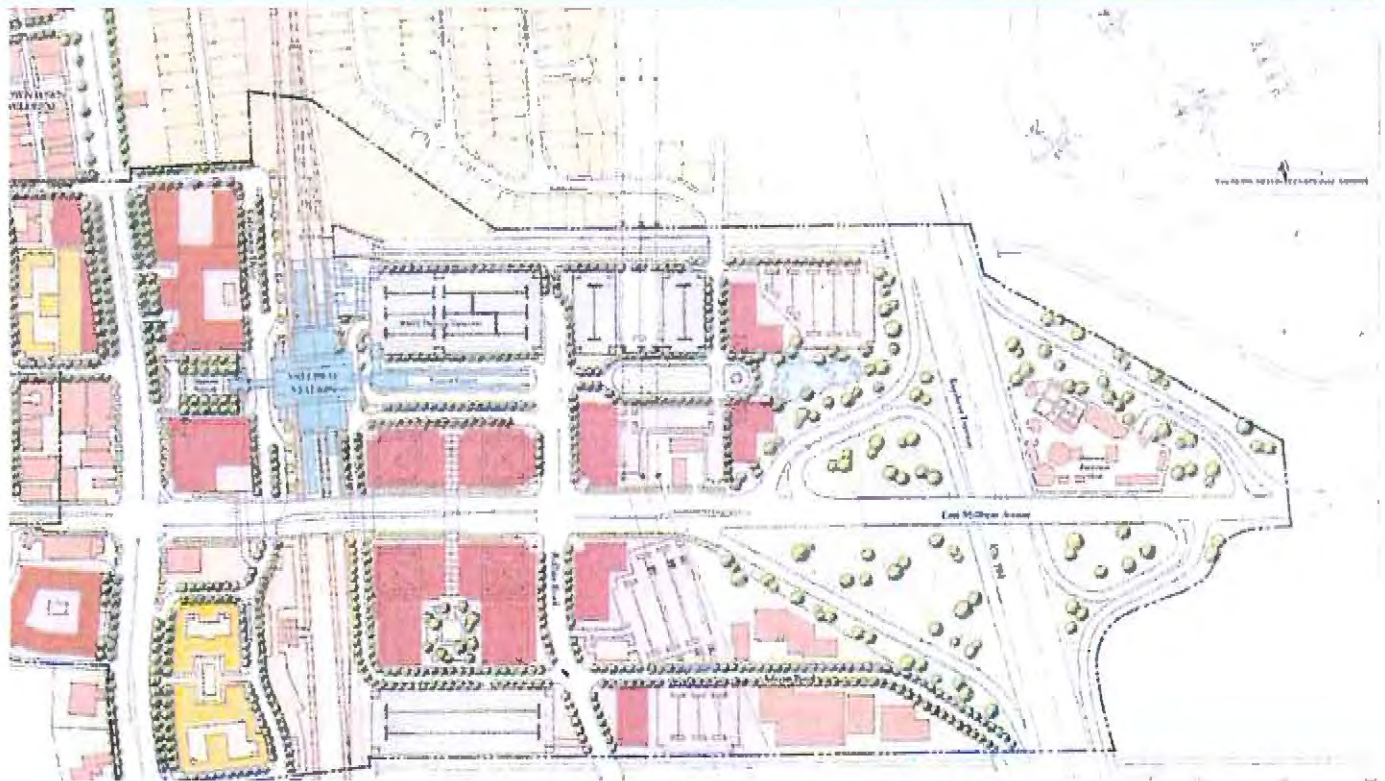


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MILLBRAE STATION VISION PLAN



-  Hotel/Entertainment
-  Office/Mixed Use
-  Residential Mixed Use
-  Transit Station
-  Parking Structure
-  Existing Uses to Remain
-  Open Space

The Millbrae Station Area is uniquely situated at the gateway to the City in one of the oldest areas of Millbrae. The Millbrae Station Area Specific plan (1998) defined the planning vision and implementation steps necessary to guide station siting and future development and revitalization of the station area. The Millbrae Station opened in 2002, changing the Millbrae city fabric, providing opportunities for new residential, hotel, office, and retail development.

The Overall Vision is to create a transit-oriented district that takes advantage of public transit accessibility and encourages pedestrian activity. The Millbrae Station is a new transit gateway to and from the City providing connections on BART and Caltrain to the Bay Area, San Francisco International Airport, and the Peninsula along El Camino's "Grand Boulevard." New residential and mixed-use development will reinforce accessibility, walkability, and multi-modal transportation through strong pedestrian scale connectors and vibrant sidewalk activity areas that link pedestrians, bicyclists and transit users to key destinations. Mixed-use higher density development will benefit residents, commuters, and visitors as a place to live, work and play. The Millbrae Station area is quickly becoming reality!

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Millbrae Inter-modal Station



In June of 2003, a transformation began on the Peninsula when the inter-modal mass transit station at Millbrae opened. The station effectively connects BART, Caltrain, SFO Airport, and the San Mateo County SamTrans bus system at a single easily accessible location. Other features include taxi stops, kiss-and-ride areas and a multi-level parking structure with over 2,200 parking spaces and 900 parking spaces in adjacent surface parking lots. Primary access is currently from Millbrae Avenue at Rollins Road. As the lands around the station develop, the City will establish a major westside station entry.



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DATA AND STATISTICS

Facts and Figures

Population:	21,532
Incorporated:	January 14, 1948
Land Area:	3.2 Square Miles
Registered Voters:	11,541
Number Of Households:	7,994

Demographics

Asian:	9,155 (42.5%)
White:	8,736 (40.6%)
Hispanic:	2,555 (11.9%)
Two or more races:	674 (3.1%)
Native Hawaiian and Other Pacific Islander:	197 (0.9%)
Black:	158 (0.7%)
Other race:	46 (0.2%)
American Indian:	11 (0.05%)

Educational Attainment

High school or higher:	87.1%
Bachelor's degree or higher:	33.8%
Graduate or professional degree:	10.9%

Age Distribution

Under 5 years:	5.0%
5 to 17 years:	15.1%
18 to 64 years:	60.2%
65 years and over:	19.7%

Income

Median household income:	\$83,992
Mean household income:	\$106,603
Median family income:	\$101,710
Mean family income:	\$125,125
Per capita income:	\$41,515
Nonfamily households:	\$2,455
Median earnings for workers:	\$49,527

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LIST OF VACANT PROPERTIES

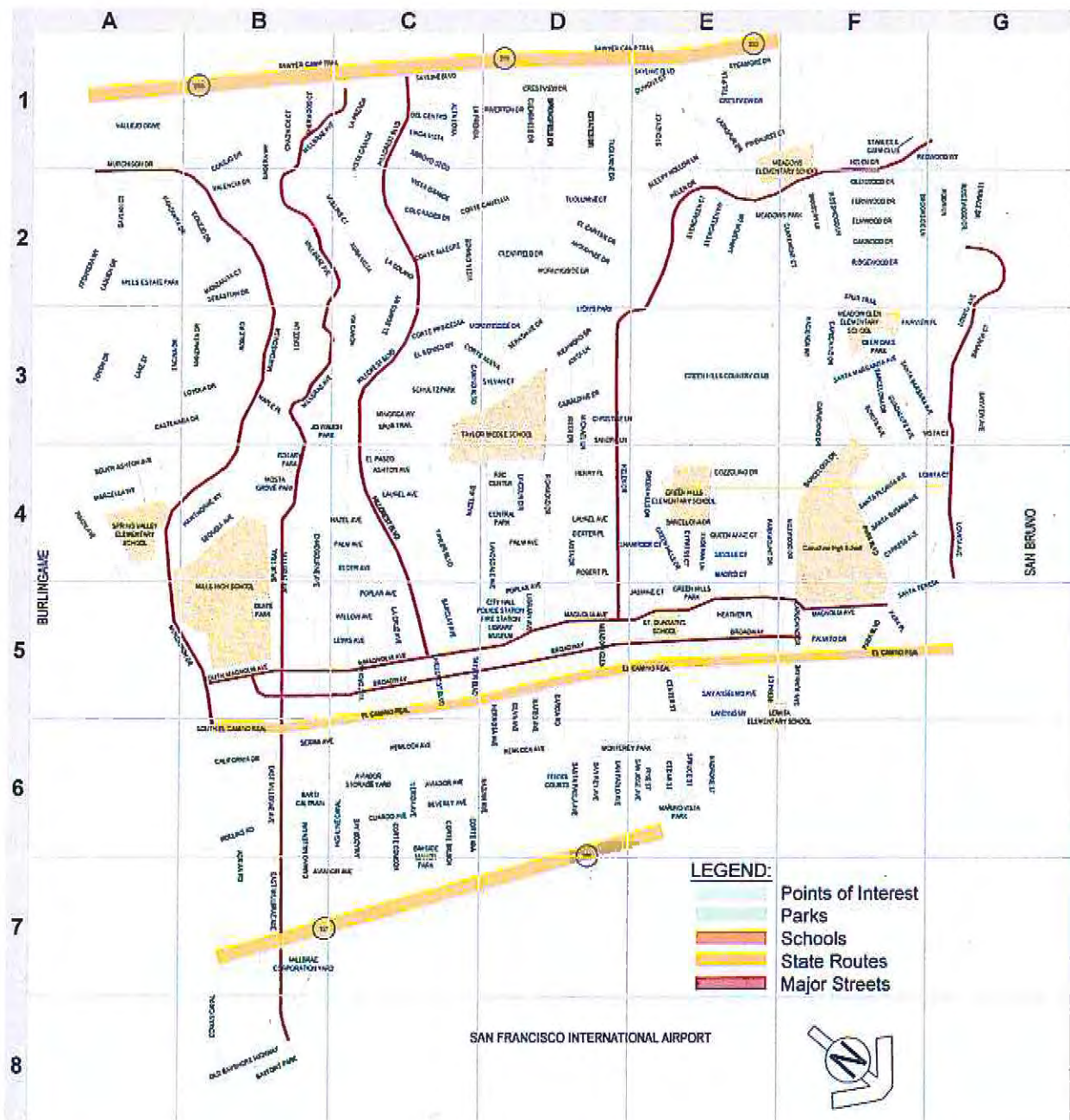
Address	Zoning	General Plan	APN	Contact's Name and Information
1703 El Camino Real	C	GC	021-113-070	Nicholas Prepouses: PO Box 2642 Danville, CA 94526
1699 El Camino Real*	C	GC	021-131-270	Mona Ho: (415) 370-2078
1395 El Camino Real	C	GC	021-278-010	Kuang Carl Chen: (650) 348-1688
1367 El Camino Real	R3	HDR	104-670-030	Park Broadway: (650) 697-3388
1363 El Camino Real	R3	HDR	104-670-050	Park Broadway: (650) 697-3388
1353 El Camino Real	R3	HDR	104-670-070	Park Broadway: (650) 697-3388
1351 El Camino Real	R3	HDR	104-670-080	Park Broadway: (650) 697-3388
1339 El Camino Real	R3	HDR	104-670-090	Park Broadway: (650) 697-3388
1337 El Camino Real	R3	HDR	104-670-100	Park Broadway: (650) 697-3388
1333 El Camino Real	R3	HDR	104-670-120	Park Broadway: (650) 697-3388
1155 El Camino Real	C	GC	021-292-030	Borel Bank & Trust: 1121 El Camino Real Millbrae, CA 94030
39 El Camino Real	C	MSASP	024-334-150	Steve Lin: 31 El Camino Real Millbrae, CA 94030
41 El Camino Real	C	MSASP	024-334-150	Steve Lin: 31 El Camino Real Millbrae, CA 94030
186 El Camino Real	C	MSASP	024-154-450	After U Partners LP: 180 El Camino Real 10 Millbrae, CA 94030
200 El Camino Real	C	MSASP	024-154-460	Dan Thurston: 1530 Burlingame Ave. Burlingame, CA 94010
320 El Camino Real	C	GC	024-154-440	A Brandstetter: 320 El Camino Real Millbrae, CA 94030
800 El Camino Real*	C	GC	021-311-150	Arthur Molini: PO Box 1535 Daly City, CA 94014
1350 El Camino Real	C	GC	021-281-650	Joseph Welch Jr.: 383 San Bruno Ave. W San Bruno, CA 94066
1001 Broadway*	C	GC	101-640-010	Penninsula Bank of Commerce: PO Box 2609 Carlsbad, CA 92018
655 Broadway	PD	GC	021-420-110	Millbrae Square Company: 9 Civic Center Lane Millbrae, CA 94030
270 Broadway	DIA	GC	024-152-250	John L. Fagnani: (650) 636-3291
25 & 29 Hillcrest	DIA	GC	024-151-200	Lawrence Pape: 1200 Millbrae Ave. CA 94030
1401 Millbrae Avenue	R3	GC	024-202-120	KMC Inc.: (415) 810-6888

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MAP OF MILLBRAE



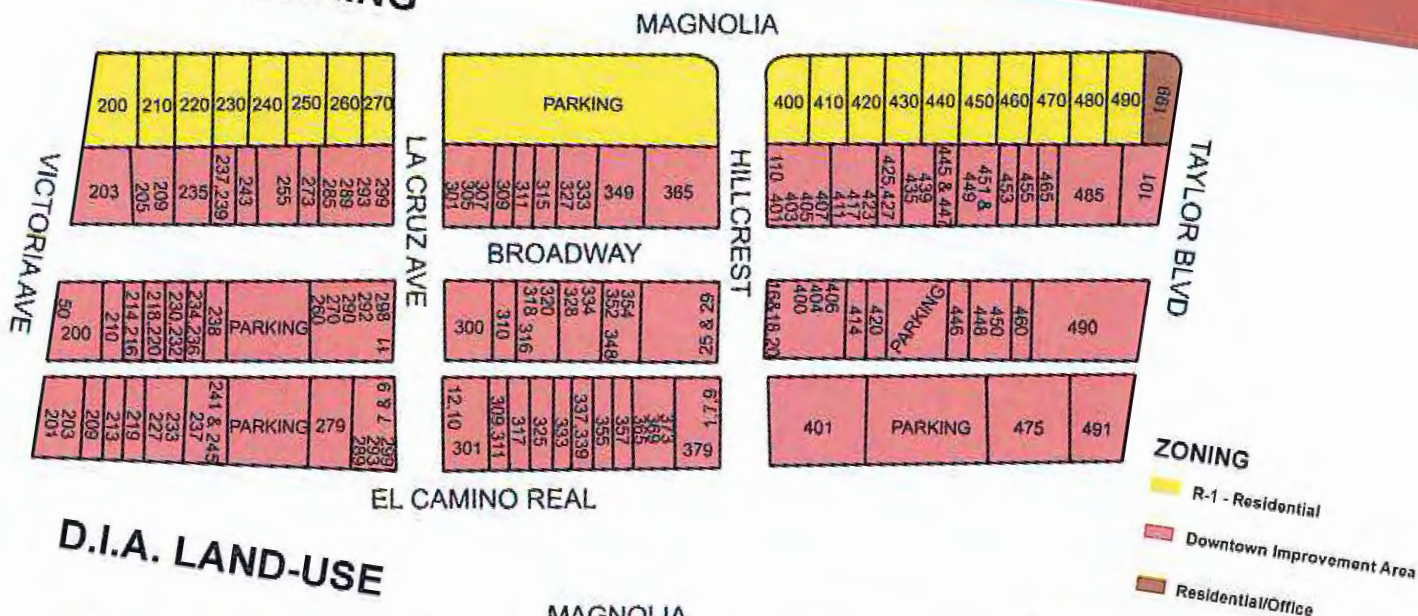
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DOWNTOWN IMPROVEMENT AREA

D.I.A. ZONING



D.I.A. LAND-USE



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MILLBRAE INTERMODAL STATION



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MILLBRAE ART DECO SIGN



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MILLBRAE'S OLDER NEIGHBORHOODS



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MILLBRAE'S NEW SUBDIVISION



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MILLBRAE'S ANNUAL ART AND WINE FESTIVAL (LABOR DAY WEEKEND)



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NEW SAFEWAY ON BROADWAY



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MAJOR THOROUGHFARE; EL CAMINO REAL



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MIXED-USE TRANSIT-ORIENTED DEVELOPMENT 88 SOUTH BROADWAY



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MIXED-USE TRANSIT-ORIENTED DEVELOPMENT BELAMOR



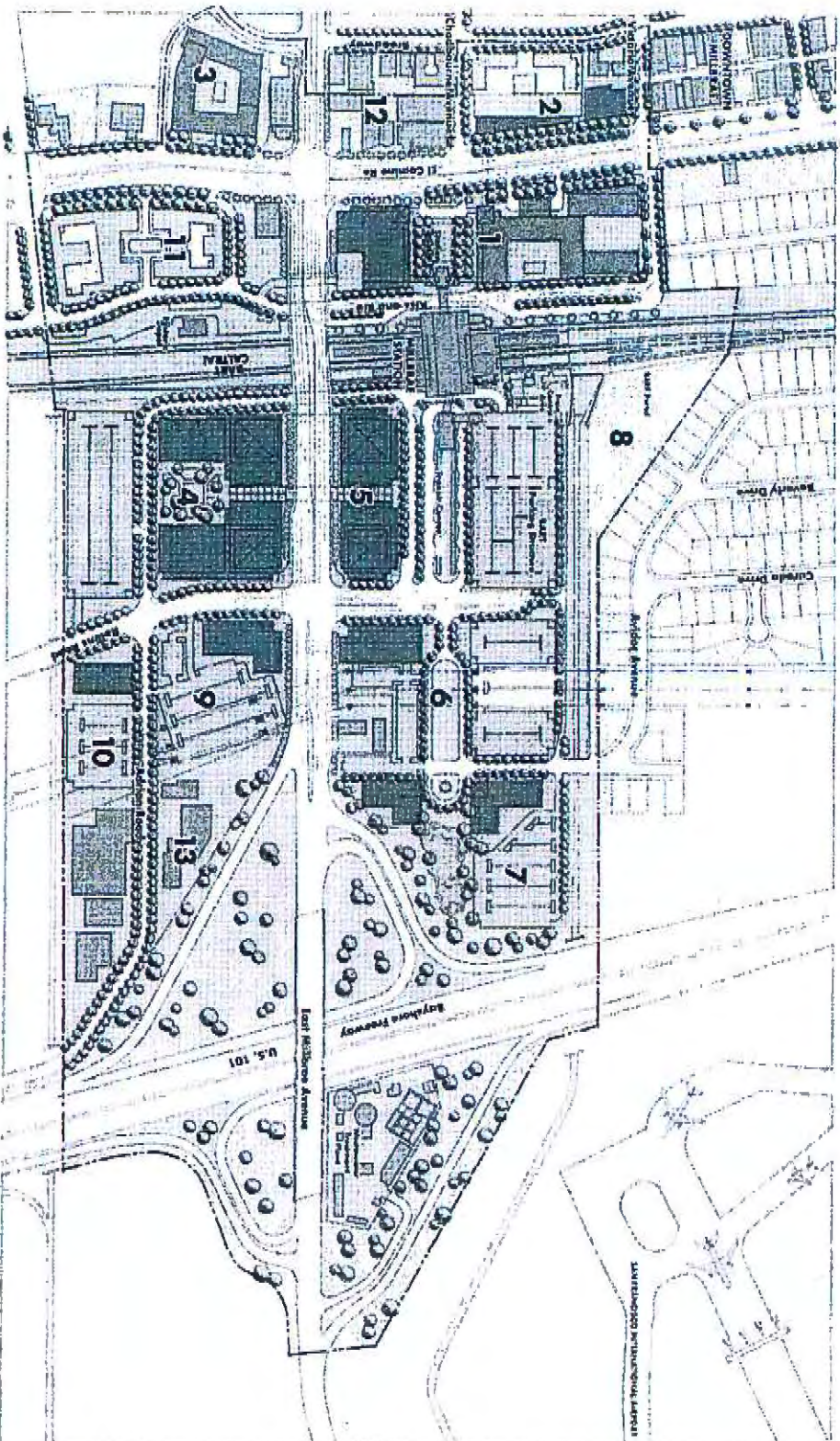
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Millbrae Economic Development

SITE ONE LOCATION



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THE ONE PROPERTIES

Address	APN	Contact's Name and Information
Camino Real	024-154-450	After U Partners Lp: 180 El Camino Real Ste 10 Millbrae, CA 94030
Camino Real	024-335-010	After U Partners Lp: 180 El Camino Real Ste 10 Millbrae, CA 94030
Camino Real	024-335-020	After U Partners Lp: 180 El Camino Real Ste 10 Millbrae, CA 94030
Emlock Avenue	024-335-080	William F. Campana: 2120 Market St Ste 100 San Francisco, CA 94114
Camino Real	024-335-090	William F. Campana: 2120 Market St Ste 100 San Francisco, CA 94114
e Address	093-352-030	City Of Millbrae: 621 Magnolia Avenue Millbrae, CA 94030
Camino Real	024-335-150	Daya Fuad G Tr: 4 Fairroaks Court San Mateo, CA 94403
erra Ave.	024-335-120	Gloria Loing: 555 Palm Avenue #201 Millbrae, CA 94030
Camino Real	024-335-100	Millbrae City Redevelopment Agency: 621 Magnolia Avenue Millbrae, CA 94010
Camino Real	024-154-460	Millbrae El Camino LLC: 1818 Gilbreth Rd # 200 Burlingame, CA 94010
Camino Real	024-154-200	Millbrae El Camino LLC: 1818 Gilbreth Rd # 200 Burlingame, CA 94010
e Address	024-337-010	Vincent A. Muzzi: 1818 Gilbreth Rd # 200 Burlingame, CA 94010
Camino Real	024-336-030	P & T of Millbrae LLC: 820 Hawthorne Way Millbrae, CA 94030
Camino Real	024-335-140	Polizzi Thomas A Tr: 1116 Cambridge Road Burlingame, CA 94010
e Address	024-337-100	San Mateo County Transit District: P.O. Box 3006 San Carlos, CA 94070
erra Ave.	024-337-080	Vincent A. Muzzi: 1818 Gilbreth Rd # 200 Burlingame, CA 94010
erra Ave.	024-337-090	Vincent A. Muzzi: 1818 Gilbreth Rd # 200 Burlingame, CA 94010
Camino Real	024-335-050	Welch Family Partnership: 383 San Bruno Avenue San Bruno, CA 94066

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