



±1,500-7,500 SF AVAILABLE OF RETAIL & RESTAURANT SPACE FOR LEASE

JOIN POPULAR CO-TENANT BRANDS



LOCKEHOUSE
RETAIL GROUP

2099 MT DIABLO BLVD., SUITE 206, WALNUT CREEK, CA 94596 | PHONE (925) 627-7900

CONTACT US FOR MORE INFORMATION

KURT GRUNDMAN

650-548-2673
kurt@lockehouse.com
#01229064

JIM SHEPHERD

925-627-7902
jim@lockehouse.com
#01260555

MICHAEL SEIGEL

650-597-6424
mseigel@lockehouse.com
#01096257



SUMMARY & HIGHLIGHTS

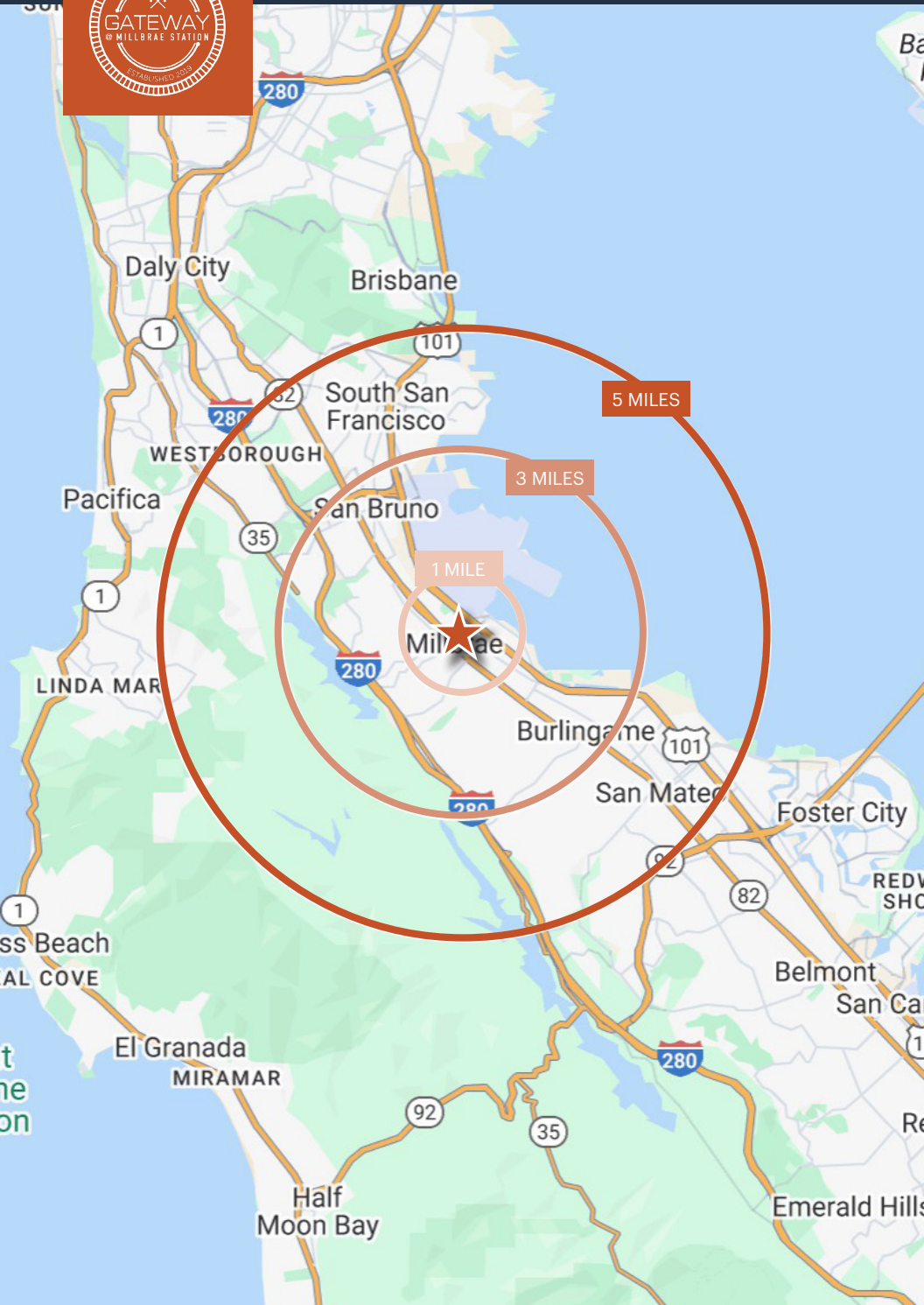
126 N. Rollins Road
Millbrae, California 94030

Gateway at Millbrae Station is a vibrant, transit-oriented mixed-use development located steps from the Millbrae BART and Caltrain station and just minutes from SFO. This modern “mini-city” combines Class A office space, retail, a 164-room Marriott hotel, and nearly 400 residential units—including affordable housing for veterans. Designed around a pedestrian-friendly paseo with plazas, public art, and outdoor gathering areas, the project blends connectivity, convenience, and community in one of the Bay Area’s most strategic locations.

- Join co-tenants including Panda Express, Chick-Fil-A, Sourdough & Co and Starbucks
- ±151,538 SF Of Class A Office Space Leased to Samtrans
- ±400 Rental Apartment Homes
- ±163 Room Hotel
- Community Event Plaza, Bike & Pedestrian Facilities, Linear Park
- **Parking**
±220 Office Parking; ±68 Retail/Restaurant Parking; ±2,200 in the existing BART garage
- Project is owned by Swift Real Estate Partners, a premier vertically-integrated real estate operating company focused on West Coast office and mixed-use properties
- **Project Status**
Construction Complete - Delivering Spaces Now
- **Available Signage**
Retail Component: Monument Signage On Millbrae Ave.
(±55,000 Cars Per Day)



DEMOGRAPHICS



1 MILE 3 MILES 5 MILES

ESTIMATED POPULATION

14,884	84,381	201,199
--------	--------	---------

DAYTIME EMPLOYEES

15,286	51,664	117,456
--------	--------	---------

AVERAGE HOUSEHOLD INCOME

\$215,986	\$239,318	\$224,713
-----------	-----------	-----------

BACHELOR'S DEGREE OR HIGHER

52.8%	55.0%	51.6%
-------	-------	-------

HOUSEHOLD RETAIL EXPENDITURES

\$12,535	\$12,777	\$12,446
----------	----------	----------

HOUSEHOLD DENSITY (PSM)

1,782	1,141	956
-------	-------	-----

HOUSEHOLDS WITH CHILDREN

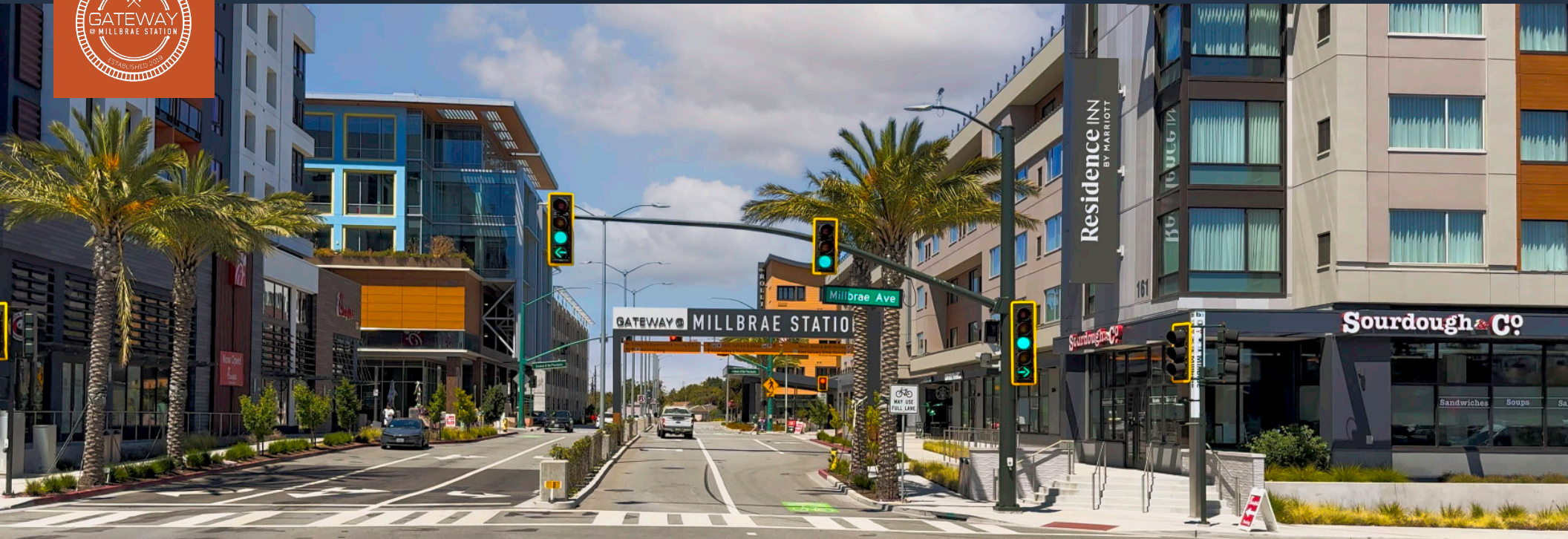
1,802	10,268	23,509
-------	--------	--------

HOME VALUES \$1,000,000 OR MORE

87.9%	78.0%	74.0%
-------	-------	-------



PHOTO GALLERY



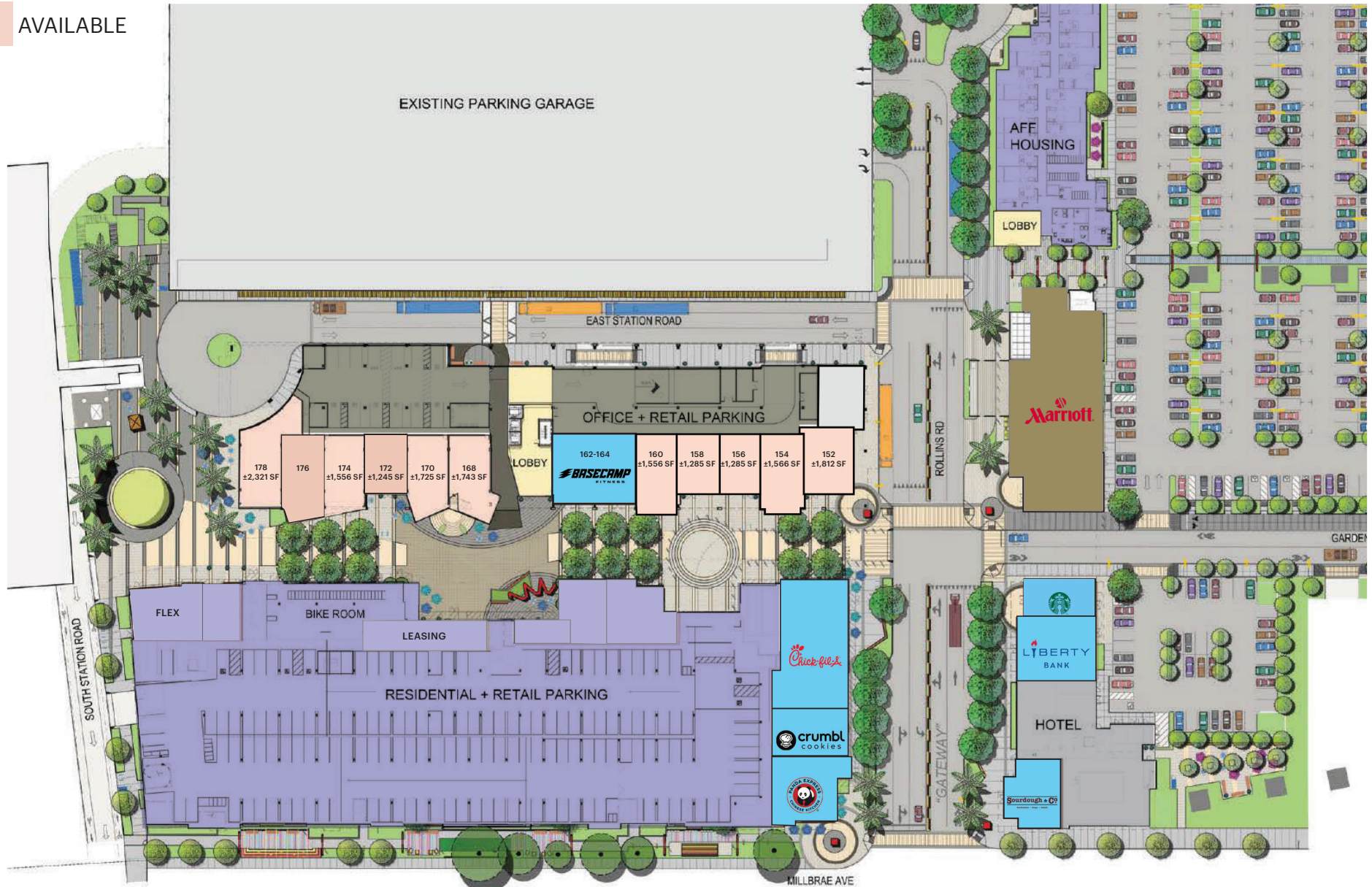


SITE PLAN

126 N. Rollins Road
Millbrae, California 94030



AVAILABLE





CONTACT US FOR MORE INFORMATION



LOCKEHOUSE
RETAIL GROUP

2099 MT DIABLO BLVD., SUITE 206, WALNUT CREEK, CA 94596 | PHONE (925) 627-7900

KURT GRUNDMAN

650-548-2673
kurt@lockehouse.com
#01229064

JIM SHEPHERD

925-627-7902
jim@lockehouse.com
#01260555

MICHAEL SEIGEL

650-597-6424
mseigel@lockehouse.com
#01096257