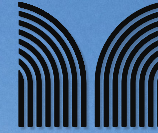


# ONE MEADOW GLEN

959 El Camino Real, Millbrae, CA

±16,638 RSF Available For Lease On Ground Floor



ONE MEADOW GLEN



Delivery Date:  
Q1 2027 | Under Construction

CHRIS HOMS

(650) 548-2687  
chris@lockehouse.com  
#01901922

BRENDAN WALSH

(650) 400-7010  
brendan@lockehouse.com  
#02140273

Introducing One Meadow Glen, a premier mixed-use community by Trammel Crow & High Street Residential, with retail delivering approximately Q1 2027 in the heart of Millbrae. Featuring approximately  $\pm 16,638$  rentable square feet of prime restaurant and retail ready space beneath 278 luxury residences, One Meadow Glen will serve the high-income Peninsula customer base. This key transit-oriented location, just a short walk from Millbrae Station; the Bay Area's only BART, Caltrain, and future high-speed rail hub. With prime visibility, strong foot traffic, and a walkable streetscape, this project offers an exceptional retail opportunity at the center of Millbrae's retail and restaurant downtown district.

## RETAIL FOR LEASE CALL BROKERS FOR DETAILS

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### 959 EL CAMINO REAL, MILLBRAE, CA 94030

|                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| Suite 120                               | $\pm 2,692$ RSF                                        |
| Suite 130                               | $\pm 2,337$ RSF                                        |
| Suite 140                               | $\pm 2,901$ RSF + Exclusive $\pm 728$ SF covered patio |
| Suite 210                               | $\pm 1,856$ RSF + Exclusive $\pm 568$ SF covered patio |
| Suite 220                               | $\pm 860$ RSF                                          |
| Suite 310                               | $\pm 2,089$ RSF + Exclusive $\pm 360$ SF covered patio |
| Suite 320                               | $\pm 1,769$ RSF                                        |
| Suite 330                               | $\pm 1,037$ RSF                                        |
| Suite 340                               | $\pm 985$ RSF                                          |
| <b>Total Ground Floor Retail</b>        | <b><math>\pm 16,638</math> RSF</b>                     |
| Operating Expenses                      | $\pm 18.00$ /SF/YR                                     |
| Delivery Date                           | Q1 2027 - Under Construction                           |
| Asking Price                            | Please Contact Brokers                                 |
| 278 Unit Luxury Multifamily Development |                                                        |

Seeking: Restaurants, Financial Institutions, Fitness, and Personal Services.



# ONE MEADOW GLEN | GROUND FLOOR PLAN

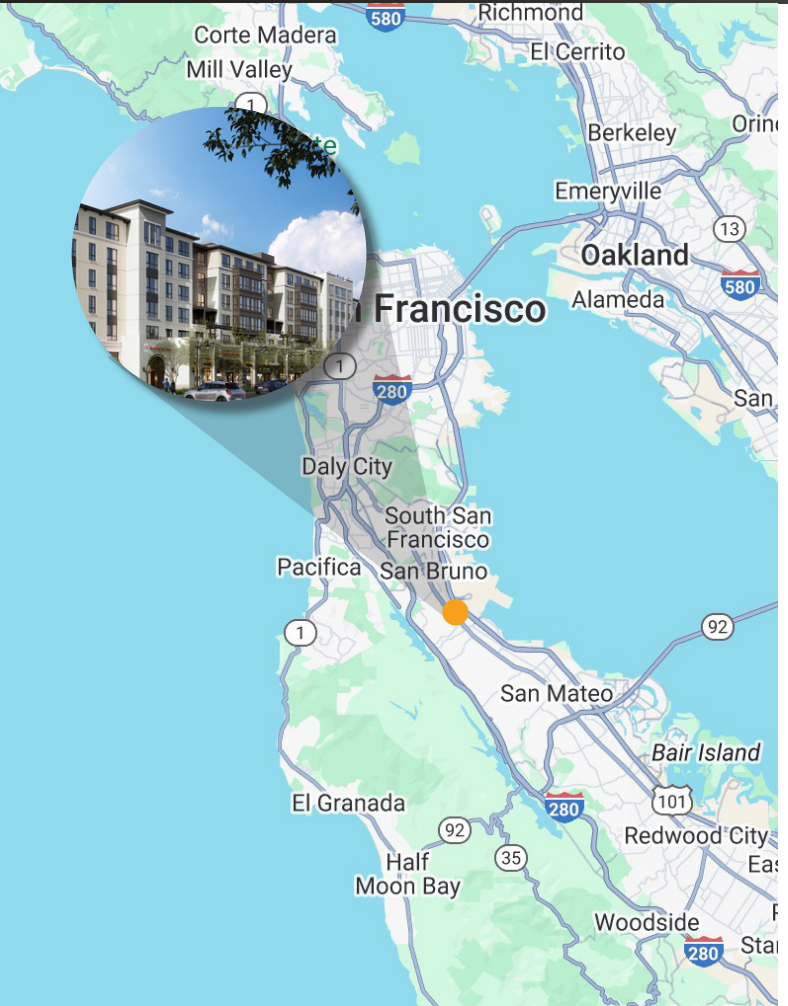


## ONE MEADOW GLEN

| STE | RSF    | NOTES                               |
|-----|--------|-------------------------------------|
| 120 | ±2,692 | Can Be Demised (±1,452 & ±1,240 SF) |
| 130 | ±2,337 | -                                   |
| 140 | ±2,901 | + Exclusive ±728 SF Covered Patio   |
| 210 | ±1,856 | + Exclusive ±568 SF Covered Patio   |
| 220 | ±860   | -                                   |
| 310 | ±2,089 | + Exclusive ±360 SF Covered Patio   |
| 320 | ±1,769 | -                                   |
| 330 | ±1,037 | -                                   |
| 340 | ±985   | -                                   |







Population  
**85,596**



Avg. HH Income  
**\$236,806**



Daytime Population  
**73,190**



College Degree  
**53.8%**



Avg. HH Net Worth  
**\$2.23 M**



Retail Expenditures  
**\$2.01 B**

\*Demographics Source: Regis USA | 08/03/2026 | 3 Miles Radius





## ONE MEADOW GLEN



Renderings by BDE Architecture

Trammell Crow Company

# ONE MEADOW GLEN

959 El Camino Real, Millbrae, CA

HIGH STREET<sup>®</sup>  
— RESIDENTIAL —



1388 SUTTER STREET, SUITE 500  
SAN FRANCISCO, CA 94109  
PHONE (650) 692-3400

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#01901922

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