



El Camino

A walkable, amenity-rich campus
Life Science campus.



CENTENNIAL TRAIL

New Residential

New Residential

B2
182 EL CAMINO
260,000 SF
6 FLOORS

New Residential

B3
188 EL CAMINO
280,000 SF
6 FLOORS

B1
180 EL CAMINO
300,000 SF
6 FLOORS

SAN BRUNO
TOWNE CENTER

SAFeway

SPRUCE AVE

EL CAMINO REAL



180 El Camino Life Science Campus

SOUTH SAN FRANCISCO

CAMPUS AMENITIES

- Class A Amenities in Each Building
- Conference Center 15,000 SF
- Fitness Center 10,000 SF
- Restaurant & Bar 10,000 SF
- 3 Acre Central Outdoor Gathering Space
- Large Private Roof Terraces in Each Building
- Safeway Shopping Center 24 hrs
- Chipotle & Philz Coffee & Brick Oven Pizza Restaurant
- Bike Storage, Shower, and Locker Facilities in Each Building
- 40,000 SF Solar Panel Array on Parking Garage
- Nearby Residential Developments

R&D / OFFICE BUILDINGS

- 850,000 SF Across 3 Buildings
- Designed to LEED Gold and WELL Certified

OPEN FLOOR PLATES

- 40,000 – 55,000 SF Floorplates

PARKING

- ~1,600 Total Life Science Parking Spaces
- 1.7/1,000 Parking Ratio, up to 2.0/1,000 w/ Valet
- Building 1 Basement Parking with ~100 Spaces

FLOOR HEIGHT

- 18' 1st Floor
- 16' Typical Floor

COLUMN SPACING

- 33'-6" Typical Column Spacing

STRUCTURAL CAPACITY

- 100 LBS/SF Loading
- 8,000 MIPS Typical
- 2,000 MIPS at Ground Floor Buildings B2 & B3



Pedestrian and transit connections

On-site Residential

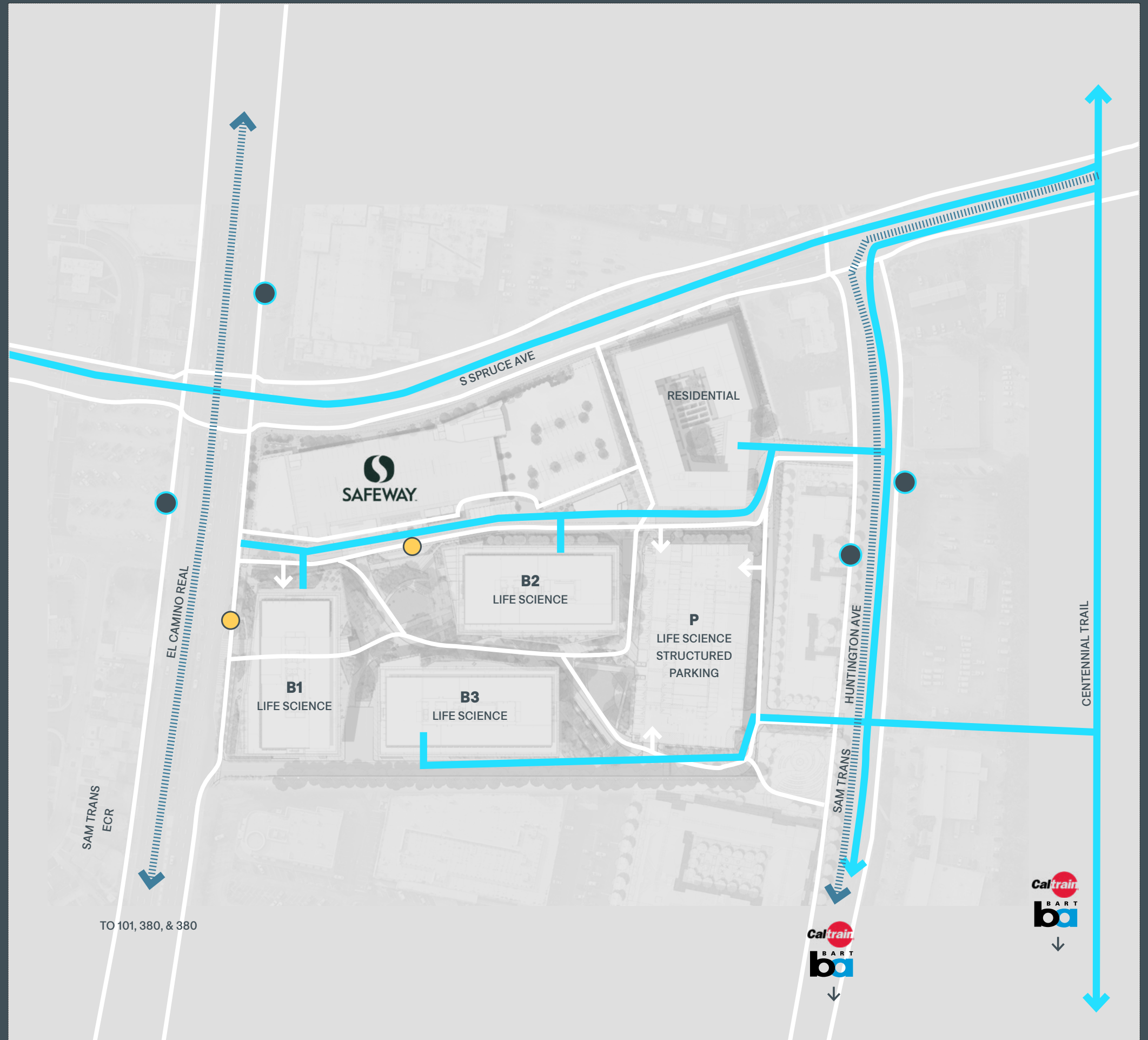
Mixed-use residential units on property.

Trail Access

Strong connection to South SF bike network.

Walkability

Walkable access to BART (0.4 miles) and 10,000 SF of on-site retail.



110,000 Square Feet of On-Site Amenities



Retail Center

- 1 Safeway 24-Hour 64,000 sf

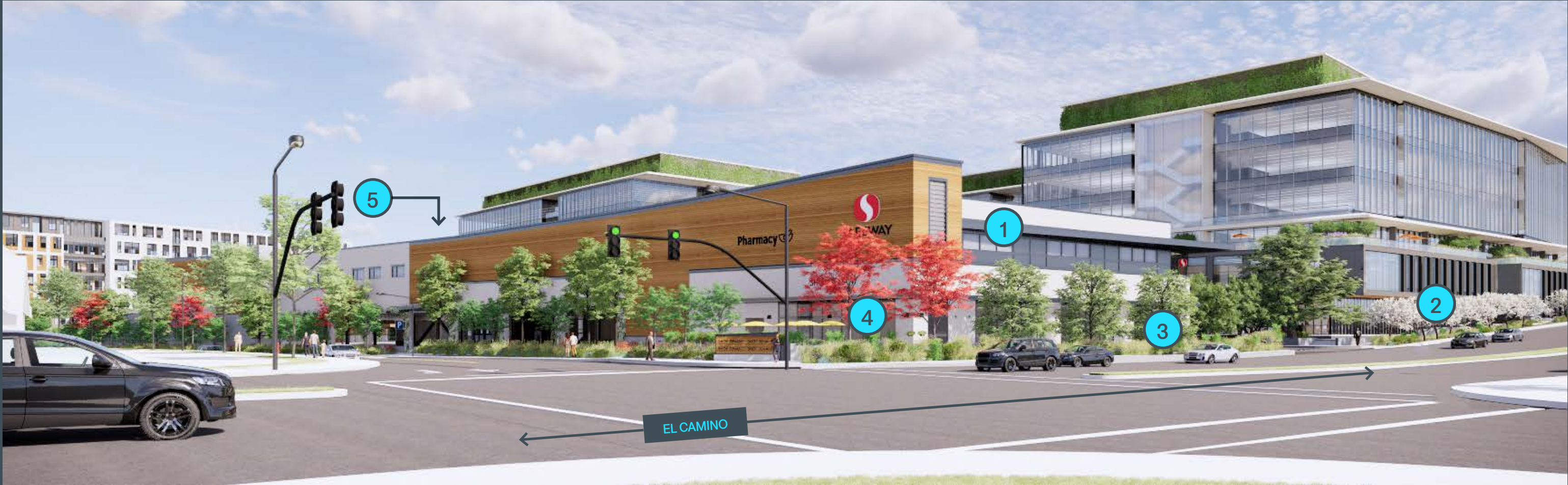
Life Science Campus Amenities

- 2 Conference Center 15,000 sf
Fitness Center 10,000 sf
Restaurant/Bar 10,000 sf

Additional Retail Space

Retail Space 10,000 sf

- 3 Philz Coffee
- 4 Chipotle
- 5 Pizzeria



Expertly designed by globally recognized architects SOM with the following features front of mind:



24-Hour access
Fitness and Amenities.
Class A rated.



10% of Parking
have dedicated EV
Chargers



Onsite storage space
for chemical, hazardous
waste, and numerous
types of lab equipment.



Upgraded life science
infrastructure.



LEED Gold certified.



Indoor-outdoor
seating lounges &
collaborative spaces.



Large operable,
loading docks.



Onsite cafe & conference
facilities.



3 Acres of updated
landscaping.

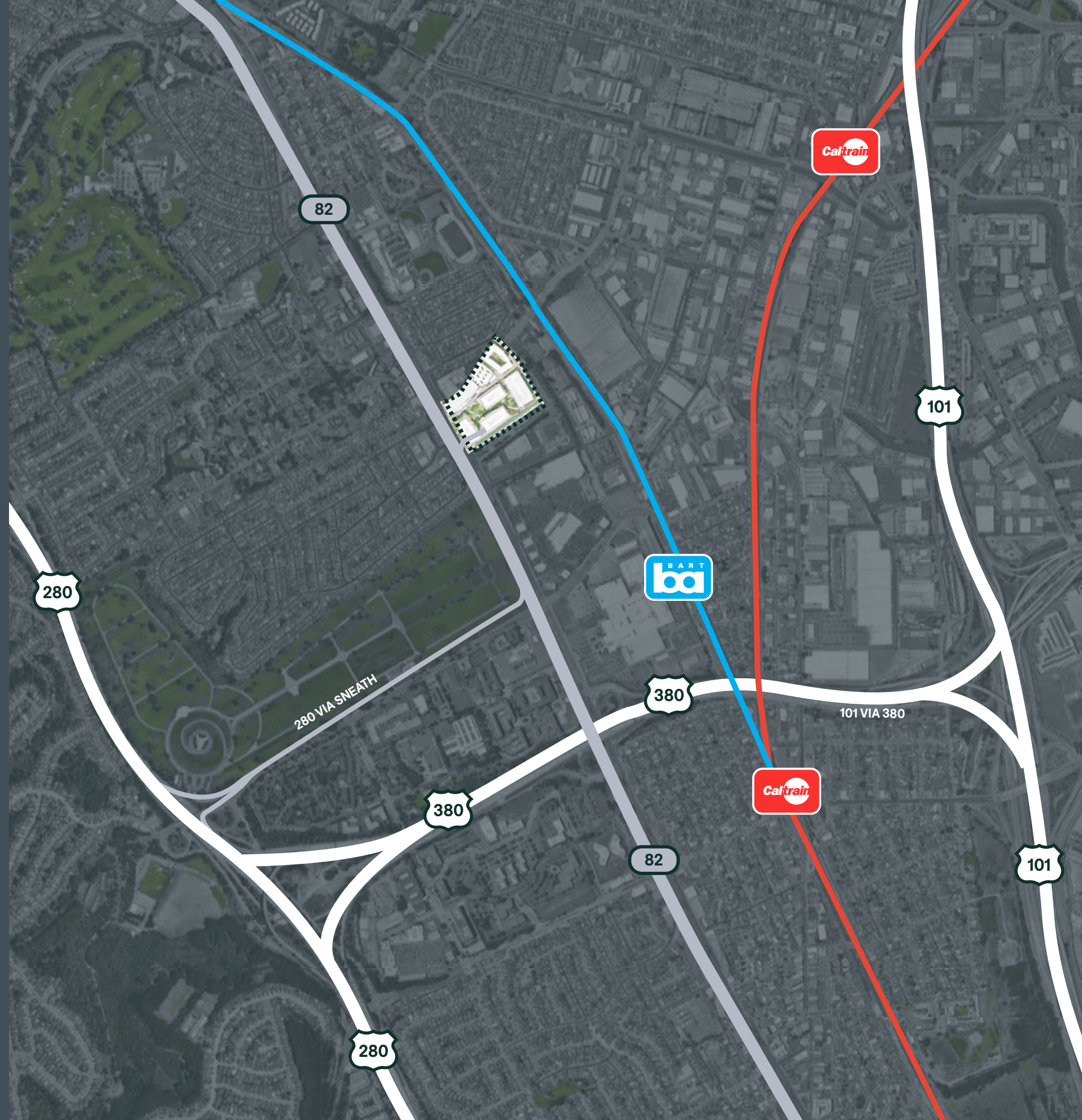


40k Solar Array that
offers a 5% annual
energy offset.

Centralized Location

This unique campus of mixed-use serves the strong demand for high quality lab space with top notch lab infrastructure that inspires discovery and retail space that this neighborhood has longed for.

BART 🚶 10 minutes	BART SHUTTLE 🚗 5 minutes
CALTRAIN 🚶 20 minutes	CALTRAIN SHUTTLE 🚗 10 minutes
HIGHWAY 380 🚗 5 minutes	SFO AIRPORT 🚗 15 minutes
HIGHWAY 101 🚗 6 minutes	
HIGHWAY 280 🚗 5 minutes	



Neighborhood Amenities

RESTAURANTS & FAST FOOD

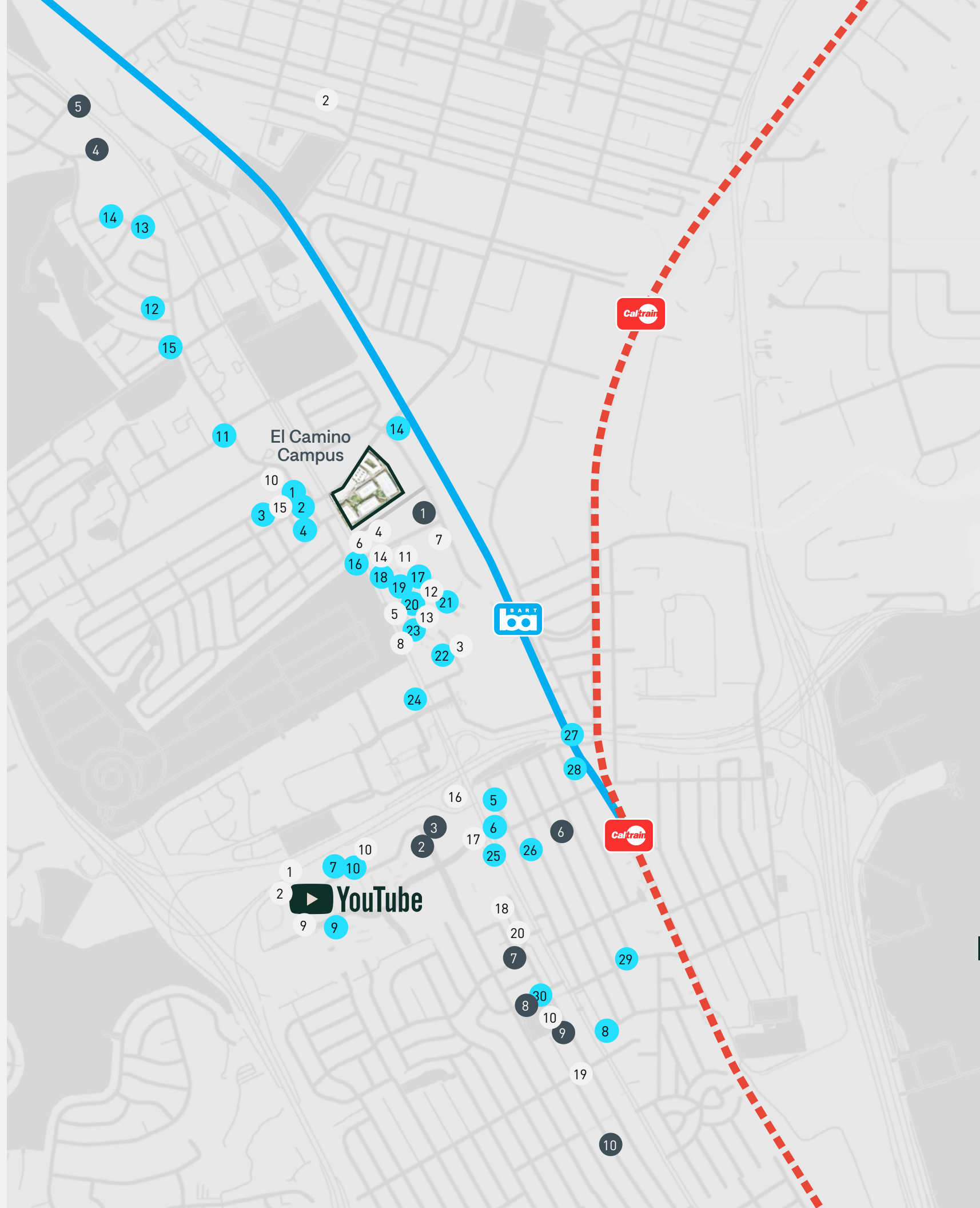
- | | | |
|-----------------------------|---------------------------|-------------------------|
| 1 WHITE ELEPHANT | 11 EL FARO'S MEXICAN FOOD | 21 GOT PHO |
| 2 LOS CUATES TAQUERIA | 12 SPEEDY'S PIZZA | 22 PANDA EXPRESS |
| 3 ZORBA'S PIZZA | 13 LITTLE LUCCA | 23 BURGER KING |
| 4 FORT MCKINLEY BAR & GRILL | 14 THE NIGHT MARKET | 24 JACK'S RESTAURANT |
| 5 MAZRA | 15 SKY DRAGON | 25 MAZRA |
| 6 SENIORE'S PIZZA | 16 POPEYES | 26 ROLLING PIN DONUTS |
| 7 PEET'S COFFEE | 17 RED LOBSTER | 27 LA PALOMA |
| 8 TOTO'S PIZZERIA | 18 RED CIRCLE DUMPLINGS | 28 K-GRILL & TOFU HOUSE |
| 9 STARBUCKS | 19 CAFE 3:15 | 29 TAQUERIA LEON |
| 10 BASKIN ROBBINS | 20 SARKU JAPAN | 30 IHOP |

RETAIL & GROCERY

- | | |
|---------------------------|-------------------------|
| 1 ACE HARDWARE | 11 MARSHALLS |
| 2 BAYHILL SHOPPING CENTER | 12 CVS |
| 3 TARGET | 13 JCPENNEY |
| 4 STAPLES | 14 MARSHALLS |
| 5 AT&T | 15 GOODWILL STORE |
| 6 VERIZON | 16 BIG 5 SPORTING GOODS |
| 7 USPS | 17 MIDAS |
| 8 CHASE BANK | 18 HONDA |
| 9 GNC VITAMIN | 19 O'REILLY AUTO PARTS |
| 10 WALMART | 20 TWICE AS NICE |

HOTELS

- | |
|-------------------------|
| 1 SONESTA ES SUITES |
| 2 COURTYARD BY MARRIOTT |
| 3 BAYHILL INN |
| 4 AMERICANA INN |
| 5 DELUXE INN |
| 6 REGENCY INN |
| 7 VILLA MONTES HOTEL |
| 8 GATEWAY INN & SUITES |
| 9 SUPER 8 |
| 10 HOTEL AURA |



3 Acres of Open Space & Terraces

The El Camino Campus boasts over 3 acres of open green spaces and terraces; providing great opportunities for movie nights, 360 degree views, food truck events and impromptu outdoor meetings!



World Class Amenities

The centrally located [Restaurant Pavilion & Pizzeria](#) provides a communal gathering place and is a key component to the place-making strategy.



Sustainability at the forefront of design

v4.1

Building life cycle impact reduction v4.1.

5% Energy Savings

40K solar array offers 5% annual energy offset Use reduction from ASHRAE (min.) baseline 10% reduction in embodied carbon 20% annual energy use reduction 40% annual water use reduction.

19.3%

An abundance of EV parking stations.



Project Milestones

■ KEY DATES

Estimated Delivery

2022						2023	2024		2025
Approved	August	September	October	November	December	Q1	Q1	Q2	Q1
CITY DESIGN REVIEW	PLANNING COMMISSION APPROVAL	BUILDING & GARAGE PERMIT SUBMITTAL		STAGED CONSTRUCTION PERMITS GRADING/ FOUNDATION/ BUILDING		BUILDING SHELL CONSTRUCTION COMMENCEMENT	SHELL TENANT IMPROVEMENT READY	SAFEWAY GRAND OPENING	TI COMPLETE/ OCCUPANCY

Meet the Landlord



Steelwave is a full-service commercial, residential, and mixed-use real estate management, operating company and investment management firm.

60.1M SF
INDUSTRIAL PRODUCT

36.6M SF
OFFICE/RESEARCH AND
DEVELOPMENT PRODUCT

\$10.7B
PORTFOLIO VALUE

SteelWave and its predecessor companies, Legacy Partners Commercial and Lincoln Property West, have been active in commercial real estate for 45 years. We've built a reputation for successful execution by sourcing sound investments in our 6 key markets: Northern California, Southern California, Denver, Seattle, Portland and Texas. As a vertically integrated leader in the industry, we source, entitle, design, finance, develop, renovate, lease, manage and sell real estate investments on behalf of many well-known institutional clients. Since its inception, the SteelWave team has acquired, developed or managed 6,000 multifamily units, 60.1M SF of industrial product and 36.6M SF of office product across our Western United States target markets at a combined cost of over \$10.7 billion.



Meet the Landlord



USAARE invests across the risk spectrum for a global client base, managing \pm \$34B in net assets within a diversified portfolio across North America & Europe.

25+

YEARS EXPERIENCE

\$13.7B

PORTFOLIO VALUE

+20M SF

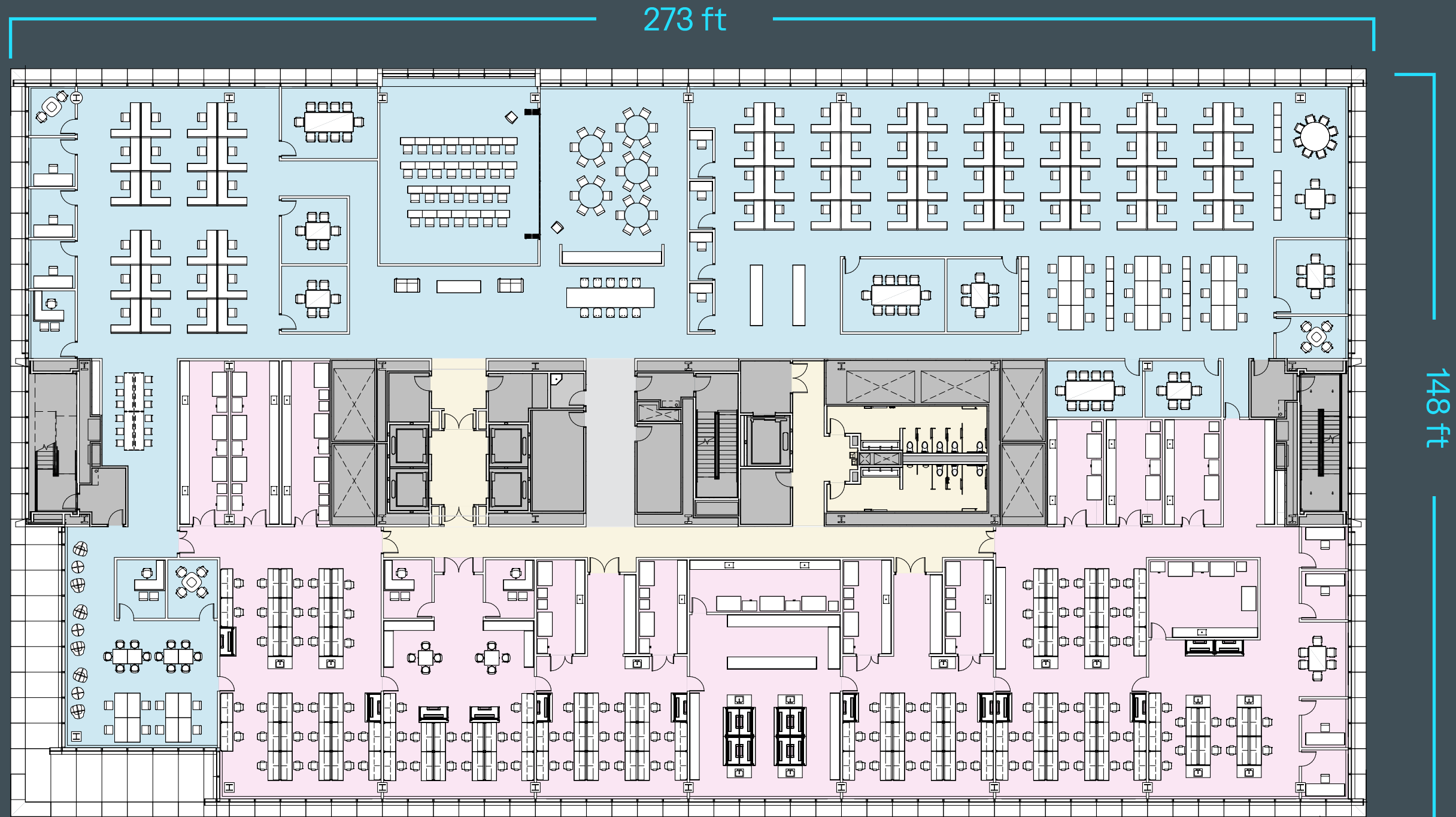
PORTFOLIO

USAA Real Estate provides strategic equity and debt capital, including to capitalize on the accelerating demand for technology-driven real estate assets, to meet the critical need for housing solutions, and for other market and capital structure opportunities exhibiting compelling risk-return characteristics.

USAARE has a 25+ year history of successful joint venture partnerships for office development throughout the U.S., providing common and preferred equity to partners and sponsors for vertical office projects. Since 2010, USAARE and 28 partners have developed \$13.7B of office, mixed-use, and life science development projects totaling \pm 20M SF in 15 states, of which 20 projects were built to suit specifically for tenants.



Test Fit



Building 2, Level 3

Office Space Lab Space



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