

Peninsula Broker Breakfast

June 15, 2011



City of East Palo Alto

- Location, location, location: one mile from Stanford
- Affordable land
- 150 acres ready for development
- Four Seasons Hotel, IKEA, and other great shopping



City of East Palo Alto

Great Location, Available Land

Major Opportunities

- #1. Retail Vacancy G101
- #2. University Plaza
- #3. 4 Corners
- #4. RBD/4 Corners Specific Plan



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Joint Venture
SILICON VALLEY NETWORK



City of East Palo Alto

G101 Shopping Center- 6,500+ sqft available



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City of East Palo Alto

University Plaza- 200,000 Sqft Class A Office



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City of East Palo Alto

University Plaza- Unbeatable Location



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University Plaza

- 200,000 sqft
- Entitled

The
SOBRATO
Organization

TMG
TMG PARTNERS



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City of East Palo Alto

4 Corners Mixed Use



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City of East Palo Alto

4 Corners Mixed Use

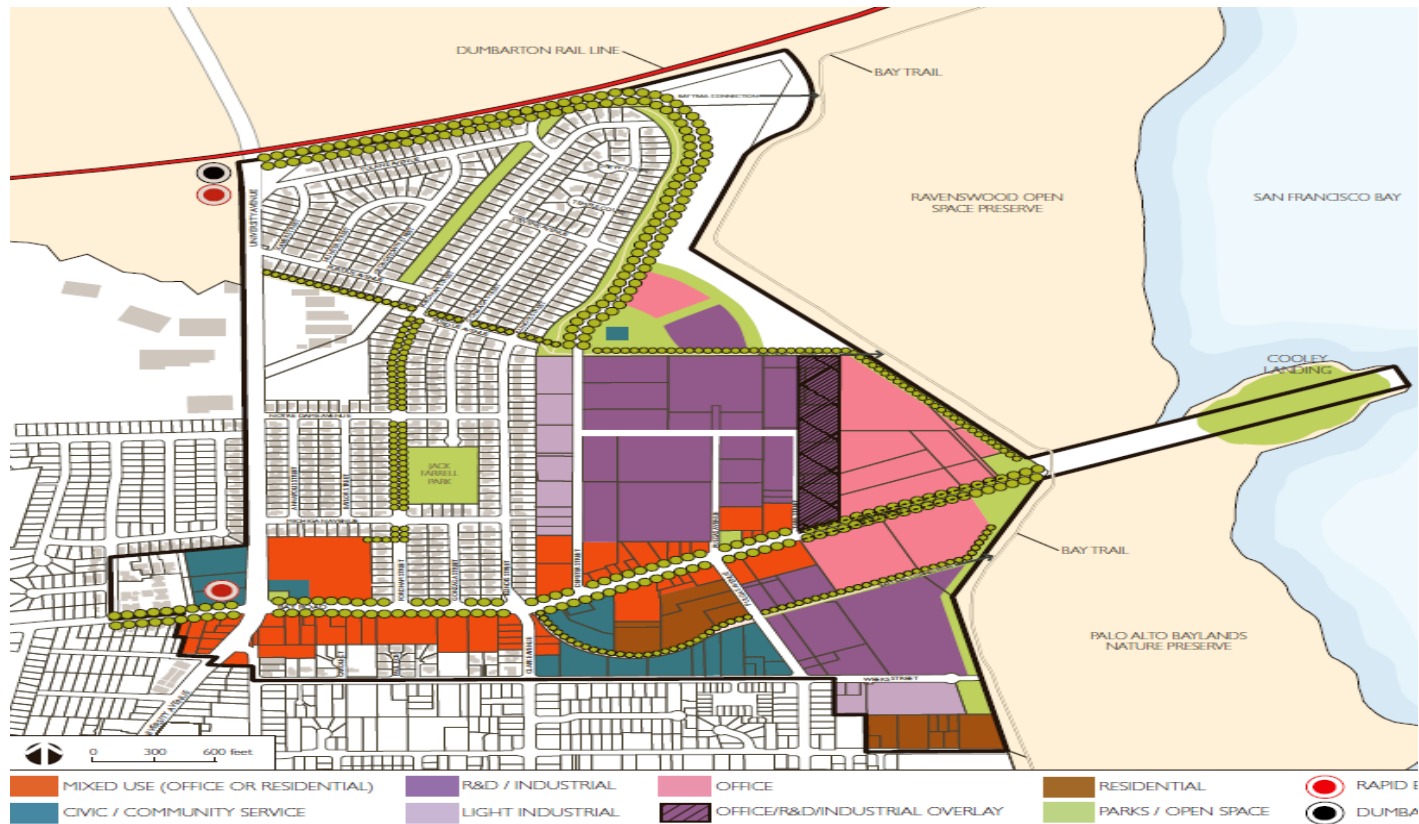
- Corner Univ. and Bay
- 115 Condos, 16k sqft retail
- Entitled with
Development Agreement





City of East Palo Alto

RBD/4 Corners Specific Plan/Program EIR



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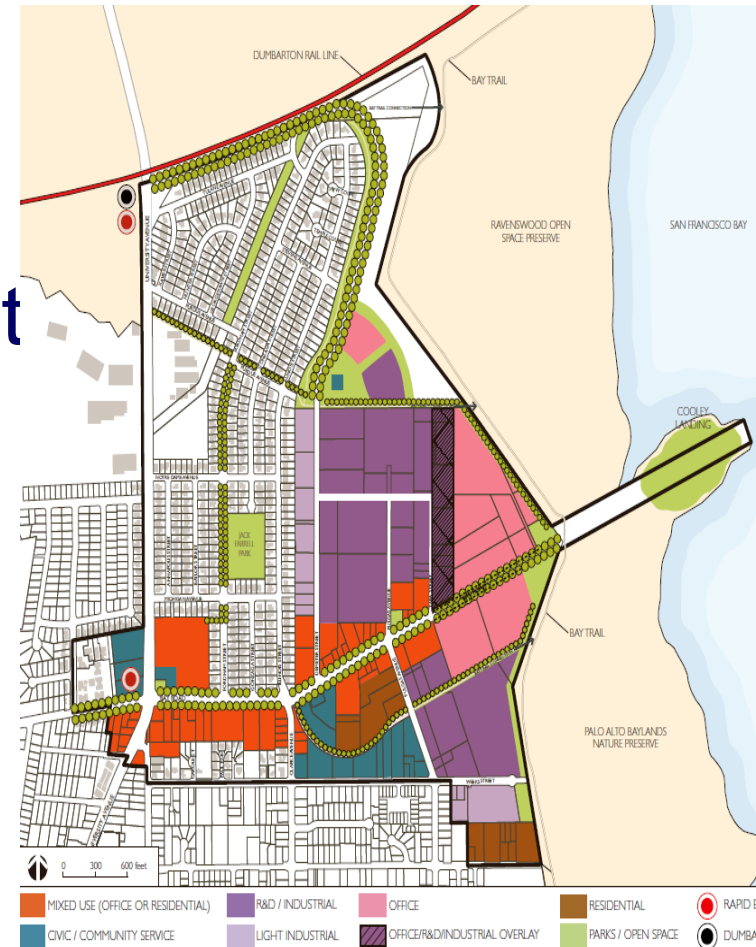
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City of East Palo Alto

Net Development Scenario

- Office: 1.2m sqft
- R&D/Industrial: 351,820 sqft
- Retail: 112,240 sqft
- 835 housing units
- Parks/Trails: 30 acres
- Plan/EIR Adoption-12/2011



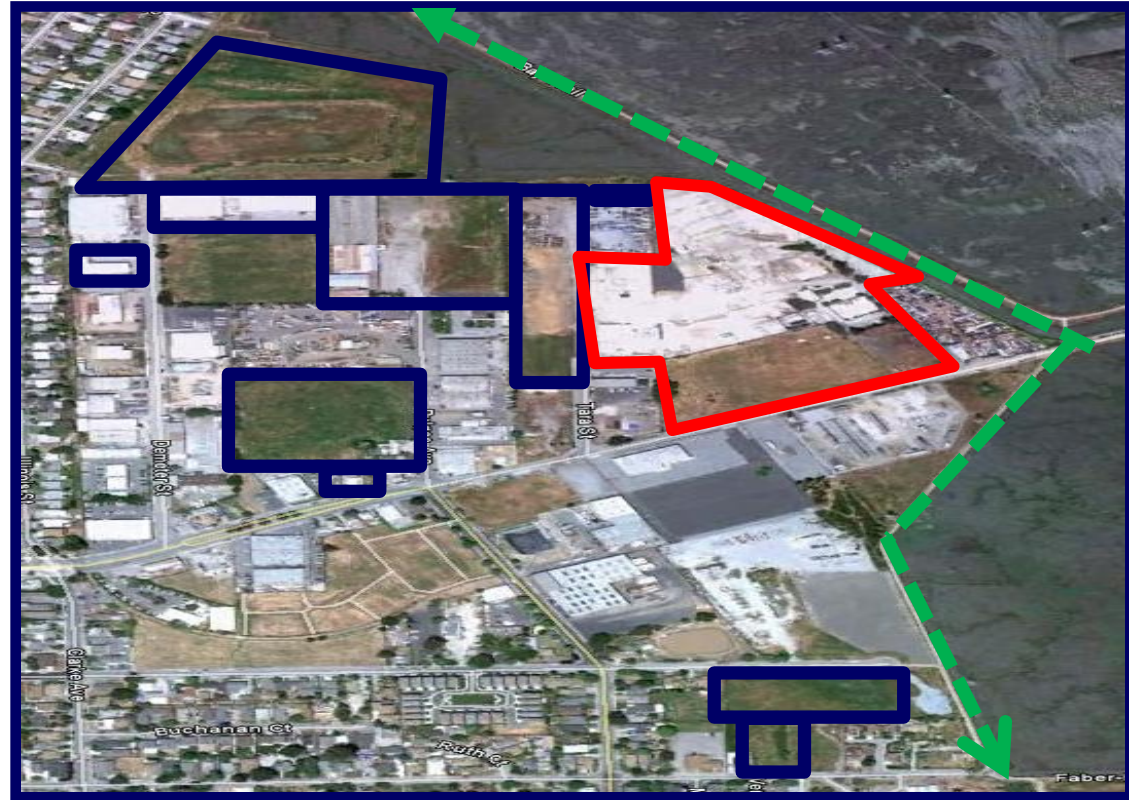


City of East Palo Alto

Vacant & Underutilized Land

Blue -31 acres on market

Red- 17 acres on market soon



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Great Location, Available Land

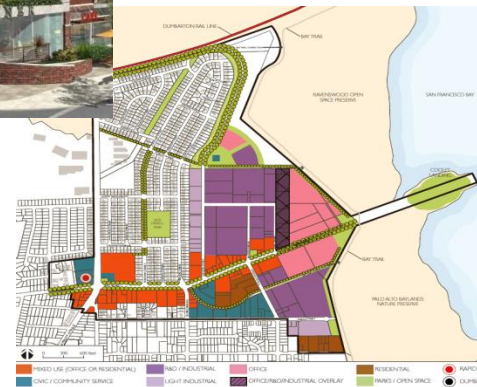
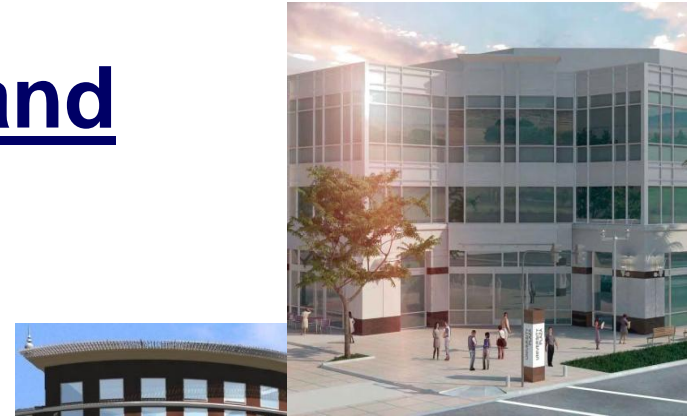
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