

Transit-oriented developments are springing up near Menlo Park's Caltrain station — here's a look at five of them

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Springline by Presidio Bay Ventures is across the street from Menlo Park's Caltrain station.

Menlo Park's Caltrain stop doesn't crack the top 10 of the commuter rail line's busiest stations. But that could change once all of the transit-oriented developments near it are completed.

One of the largest projects under construction there is called Springline, which represents developer Presidio Bay Ventures' attempt to create a city within a city. The project at 1300-1302 El Camino Real and 550 Oak Grove Ave. includes two office buildings of 100,000 square feet each, set to be completed in August. The developer is also constructing a residential building next door with 183 apartments; it's slated for completion by early January. The ground floors of the office and residential buildings will have a combined 25,000 square feet of retail space.

The only commercial tenants Presidio Bay has announced so far are co-working company Canopy and private-equity firm Symphony Technology Group. Presidio Bay already has signed leases or is in advanced discussions with prospective tenants for all the retail space, Sanandaji said.

Springline in Menlo Park

The city's Springline development offers a "city within a city" in Menlo Park, mere steps from the local Caltrain station.

Here's a look at other projects within a half-mile or so of Menlo Park's Caltrain station:

Middle Plaza

This project at 200-500 El Camino Real will contain a mix of residential, office and retail space. It includes three buildings that together will contain 215 one- and two-bedroom apartments; as many as 10 of them will be available at below-market rates. Stanford University, which is developing them, expects to finish construction next summer.

The project will also feature three buildings by developer John Arrillaga that will offer a combined 145,000 square feet of office space. Those are expected to be ready for occupancy between this winter and next summer. In 2019, Softbank Group Corp. agreed to pre-lease 93,000 square feet of Middle Plaza's office space. Middle Plaza will also include 10,000 square feet of retail space and have a public plaza

Prince Street Partners project

Completed at the end of last year, this mixed-use project is located directly across the street from the Caltrain station and encompasses three buildings.

One, located at 506 Santa Cruz Ave., is a four-story, 48,000-square-foot structure. A second building at 556 Santa Cruz Ave. is three stories and contains 22,000 square feet. The third is a four-story, 8,732-square-foot building located at 1125 Merrill St. All three have similar floor layouts with retail on the ground level, office space in the middle, and apartments at the top.

1540 El Camino Real

Now under construction, this project by Four Corners Properties is comprised of a 40,759-square-foot office building that faces El Camino Real and a three-story residential building containing 27 apartments that opens onto San Antonio Street.

650 Live Oak

This mixed-use development at 650 Live Oak Ave. consists of 25,420 square feet of office space and 17 townhomes and apartments. The Minkoff Group developed the project, which was completed in Q3 2020.



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