

# SAN FRANCISCO BUSINESS TIMES

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## Largest Peninsula Construction Projects

Ranked by Construction cost

Locally Researched by: Julia Cooper, San Francisco Business Times Apr 16, 2021, 3:00am PDT

This List includes construction projects underway in San Mateo County, Stanford and the city of Palo Alto in April 2021. SFO projects are not included and instead appear on our San Francisco Construction Projects List since the airport is technically part of San Francisco. Information was obtained from contractors, developers, architects and SFBT research. Project end dates are estimated.

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Rank	Project Name	Construction Cost	Description	Start Date	End Date	Owner/Developer
1	<b>City of San Mateo Nutrient Removal and Wet Weather Flow Management Upgrade and Expansion</b> 2050 Detroit Dr. San Mateo 94404	\$431.97 million	Expansion to an existing wastewater treatment plant including tie-ins and modifications to the existing facility	7/19	7/24	City of San Mateo
2	<b>Gateway at Millbrae Station</b> 200 Rollins Rd. Millbrae 94030	\$340.00 million	Millbrae BART Station transit-oriented development including 297,000 square feet of office and retail space, 320 market rate apartments, 80 affordable apartments and a 164-room hotel	12/19	1/22	Republic Urban Properties
3	<b>Genesis Marina</b> 3500 Marina Blvd. Brisbane 94005	\$334.00 million	Three life science buildings (two 6-story and one 7-story) that will provide 422,552 square feet of office, lab R&D, restaurant and commercial recreation uses	11/20	6/23	Phase 3 Real Estate Partners
4	<b>Kilroy Oyster Point, Phase 1</b> 379 Oyster Point Blvd. South San Francisco 94080	\$250.00 million	658,000-square-foot project purpose-built for life science companies, comprising three buildings	6/19	Q3 2021	Kilroy Realty Corp.
4	<b>The District: Industrial Road Science Research Campus</b> 825-835 Industrial Rd. San Carlos 94070	\$250.00 million	Two 6-story, 275,880-square-foot buildings and a 6-story, 517,600-square-foot, 1,510-stall parking structure	3/18	4/21	Alexandria Real Estate Equities

<b>4</b>	<b>The Shore at Sierra Point</b> Sierra Point Parkway Brisbane 94005	\$250.00 million	Six-building life science campus on a 23-acre site including 5-level parking structure	2/18	Q4 2022	Healthpeak
<b>7</b>	<b>Station Park Green Phases 3 and 4</b> 1700 Delaware St. San Mateo 94402	\$228.00 million	Next phases of four 5-story residential buildings with 599 units, street-level office/retail space, parking and public park	5/16	Q4 2021	Essex Property Trust Inc.
<b>8</b>	<b>Springline</b> 1300 El Camino Real Menlo Park 94025	\$205.00 million	Mixed use development with 200,000 square feet of office space, 183 residential units, ground-floor retail, parking for 1,000 vehicles and public and private open space	1/17	2/22 <sup>2</sup>	Presidio Bay Ventures
<b>9</b>	<b>Middle Plaza</b> 500 El Camino Real Menlo Park 94025	\$200.00 million	215 units with 144,000 square feet of office and 10,000 square feet of retail	10/18	Summer 2022	Stanford University
<b>9</b>	<b>Tech Campus Tenant Improvements</b> Airport Boulevard Burlingame 94010	\$200.00 million	Buildout of multiple buildings with offices, laboratory, technical support and cafeteria/kitchen space and associated site improvements	10/19	Summer 2021	Confidential
<b>11</b>	<b>County Office Building (COB3), Parking Structure &amp; Promenade</b> 555 Marshall St. Redwood City 94063	\$175.00 million	168,000-square-foot, 6-story county office building, 7-story, 368,000-square-foot parking structure with 1,100 stalls, and public plaza and promenade/walkway	5/19	11/21	County of San Mateo
<b>12</b>	<b>Caltrain 25th Avenue Grade Separation and Station</b> East 25th Avenue to East 31st Avenue San Mateo 94403	\$155.50 million	Reconstruction of one existing at-grade crossing at 25th Avenue, and construction of two new grade separated crossings at 28th and 31st Avenues; also constructs a new Hillsdale Caltrain station	10/17	Fall 2021	Peninsula Corridor Joint Powers Board/Caltrain
<b>13</b>	<b>Gateway of Pacific, Phases 2 and 3</b> 1000 Gateway Blvd. South San Francisco 94080	\$150.00 million	9-story office and R&D tower, 240,000 square feet, and 8-story tower, 190,000 square feet (Phase 2); 12-story tower, 350,000 square feet (Phase 3)	4/19 <sup>4</sup>	Q4 2021	BioMed Realty
<b>14</b>	<b>201 Haskins Way Office/Lab Buildings &amp; Parking Structure</b> 201 Haskins Way South San Francisco 94080	\$144.00 million	Office/lab building consisting of a 3-story east building and a 5-story west building that are adjoined by a 3-story open atrium	11/18	6/21	Alexandria Real Estate Equities
<b>15</b>	<b>Greystar IV</b> 1409 El Camino Real Redwood City 94063	\$140.00 million	8-story, 350-unit apartment building, 2,900 square feet of retail	7/18	7/21	Greystar Development
<b>16</b>	<b>303 Baldwin</b> 303 Baldwin Ave. San Mateo 94401	\$115.00 million	79,446 square feet of office and commercial space, 64 multifamily rental units and a 2-level garage	1/21	9/23	Prometheus Real Estate Group Inc.
<b>17</b>	<b>San Mateo Health Campus</b> 222 W. 39th Ave. San Mateo 94403	\$100.00 million	200,000 square feet of site work and 289,000 square feet of construction including the 1954 Building, Nursing Wing, Diagnostic/Treatment Center and Health Services Building	11/18	12/21	County of San Mateo

<b>17</b>	<b>VA Palo Alto Research/Veterinary Medical Unit</b> 3801 Miranda Ave. Palo Alto 94304	\$100.00 million	95,000-square-foot, 2-story research building with a veterinary medical unit floor	8/16	6/21	Department of Veterans Affairs
<b>19</b>	<b>Bay Meadows Station 5</b> 3150 S. Delaware St. San Mateo 94403	\$96.40 million	218,000-rentable-square-foot office building with 3 levels of office and ground floor retail space, along with 5 levels of parking	10/20	6/22	Stockbridge/Wilson Meany
<b>20</b>	<b>Canada College Kinesiology, Wellness &amp; Aquatics Center</b> 4200 Farm Hill Blvd Redwood City 94061	\$95.00 million	2-story, 115,000-square-foot athletic/aquatic center with classrooms, basketball and volleyball courts, dance/training studios, locker rooms, two swimming pools	3/19	4/21	San Mateo County Community College District
<b>21</b>	<b>Light Tree Apartments</b> 1805 E. Bayshore Rd. East Palo Alto 94303	\$86.00 million	185 units of affordable housing	12/20	1/23	Eden Housing, East Palo Alto Community Alliance and Neighborhood Development Organization (EPACANDO)
<b>22</b>	<b>Nexus on Grand</b> 233 E. Grand Ave. South San Francisco 94080	\$85.00 million	5-story life sciences building totaling approximately 141,000 square feet	3/21	Q1 2023	Healthpeak
<b>23</b>	<b>Bay Meadows Station 1</b> 2750 S. Delaware St. San Mateo 94403	\$81.80 million	219,00-rentable-square-foot office building with 3 levels of office space and 4 levels of parking	5/20	1/22	Stockbridge/Wilson Meany
<b>24</b>	<b>South San Francisco Community Civic Campus</b> 400 Grand Ave. South San Francisco 94080	\$81.00 million	82,500-square-foot library, parks & recreation and council chamber building, and a park and playground	1/20	6/23	City of South San Francisco
<b>25</b>	<b>3rd &amp; Claremont</b> 406 E. 3rd Ave. San Mateo 94401	\$61.00 million	4-story building with 103,731 square feet of office space and 25 residential units	11/19	1/22	Windy Hill Property Ventures