

# Pacific Commons

Fremont, California



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## Pacific Commons Recreates Itself as a Retail Power Center

### Project Overview

Land once slated for large-scale corporate campuses in the Silicon Valley area was quickly re-entitled by Catellus after the dot-com bust. Today, the 840-acre site includes a flagship retail center and business district serving Fremont and the greater Bay Area.

- 840-acre, mixed-use development with 80 acres entitled for retail
- 839,000 square feet of retail space
- Includes more than 1 million square feet of office, research and development and light industrial space
- Re-entitled in 18 months from office to retail use
- Significant frontage and line of sight on I-880
- Infrastructure work included environmental mitigation for endangered species identified on site, water quality enhancement and construction of an 1,800-foot causeway

### Retail and Business

Very well known and desirable tenants reside on the 839,000-square-foot retail side of Pacific Commons, as well as tenants in the commercial space, including:

- 162,000-square-foot retail space for Lowe's Home Improvement

## About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

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- 160,000-square-foot retail space for Costco
- 98,000-square-foot retail space for Kohl's
- 500,000-square-foot distribution facility for Office Depot
- Additional retailers include DSW, Old Navy, PF Changs and Starbucks

## Remarkable Environmental Mitigation

Catellus took care to mitigate the habitat of several endangered species located on the site and provide for the quality of their environment. Mitigation included:

- Worked with the U.S. Fish & Wildlife Service to create a series of wetlands that could serve as a healthy habitat for the tadpole shrimp and other endangered species
- Catellus constructed a 1,800-foot causeway to enable healthy water flows within the eco-system
- Catellus donated the 440-acre wetland to the U.S. Fish & Wildlife Service in 2008 as part of the Don Edwards San Francisco Bay National Wildlife Refuge

## Infrastructure Financing

Catellus structured a \$68-million Community Facilities District (CDF) to fund the infrastructure improvements on the 840-acre project. The first bond was posted in 2001 for \$30 million, and the second was posted in 2005 for \$38 million. Improvements included:

- Street and utilities installed
- Parks, plazas
- Wetlands mitigation



Pacific Commons aerial



For more information, contact Catellus at 303-567-5700 or [www.catellus.com](http://www.catellus.com)

