

# PACIFIC COMMONS

Fremont | California

## New Entitlements, New Energy in a Prime Retail Location

Land once slated for a large-scale corporate campus in the Silicon Valley area was re-entitled by Catellus following the dot-com bust. Today, the 840-acre site includes Northern California's largest retail power center, a business district and 400 acres of engineered wetlands.

### Project Summary

- 840-acre commercial mixed-use development serving the 880 corridor in Silicon Valley
- 1.18 million square feet of completed power and entertainment retail including 17 major anchors
- 1.2 million square feet of completed commercial research & development, light industrial and auto dealership
- Extensive public art including 9 sculptures by world-class artist Aristides Demetrios
- Over 400 acres of engineered wetlands completed and then donated to the San Francisco Bay National Wildlife Refuge



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- 1 Nordstrom Rack
- 2 Kohl's
- 3 Old Navy
- 4 Target
- 5 Lowe's
- 6 Dick's Sporting Goods
- 7 Century Theatres (16 screens)
- 8 Costco
- 9 TJ Maxx/HomeGoods
- 10 Jo-Ann Fabric and Craft
- 11 R&D
- 12 Future Office R&D



## Project Highlights

### PacificCommons.com

#### Retail and Business

Pacific Commons has become the dominant retail power center serving the region and is the largest retail power center in Northern California.

- Key anchors Target, Costco, Lowe's & Kohl's
- Mid-size anchors and restaurants include Nordstrom Rack, Dick's Sporting Goods, Old Navy, HomeGoods, P.F. Chang's and Claim Jumper
- Entertainment district—The Block at Pacific Commons—anchored by Century Theatres
- 1.2 million square feet of commercial R&D and auto uses include:
  - SYNNEX Corporation, a Fortune 500 technology company
  - 400,000 sf distribution and call center for Office Depot

#### Remarkable Environmental Mitigation

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

- Working 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
- Constructing an 1,800-foot causeway to enable healthy water flows within the ecosystem
- Donating a 440-acre wetland to the U.S. Fish & Wildlife Service in 2008 to become part of the Don Edwards San Francisco Bay National Wildlife Refuge

#### Infrastructure Financing

Catellus structured a \$68-million Community Facilities District (CFD) 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.

#### 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 nearly 30 years of 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.

For more information, contact Catellus at 510.267.3400 or visit [Catellus.com](http://Catellus.com)

