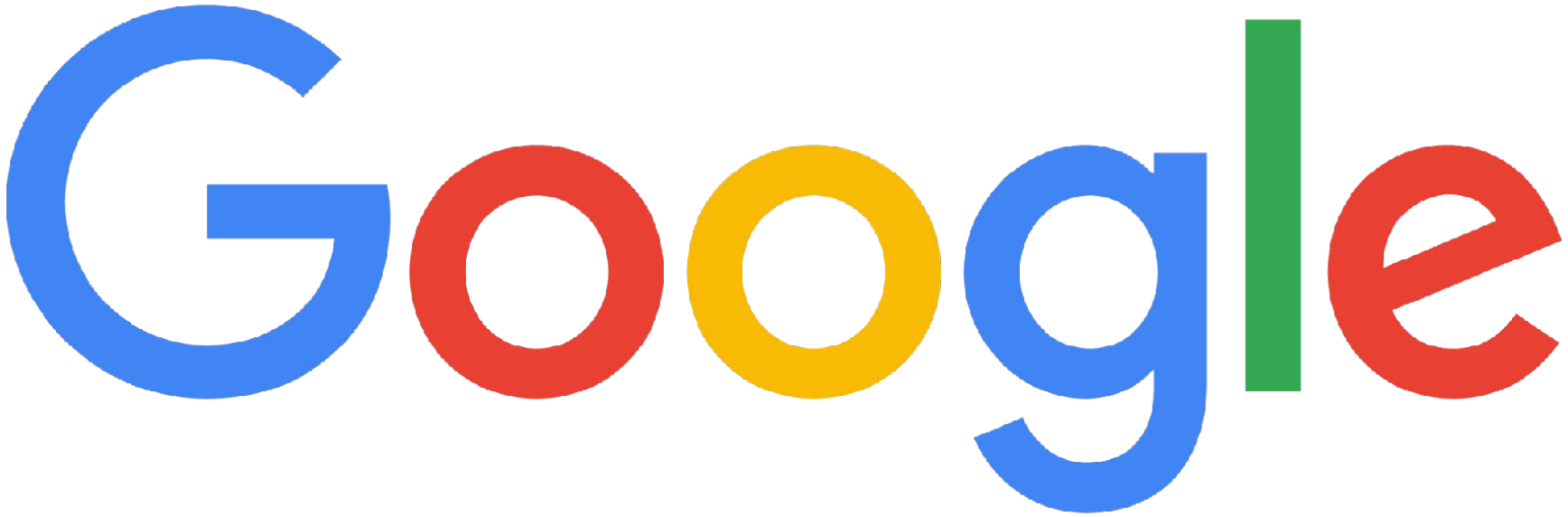

ULI
San Francisco

ULI San Francisco

Urban Partner



ULI San Francisco

Platinum Sponsors

Allen Matkins

Coblentz Patch Duffy & Bass LLP

DIALOG

Gensler

JLL

NEWMARK

STOCKBRIDGE

Perkins&Will

TMG PARTNERS

UDR

ULI San Francisco

Gold Sponsors

COX CASTLE

CUSHMAN & WAKEFIELD

EASTDIL SECURED

Farella Braun + Martel

KLINGBEIL CAPITAL MANAGEMENT

MITSUI FUDOSAN

pwc

REUBEN, JUNIUS & ROSE, LLP

SEAGATE PROPERTIES INC

WELLS FARGO

TREASURE ISLAND

SAN FRANCISCO

September 2026




San Francisco
San Francisco Bay
Yerba Buena Island
Treasure Island
1936



1938


1939



1942-1997

Treasure Island History

1997
Navy Base Decommissioned

2003
Public-Private Partnership Established Between TICD and City of San Francisco

2011
San Francisco Board of Supervisors Approves TICD's Plans for New Master Development

2016
Site Preparation Begins

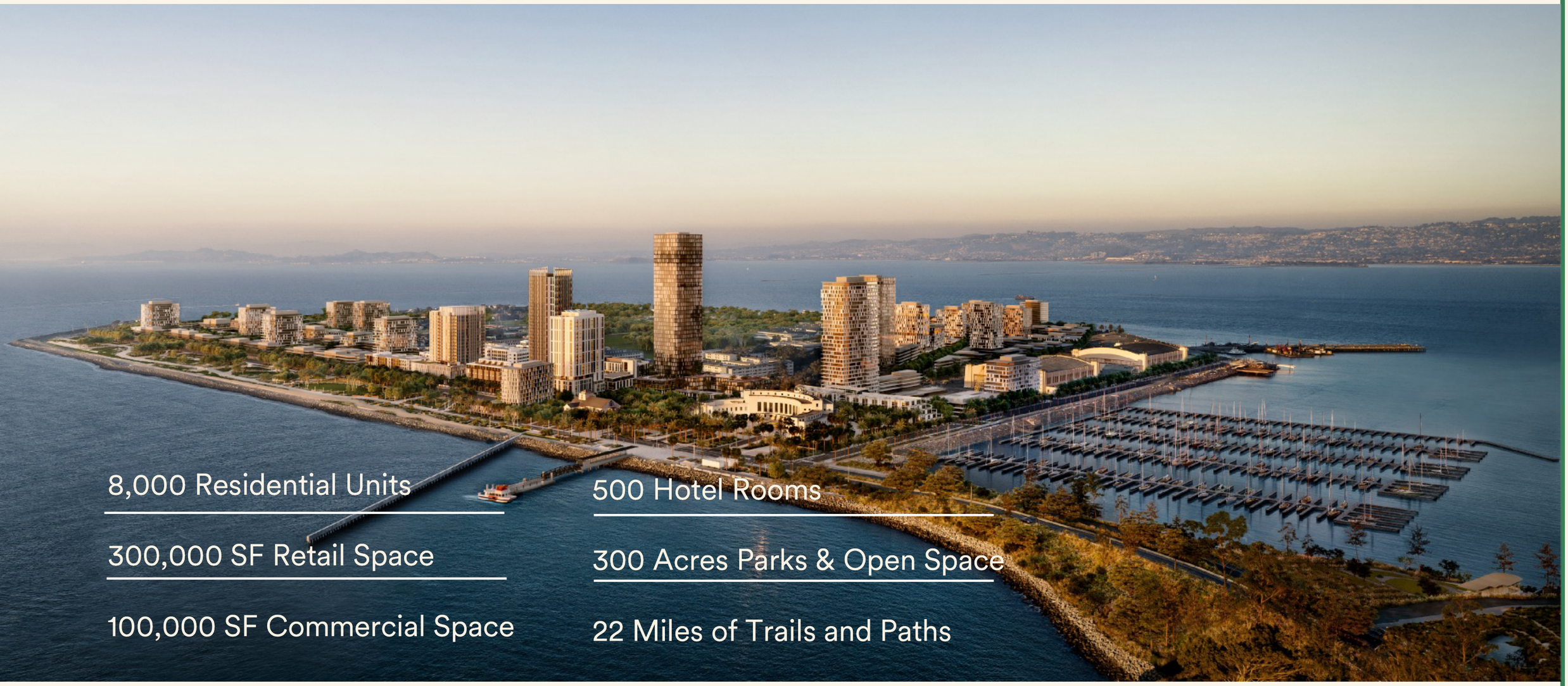
2019-Present
Vertical Construction Begins

2024
Strategic Deal Updates & Stage 2 Commences

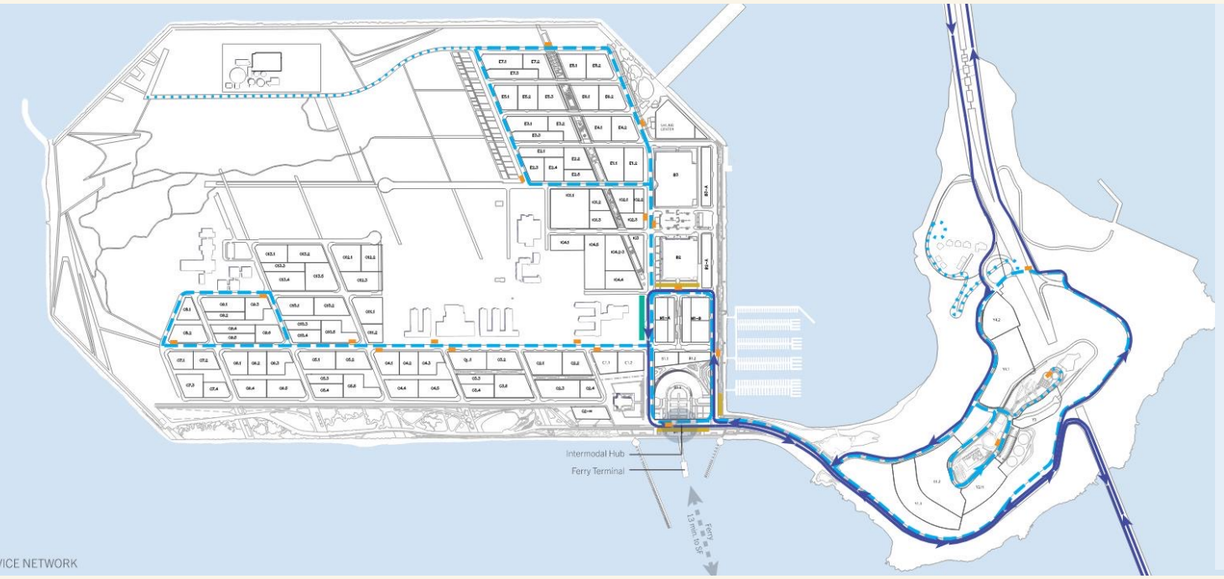

Richmond Bridge
Angel Island
Golden Gate Bridge
S F
Alcatraz
Berkeley
Bay Bridge
Ferry
~8 Minutes
Financial District
YERBA BUENA ISLAND
SAN FRANCISCO
Oakland
Alameda
SAN FRANCISCO



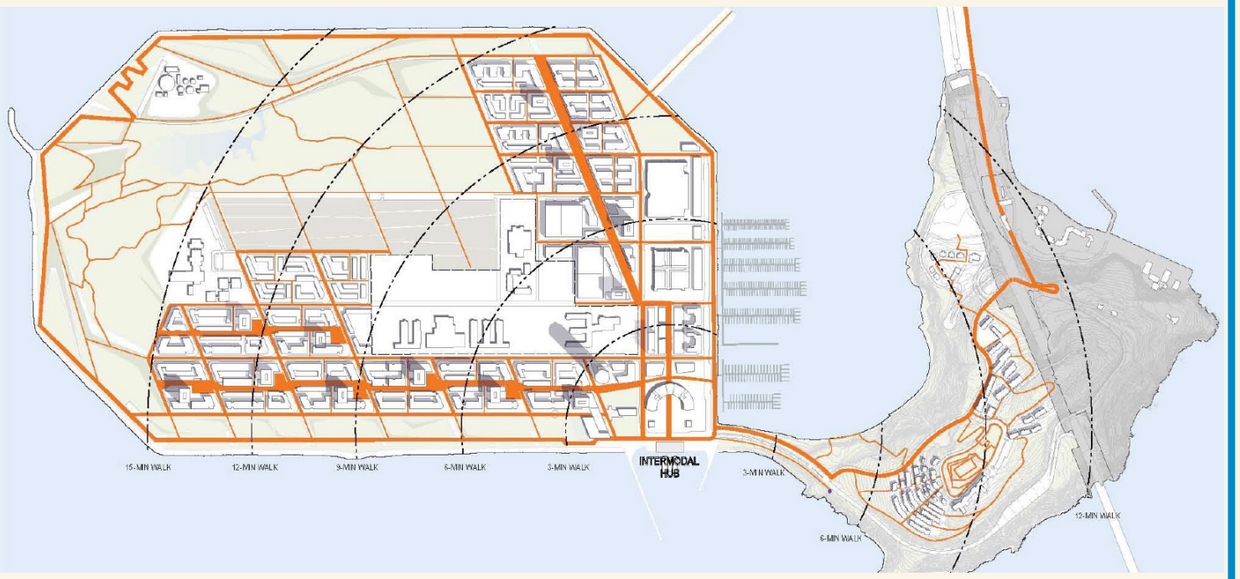
Treasure Island Master Plan



Transportation



Efficient Public Transit Network



Car Free Pedestrian and Bike Experience



Ferry Service



Public Shuttle



Bus Service

Treasure Island

8 Minutes

Ferry to Downtown San Francisco

10 Minutes

Car to Downtown San Francisco or Oakland

25 Minutes

to San Francisco International Airport

30 Minutes

to Oakland International Airport

1.2 Nautical Miles

to Downtown San Francisco

Horizontal Construction



Building Demo



Utility Cut + Cap



Geotech



New Infrastructure
(Utilities + Streets)



Parks

Geotechnical Mitigation



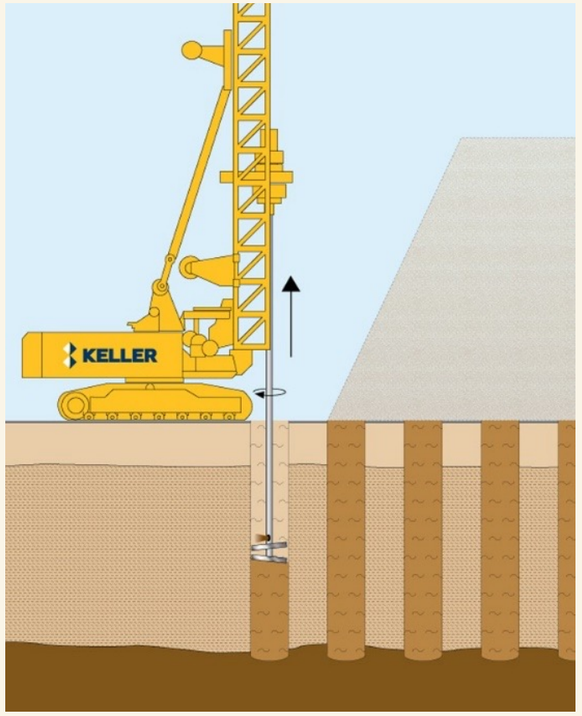
Wicks



Vibrocompaction



Surcharge



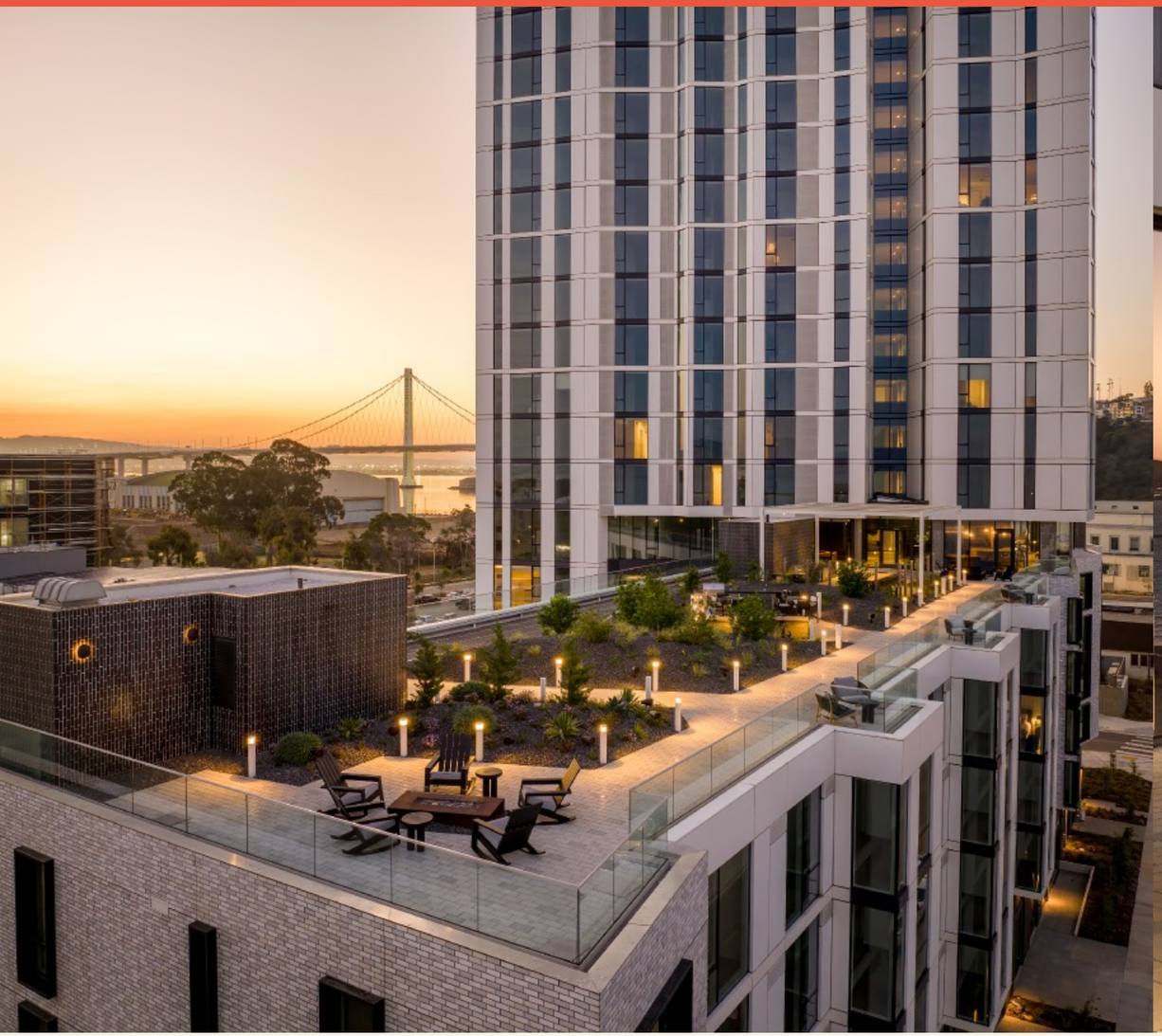
Deep Soil Mixing

Treasure Island Today



~1,000 new homes delivered to date.

ISLE HOUSE





HAWKINS





490
AVENUE OF THE PALMS





RESIDENCES

at

YERBA BUENA ISLAND

SAN FRANCISCO







STAR VIEW COURT





MACEO MAY

TREASURE ISLAND

2026

8 new parks delivered to date.



1 WILLOW BRIDGE PARK
2 SIGNAL POINT
3 THE ROCKS DOG PARK
4 PANORAMA PARK
5 CLIPPER COVE BEACH
6 BUCKEYE GROVE
7 CLIPPER COVE PARK
8 SUNSET POINT
9 TI LANDING
10 BUILDING 1 PLAZA
11 MARINA PLAZA
12 CHAPEL GROVER PARK
13 CLIPPER COVE PROM
14 PIER 1
15 EASTSIDE COMMON
16 CITYSIDE PARK
17 URBAN AGRICULTURE PARK
18 SPORTS PARK
19 EASTERN SHORLINE PARK
20 THE WILDS

8 New Parks Across 15+ Acres








THE ROCKS DOG PARK


WILLOW BRIDGE PARK


CITYSIDE PARK





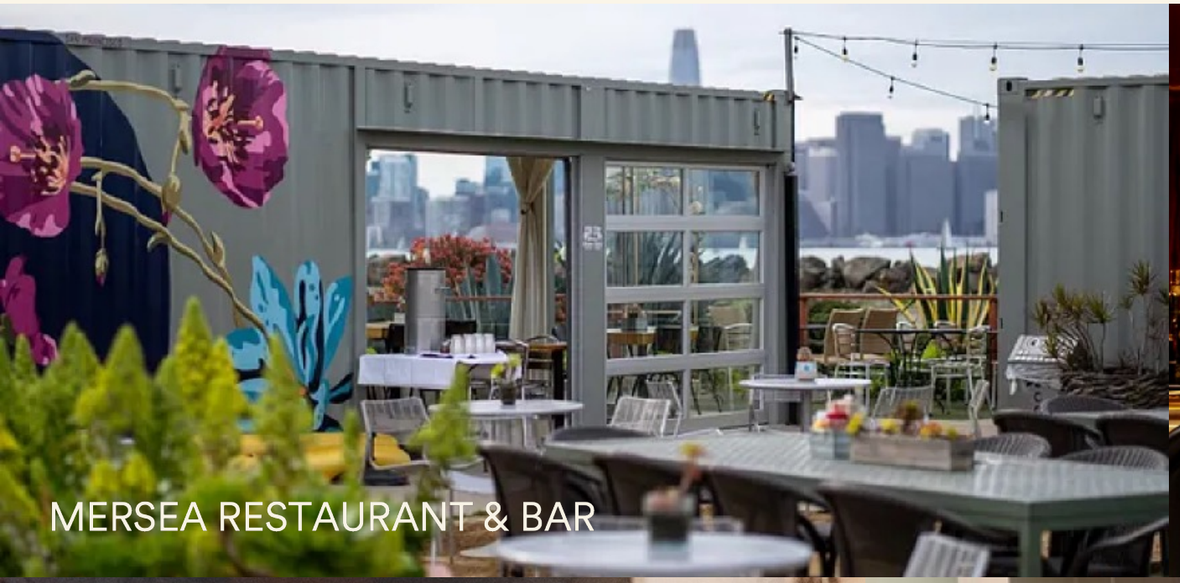









TREASURE
ISLAND


MERSEA RESTAURANT & BAR



GOLD BAR WHISKEY DISTILLERY & TASTING ROOM


TREASURE ISLAND WINES


ISLAND COVE MARKET


ARACELY CAFE




SAN FRANCISCO


TREASURE
ISLAND
SAN FRANCISCO





What’s Next

28 acres geotechnically enhanced, densified, and elevated for modern development and sea-level rise resilience

New streets and modern infrastructure

16 new development parcels

Approximately 1,300 new residences

New retail destinations and a Makers’ Street



San Francisco’s Next Great Neighborhood

8,000
Total new residences

16
Acre Urban Farm

300
Acres of Parks & Open Space

27%
Affordable Housing

22 Miles
Hiking & Biking Trails

~$50M
In Public Exhibits, Featuring Local, National, & International Artists

LEED ND
Platinum Neighborhood Development

Treasure Island Community Development
(TICD)

LENNAR

STOCKBRIDGE

TREASURE ISLAND

WILSON MEANY





Treasure Island Community Development, LLC and its affiliated companies and subsidiaries, including UST Lennar HW Scala Joint Venture, Treasure Island Development Group, LLC, Treasure Island Series 1, LLC, Treasure Island Series 2, LLC, Treasure Island Series 3, LLC, Treasure Island Series 4, LLC, and Treasure Island Series 5, LLC, (collectively, "TI Group," "We," "Us" or "Our") is committed to the letter and spirit of U.S. policy for the achievement of equal housing opportunity, and in accordance with all applicable federal, state and local fair housing laws, [does/do] not discriminate in housing based on race, color, national origin, religion, gender, sexual orientation, age, mental or physical disability, familial status, marital status, source of income or any other characteristic protected by Federal, State, or local law. All real estate information provided above is subject to such laws. The Federal Fair Housing Act makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin or an intention to make any such preference limitation, or discrimination." Certain laws and regulations in California add prohibitions against discrimination based on additional enumerated protected classes. TI Group makes all residences available on an equal opportunity basis and supports an affirmative advertising and marketing program in which there are no barriers to home ownership by members of any protected class under federal, state or local fair housing laws.

Mission Rock

TISHMAN SPEYER

GIANTS



Total Project By the Numbers

- 28 Acres, including Pier 48
- 8 Acres of New Parks and Plaza
- 12 Buildings
- 1,400,000 SF Office / Lab
- 1,000+ Residential Units
- 200,000 SF Retail



Stakeholders in Public / Private Partnership

Strategy and execution of Mission Rock is done in coordination with numerous stakeholders including the below

TISHMAN SPEYER	GIANTS	PORT OF SAN FRANCISCO	Capital Partners	SWINERTON / WEBCOR / Hathaway Dinwiddie	MVRDV / STUDIO/ GANG /ARCHITECTS / WORKAC / SCAPE / Henning Larsen
Tishman Speyer	San Francisco Giants	Port of San Francisco / City and County of SF	Equity Partners and Lenders	3 on-site General Contractors	5 + Design Teams
Master Developer and Vertical Developers	Master Developer and Vertical Developers	Land owner, permitting agencies and bond issuance authority	5 equity partners, in two structures, and 3 construction lenders	Horizontal GC and 4 vertical GMPs	5 design architects for vertical buildings and park, with many supporting designers

Development Timeline

2010
Port Selects the SF Giants as development partner

2015
Prop D, including the height and key entitlement elements approved by voters

2017
Tishman Speyer selected as Development partner to SF Giants

2018
Entitlements complete

Phase 1 design kick-off

2019
Visa Lease signed

2020
Horizontal development commences, mapping complete, vertical capitalization, vertical construction commencement Parcels A & G

2021
Vertical construction commencement Parcel B

2022
Vertical construction commencement Parcel F and core & shell delivered Parcel G

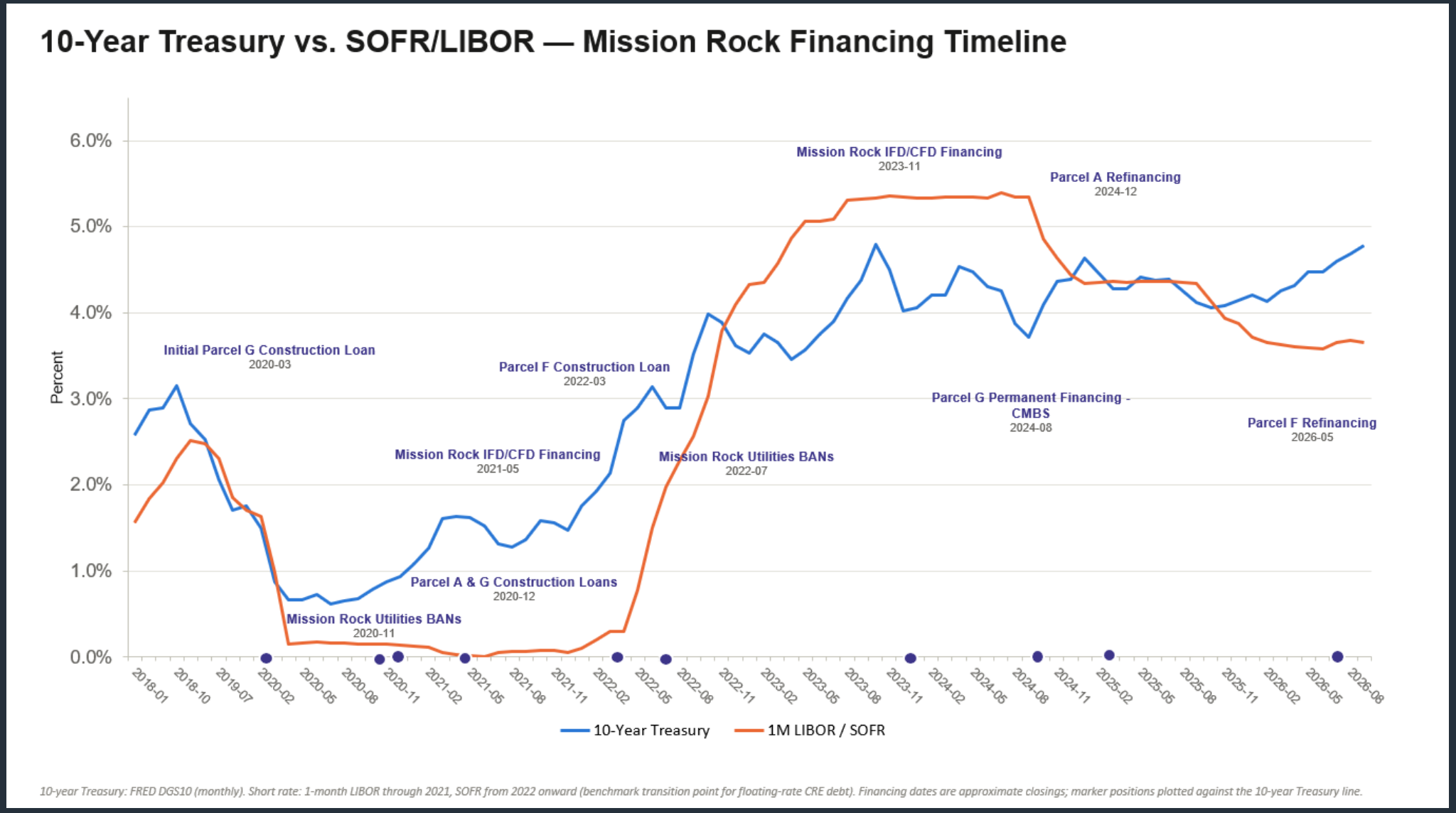
2023
Parcel A delivered and first occupants, Parcel B core & shell delivered

2024
Parcel F delivered and Visa occupancy, Parcel G refi and parcel A refi

2025
Parcel B leased, Parcel A & F AMI amendment & stabilize

2026
Parcel F refi.
Phase 2 Amendments

Interest Rate Environment



10-year Treasury: FRED DGS10 (monthly). Short rate: 1-month LIBOR through 2021, SOFR from 2022 onward (benchmark transition point for floating-rate CRE debt). Financing dates are approximate closings; marker positions plotted against the 10-year Treasury line.



Retail Partners

[LUXFIT] · IKE'S LOVE & SANDWICHES · Arsicault · PROPER FOOD · QUIK DOG · CHE FICO · FLOUR + WATER PIZZERIA · sweetgreen · BLUE BOTTLE COFFEE

Site Events and Activations









QIGONG

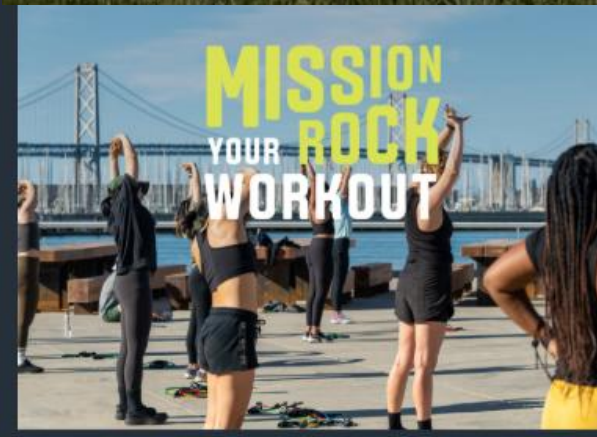
Tuesdays • Apr 15 - Nov 11 • 12-1 p.m.

Shoreline Sands at China Basin Park

Join us for a calming Qigong class to ease stress, boost energy, and promote well-being through gentle movement, breathwork, and mindfulness.

@MISSIONROCKSF @PERSIMMONACUPUNCTURE

MISSION ROCK · PERSIMMON ACUPUNCTURE



LUXFIT - HIIT

Wednesdays • Apr 9 - Nov 12 • 5-5:50 p.m.

Knuckle Wharf at China Basin Park

Get ready to sweat, move, and power through a high-energy outdoor HIIT workout with LuxFit! Join us every Wednesday at 5:00 p.m. for a 50-minute session designed to challenge and inspire you.

@MISSIONROCKSF @LUXFITSF

MISSION ROCK · [LUXFIT]


VISA


VISA
BANK OF AMERICA
LEVI'S LANDING
Levi's
Uber Eats
Alaska Airlines
NBC BAY AREA
MOVING YOU FORWARD
Enjoy In-Stadium Wi
State Farm
365
309