



# Westfield<sup>®</sup>

## San Francisco Centre

### **Westfield San Francisco Centre: Opens September 28, 2006 Fact Sheet**

#### **Project at a Glance**

- Name: Westfield San Francisco Centre.
- Grand opening: September 28, 2006.
- Located on both Market and Mission Streets, between Fourth and Fifth Streets.
- 1.5 million square-foot mixed-use complex (reflects combined square footage for existing centre of 500,000 sq. ft. and adjacent site of 1 million sq. ft).
- Project redevelopment cost is \$460 million (privately funded).
- Expected to generate \$600 million in annual retail sales.
- Estimated to attract 25 million shoppers annually.
- Project partners: The Westfield Group and Forest City Commercial Group.

#### **Major Projects and Expansion Components**

- Nordstrom (existing), 312,000 sq. ft.
- Bloomingdale's, 338,000 sq. ft.
- The Food Emporium: Bristol Farms and 15 fast casual gourmet eateries with seating for 880 guests.
- Restaurant collection, 26,000 sq. ft. comprises seven full-service restaurants
- Century Theatres multiplex (9 screens), 53,000 sq. ft.
- Existing specialty shops of 190,000 sq. ft. and 326,000 sq. ft. of new retail space.
- First-class office space, 245,000 sq. ft.
- Existing and new centre will be connected at five levels.

#### **Like No Other Place**

- Largest urban shopping center west of the Mississippi.
- Home to the West Coast flagship of Bloomingdale's and the second largest Nordstrom in the country – the only shopping center anchored by Bloomingdale's and Nordstrom.
- Flagship for Century Theatres: State-of-the-art theater complex with nine giant wall-to-wall screens, all stadium seating, rocking love seats, digital stereo surround sound, Lucas film THX Certification and a Café Cinema, featuring gourmet desserts and coffees.
- Office space will be the largest available in the Union Square and mid-Market Street districts and the only Class A office space coming on-line in the City in 2006.
- Retains and rehabilitates the 102-foot-wide dome and reconstructs the building's rotunda.
- Restores the Beaux-Arts façade on Market Street to its 1908 appearance.
- Links historic Market Street with contemporary Yerba Buena.
- Creates a connected entertainment district with cultural activities in Union Square and Yerba Buena.

### **Tenant/Merchandizing Locations**

Concourse: The Food Emporium (Bristol Farms Gourmet Market and 15 Fast Casual Gourmet Eateries)

Concourse-Level 4 along Mission Street: West Coast Flagship of Bloomingdale's

Level 1: Market Street: Designer/Distinctive Collections

Level 1 Mission Street: Bloomingdales, Century Theaters, GoGlobal and 'wichcraft entrances

Level 2: Designer/Diffusion/International

Level 3: Bridge/Contemporary

Level 4: The Restaurant Collection, Entertainment & Gifts

Levels 4-9 above the existing Centre: Nordstrom

Level 5: Century Theatres, Burke Williams Day Spa, San Francisco State University Executive MBA program

Level 6: Class A office space occupied by San Francisco State University College of Extended Learning

Levels 7-8: Class A office space.

Level 9: Sky Terrace

### **Increased City Revenue, Jobs & Community Benefits**

- Generates 3,350 permanent jobs (1,950 new and 1,400 existing jobs).
- 770 union construction jobs.
- Estimated \$17.5 million to City's general fund and related public service providers.
- \$800,000 to First Source Hiring Fund.
- \$43.3 million to affordable housing over 30 years.
- \$1.5 million for parking enhancements in SOMA.
- \$1.25 million for BART/MUNI Powell Street Station entrance and improvements.
- \$485,000 to community groups.
- \$250,000 to Hallidie Plaza redesign and operations.

### **Construction Highlights: Revitalizing Market and Mission Streets**

- **The Dome:** The 102-foot wide, 500,000-pound steel structure now sits about 168 feet above Market and Mission Streets. It was elevated 58 feet to the roof of the new structure to allow natural light through its crown and lunette windows. The restored dome is the centerpiece of a 200 foot-long, 65 foot-wide atrium and promenade.
- **Market Street Façade:** The restored Beaux Arts façade, which was built in 1896, creates an elegant retail promenade. Market Street will serve as the main entrance to the centre for the retail and office components.
- **Mission Street Façade:** A magnificent jewel box design. Passers-by will be able to view activity within and use it as a gateway to move from SOMA's cultural and convention area to Market Street's neighboring shopping, entertainment and business venues. Serves as a major entrance for Bloomingdale's and Century Theatres.

### **Owned and Operated by World-Class Real Estate Companies**

- The Westfield Group and Forest City Commercial Group have come together to develop a world-class retail, business and entertainment destination. Their joint venture is called Emporium Development, LLC.
- Forest City's portfolio includes interests in retail centers, apartment communities, office buildings and hotels across the nation.
- Westfield, owner of Westfield San Francisco Centre, is the largest retail landlord in the State of California, and also have a national and global presence; 60 shopping centers in the United States and 120 shopping centers worldwide.

**Project Architects and Designers**

- KA Inc. is the Executive Architect.
- RTKL Associates Inc. is the Design Architect for the retail, entertainment and office portions of the project.
- Kohn Pederson Fox Associates is the Design Architect for the exterior façade of Bloomingdale's.
- Westfield's internal design team is the Design Architect for services and amenities, such as the Shopping Concierge Centre, Family Lounge, kiosks and retail merchandising units.
- Tenants retain separate architects and designers.

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