

# CASE STUDY

## **Catellus Development Corporation**

### **Mission Bay San Francisco, California**

#### **SERVICES**

Market Due Diligence Analysis

CBRE Consulting conducted a market due diligence analysis of the Phase I development program for Mission Bay, a 303-acre planned infill community in a former railyard and industrial area of San Francisco. At the time, the completed development was planned to contain more than 8,000 housing units, with Phase I consisting of 541 units of market-rate housing – a combination of townhomes, walk-up flats and stacked flats in elevator-access buildings. We examined these plans, including their preliminary schematic designs, and determined recommended pricing and forecast rates of absorption. These pricing and absorption forecasts were compared with those prepared by the developer



*Planned Mission Bay Buildout*