



## **HOTEL AND RESTAURANT DEVELOPMENT OPPORTUNITY**

### **REQUEST FOR EXPRESSIONS OF INTEREST**

Oakland International Airport/Port of Oakland ("OAK") is contemplating entering into a ground lease having a minimum term of 50 years and a maximum term of 66 years with interested and qualified individuals for the development of a hotel and free-standing restaurant on airport property. The location has been pre-determined and comprises approximately 3.5 acres at the southwest corner of Hegenberger Road and Doolittle Drive on the Oakland Airport's North Field.

If your firm currently can satisfy the following conditions, you are invited to complete the accompanying form and return it **no later than July 15, 2016** to Paul Caruso, OAK Senior Aviation Properties Representative. Your firm currently must:

- Own or have developed a minimum of three Upper Midscale Class hotels;
- Own or have developed a minimum of three freestanding table service restaurants, or provide a partner with such experience; and,
- Have the ability to enter into a contract with the Port of Oakland and satisfy its insurance and performance surety requirements.

Later this summer, a formal Request for Proposals will be provided to those qualified individuals completing and submitting the attached Expression of Interest Form.





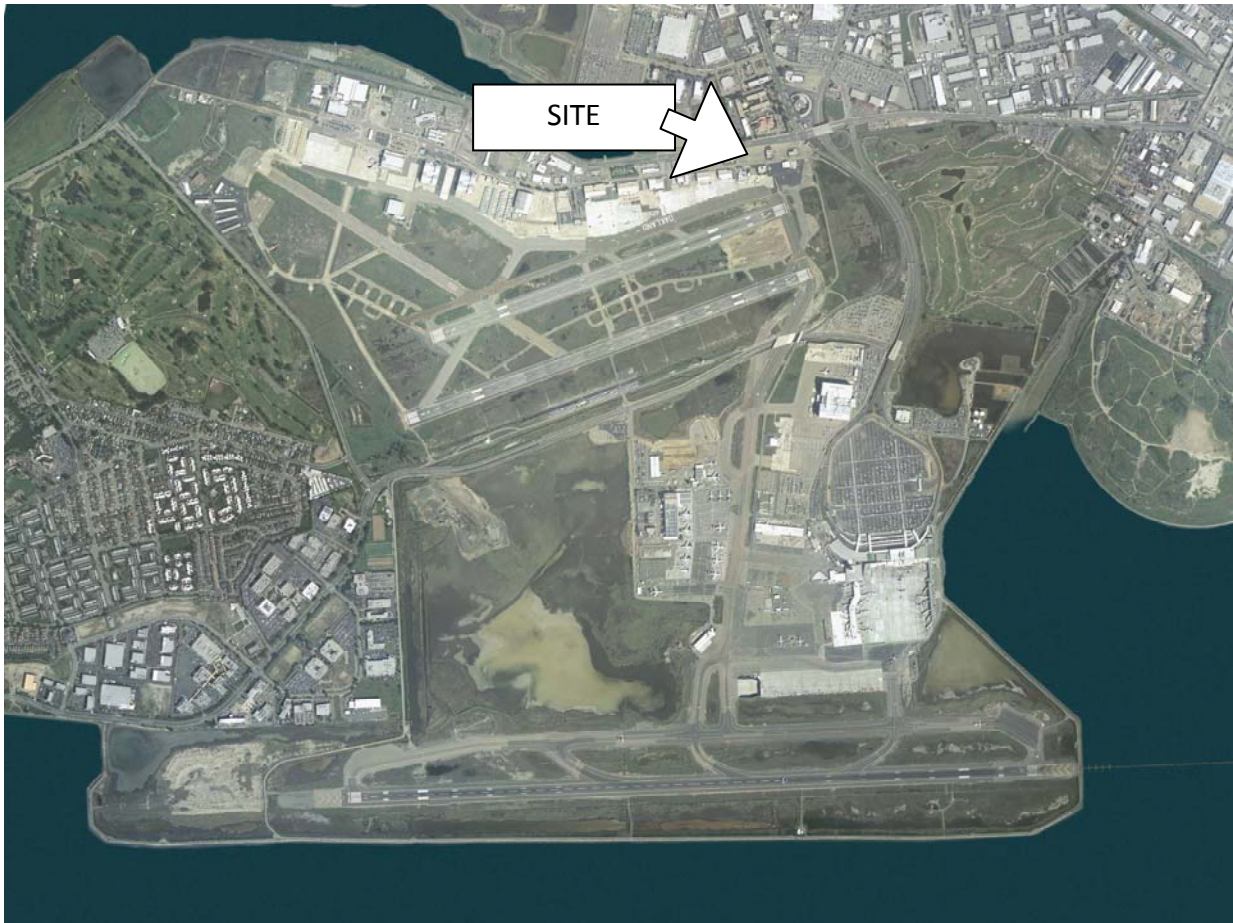
**Please note:** You must complete the attached Expression of Interest Form and return it no later than July 15, 2016 to:

Paul Caruso  
Senior Aviation Properties Representative  
Oakland International Airport  
Email: [pcaruso@portoakland.com](mailto:pcaruso@portoakland.com)  
Mail: 9532 Earhart Road, Suite #201  
Oakland, CA 94621



Southwest corner of Hegenberger Road and Doolittle Drive, Oakland,  
California





## Oakland International Airport, Oakland, California

### History

OAK has served the air travel and air cargo needs of the Bay Area for 87 years. In 1927, work crews at Oakland Municipal Airport (now the North Field at OAK), constructed what was then the world's longest runway, a 7,020-foot long strip that served as the takeoff point for the first trans-Pacific flight from the U.S. mainland to Hawaii. Famous aviators frequented OAK, including Charles A. Lindbergh, Amelia Earhart, Lester Maitland, and Albert Hegenberger. OAK was also the West Coast terminus for United Airlines' newly introduced service to New York in 1937; DC-3s carried 14 passengers and made the trip in 15 hours and 20 minutes, with three stops. In 1962, Terminal 1 and Runway 12-30 (formerly 11-29) were opened to accommodate growth and technological advancements in the aviation industry. A second eight-gate terminal (Terminal 2) was opened in 1985 and was expanded to a total of 13 passenger gates in 2007.

### Oakland International Airport Today

OAK is one of three international airports serving the Bay Area, the third largest U.S. aviation market behind New York and the Los Angeles Basin. In 2015 OAK ranked 36<sup>th</sup> in the U.S. in total passengers. It was the second busiest passenger Bay Area airport, with a 15% market share.



The Airport facilities are located on approximately 2,600 acres of land, and include terminals, airfield, parking, air cargo, corporate and general aviation, and maintenance facilities. The Airport's commercial passenger terminals (Terminals 1 and 2) have a total of 29 gates located at South Field. The original airfield (North Field) is presently used by smaller air cargo and corporate and general aviation operators. The North Field also serves commercial airlines as needed.

#### Passenger Service

OAK provides on-time flights, easy-to-use airport facilities, and convenient access to the Bay Area. OAK is fastest growing airport in California since the end of 2013. In CY2015, the Airport served 11.2 million passengers. Although below OAK's 2007 peak of 14.6 million, traffic has rebounded in recent years and the number of nonstop destinations has grown to 54, an all-time high.

Southwest is OAK's largest carrier, accounting for 70% of the Airport's passenger activity and serving 27 nonstop destinations, with as many as 121 daily departures in summer months.

New routes at OAK in 2016 are as follows:

- London- Gatwick (Norwegian- May)
- Reno/Tahoe (3 daily, Southwest- June)
- Long Beach (4 daily, Southwest- June)
- Atlanta (summer only- Delta)

#### International Passenger Service

- ✈️ Norwegian will serve OAK with eight weekly flights through October (London- 3, Stockholm- 3, Oslo-2) and will continue year-round service with slightly reduced frequencies.
  - ✈️ In CY2015 OAK processed approximately 157,000 passengers through customs, an increase of 94% from 2013.
  - ✈️ OAK continues to focus on acquiring additional international service.
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**Expression of Interest Form**  
**Hotel and Restaurant Development Opportunity**  
**Oakland International Airport (OAK)**

**Please complete all requested information**

<b>Company name</b>		
<b>Company street address</b>		
<b>Street address (cont'd.)</b>		
<b>City</b>		
<b>State</b>		
<b>Contact name</b>		
<b>Contact email</b>		
<b>Contact telephone number (s)</b>	<b>Business</b>	<b>Cell</b>
<b>Other information (optional)</b>		

**Return completed Expression of Interest Form (in any of the following ways):**

**Email:** [pcaruso@PortOakland.com](mailto:pcaruso@PortOakland.com)  
**Mail:** Paul Caruso  
 Airport Properties Department  
 9532 Earhart Road, Suite #201  
 Oakland, CA 94621

