

# SAN FRANCISCO BUSINESS TIMES

## Bishop Ranch is getting a luxury cinema and entertainment hub at its starchitect-designed retail center

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Sunset Development has signed a lease for a 42,000-square-foot luxury entertainment center, The Lot City Center, set to open in San Ramon's Bishop Ranch in fall 2018.

The Lot will feature a 10-screen, 800-seat movie theater and a bar, restaurant and cafe. The theaters will feature leather reclining seats with a call button for in-seat food service, and the dining experience will begin at 7 a.m. with baked goods and coffee and will continue throughout the day. The restaurant will serve breakfast, lunch and dinner, and the bar will focus on cocktails.



The Lot operates two similar concepts in San Diego and will be the anchor tenant of **Bishop Ranch's new 300,000-square-foot retail development**, City Center, which broke ground this quarter. When complete in 2018, City Center will feature 75 stores, 18 restaurants and cafes and a one acre public park.

"The Lot is different than your typical theater operator," said **Jeff Dodd**, senior vice president of retail at Sunset Development, which owns and operates **Bishop Ranch**. "They take a holistic view on creating a gathering spot for the community."

The project is part of a major redevelopment at the massive office park, which will also include housing and a hotel, in a bid to make it a regional destination as well as better serve the 30,000 employees who work there.

**Bishop Ranch**— with 10 million square feet of office space across 585 acres — has taken steps to boost amenities such as adding more food and transit options as it competes to lure tenants whose employees crave a sense of place in a suburban setting. The Lot fits right in with this vision.

“We were looking for more than just a movie theatre,” said **Alexander Mehran, Jr.**, president and COO of Sunset. “So we’re very excited about bringing The Lot to the Bay Area. They have the vision, the resources, and the team to execute something very special.”

Sunset plans to break ground on the second phase of its redevelopment — 478 apartment, 169 hotel rooms and 50,000 square feet of additional retail — in approximately 12 to 18 months.

The retail center's design, by **Pritzker-winning architect Renzo Piano**, focuses on communal gathering places. Piano's team is working with local designers BAR Architects.