

1680 Mission Street

San Francisco

Downtown San Francisco
Owner User | Investment
Office Opportunity

\$9,500,000

NEWMARK



BAY AREA
Private Capital Group



EXECUTIVE SUMMARY



The Offering

Newmark, as exclusive advisor, is pleased to extend to qualified investors and owner-users the opportunity to acquire the 100% fee simple interest in 1680 Mission Street (the "Property"), a ±41,715 square foot office building located in downtown San Francisco. The well-maintained Property features four floors of quality office space with excellent window-line providing ample natural light.

1680 Mission benefits from a prime central location within "The Hub", one of San Francisco's most vibrant new neighborhoods featuring thousands of new residential units. Located on numerous bus lines, one block from SF MUNI access on Market Street, as well as a short walk to the 16th & Mission BART Station, the Property has excellent access to public transit. It also boasts immediate access to Highway 101. There are many nearby amenities, including the outstanding restaurants, bars and retail of Hayes Valley, one of the City's most popular neighborhoods. 1680 Mission is also immediately adjacent to the Mission District, a hub for start-ups and a vibrant food and retail scene all just a short walk away.

1680 Mission presents an opportunity to acquire a well-located, high-quality office building at a compelling basis below renovation costs and significantly below replacement cost. Investors will have the opportunity to deliver well located vacant office space to a market experiencing surging demand by AI companies seeking space adjacent to Hayes Valley or in the Mission District. Owner Users can immediately occupy quality move-in ready space with a path to full building occupancy.



Investment Highlights:

- Excellent Access to All Forms of Public Transportation** (Icon: Train)
- Ideal Owner-User Opportunity Path to Full Building Occupancy** (Icon: Building)
- Outstanding Nearby Amenities - Easy Walk To The Mission, Upper Market and Hayes Valley** (Icon: Fork and Knife)
- 2,000 AMPS Power & Emergency Backup Generator** (Icon: Power)
- Immediate Opportunity to Deliver Well Located Vacant Space to a Market with Surging Demand** (Icon: Hand)
- Central Market / Van Ness Location Adjacent to Government Agencies and Thousands of New Residential Units** (Icon: Map)

OFFERING SUMMARY:

Address:	1680 Mission Street
Building Area:	±41,715 SF
Sales Price:	\$9,500,000 \$228 PSF
# of Floors:	4 above-grade
Occupancy:	50.3%
Year Built / Renovated:	1923 / ~1990
APN(s):	3512-009 & 3512-010
Lot Area:	±10,890 SF (±0.25 acres)
Zoning:	C-3-G: Downtown General Commercial
Neighborhood:	"The Hub" - Market/Van Ness -Mission District & Hayes Valley Adjacent



6 | 1680 MISSION STREET

1680 MISSION STREET | 7



INVESTMENT HIGHLIGHTS



Rapidly Improving Marketplace Driven by AI

- Robust Tenant Demand Led by AI – Over 10 Million Square Feet of Active Requirements
- Multiple quarters of positive net absorption and declining vacancy and availability rates for the first time since 2019
- Tech demand represents nearly half of all active requirements, with AI companies presenting over 40% of tech demand
- Sublease Space down nearly 50% from 2023 peak - no longer a driving force in the marketplace
- Rising rental rates after years of contraction; the best spaces in premium buildings are commanding all-time high rents
- 2025 leasing activity is expected to exceed 10M square feet, the highest level seen since 2019
- Move-in ready spaces, such as those at 1680 Mission, are seeing the bulk of demand as tenants are moving quickly to occupy space
- From Doom Loop to Boom Loop - The San Francisco narrative has changed



Bay Area VC & AI Dominance

VENTURE CAPITAL FUNDING

The San Francisco Bay Area is a diversified global center for innovation and the most active venture capital market in the world. Since the 1970s, the Bay Area has served as the birthplace of and home to many of the world's most renowned technology companies. Today, the San Francisco Bay Area is widely recognized as the epicenter of technological innovation, covering the full spectrum of technology, including artificial intelligence, nanotechnology, biotechnology, alternative energy, hardware, software, and social media.

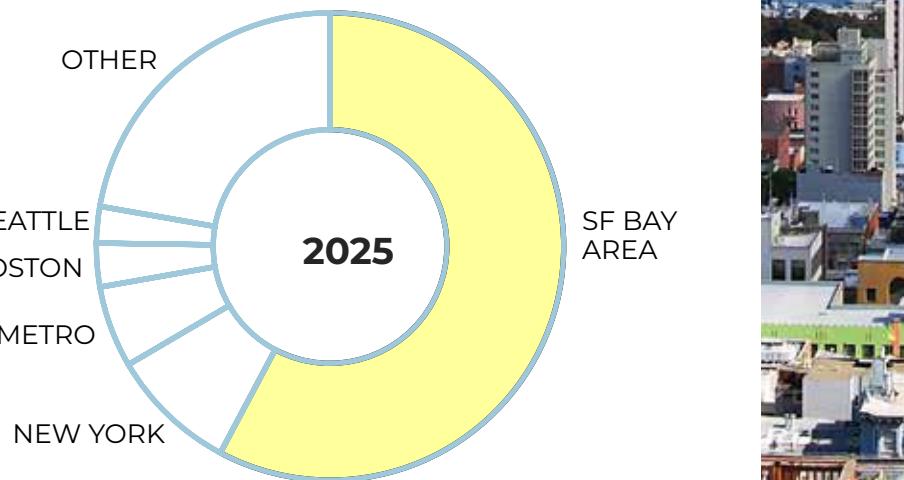
In 2023, 38% (\$63.3 billion) of total U.S. venture capital investments were made in the San Francisco Bay Area, representing the highest percentage of any geographic area. The relentless global demand for ever-increasing technological proficiencies and advancement is expected to continue to drive growth in the San Francisco Bay Area.

THE BAY AREA'S ROBUST VENTURE CAPITAL BASE HAS GENERATED SOME OF THE WORLD'S MOST RECOGNIZABLE UNICORN COMPANIES.



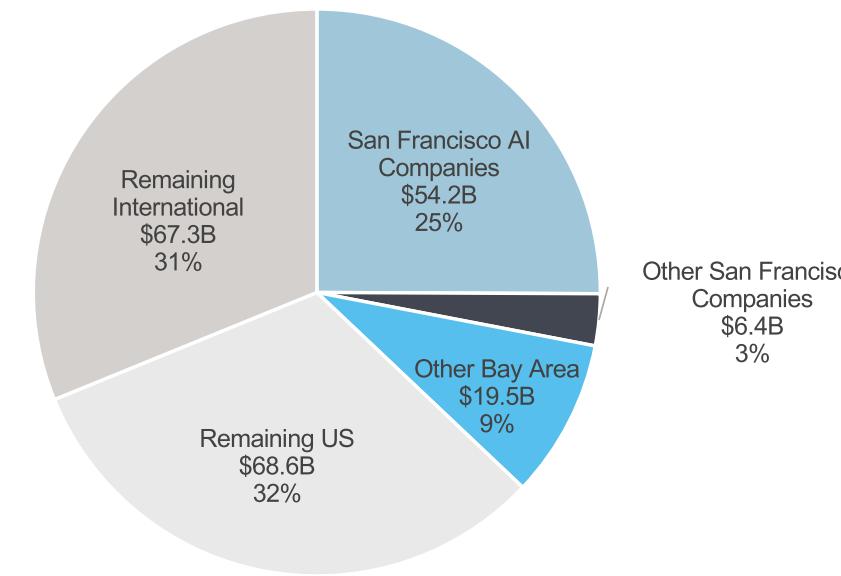
THE SAN FRANCISCO BAY AREA RECEIVED NEARLY 60% OF ALL VENTURE CAPITAL FUNDING DURING THE FIRST HALF OF 2025.

San Francisco based companies have received 25 percent of all worldwide venture capital funding in AI

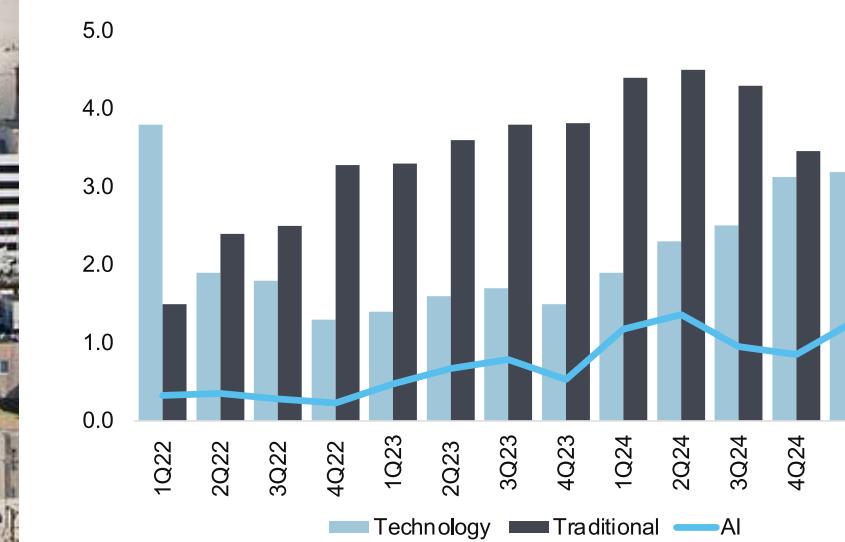


2025 SAN FRANCISCO AI VC FUNDING SHARE

AI companies in San Francisco have received 25% of all VC funding for the year through June 30, 2025. Over the last 5 years (since July 2020), at least 1,873 AI companies have been founded in San Francisco.

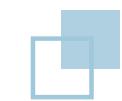


AI TENANT DEMAND SINCE 2022



Demand for AI tenants has been increasing since 2023. Large leases signed at the end of 2024 created a dip in demand, but current demand is stronger than ever, at 1.5M sf.

Source: Newmark Research, Pitchbook



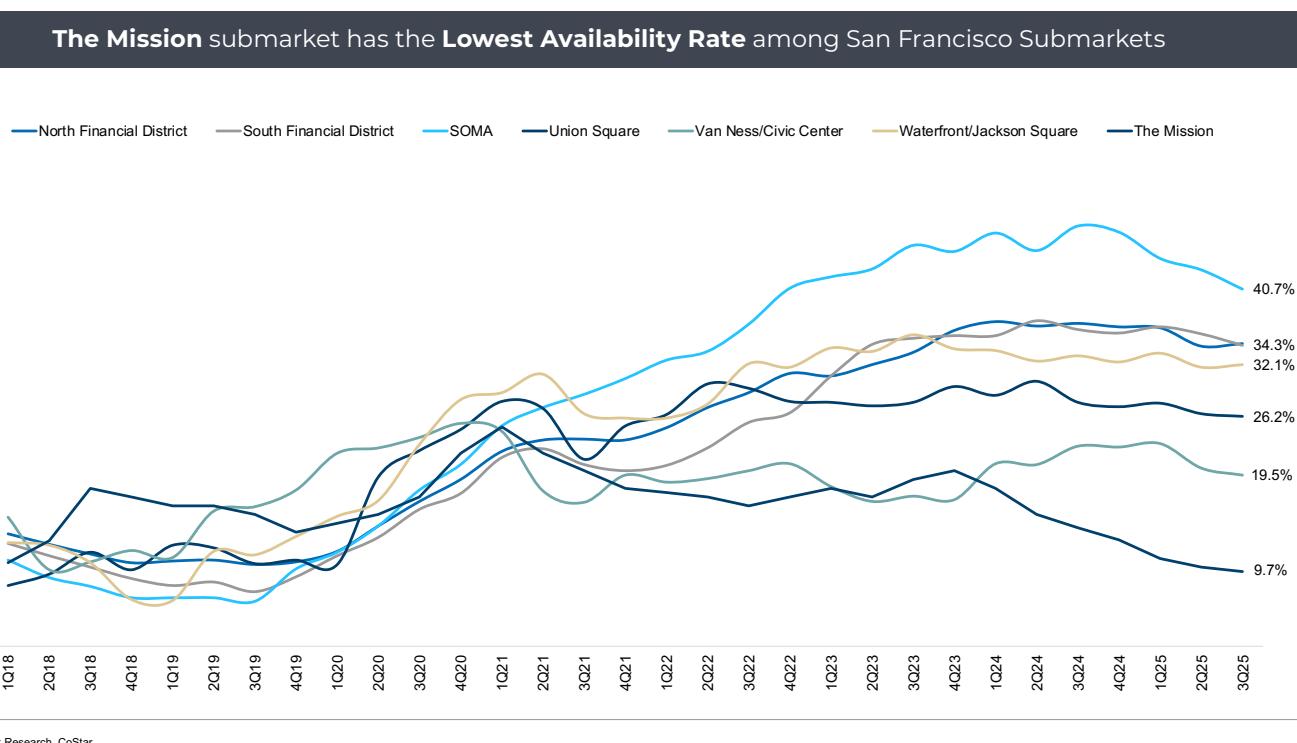
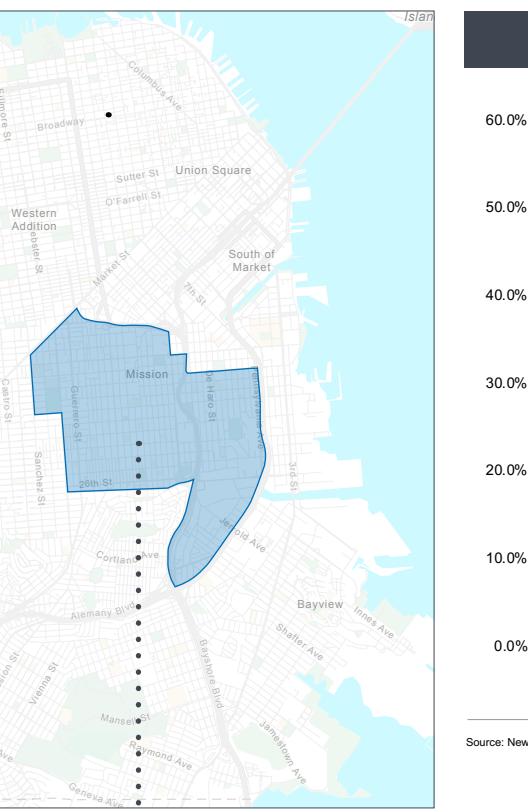
Mission District Overview

1 EXECUTIVE SUMMARY

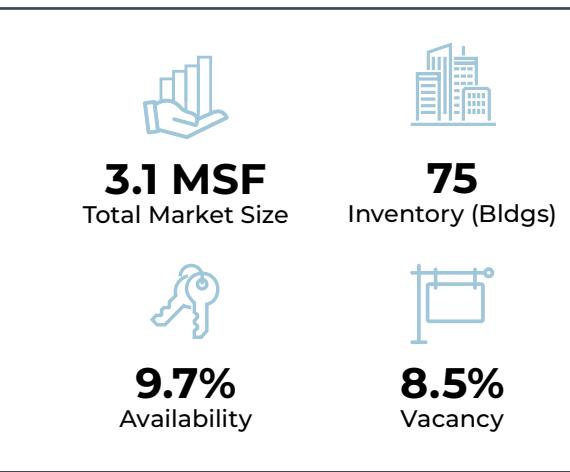
2 INVESTMENT HIGHLIGHTS

3 PROPERTY OVERVIEW

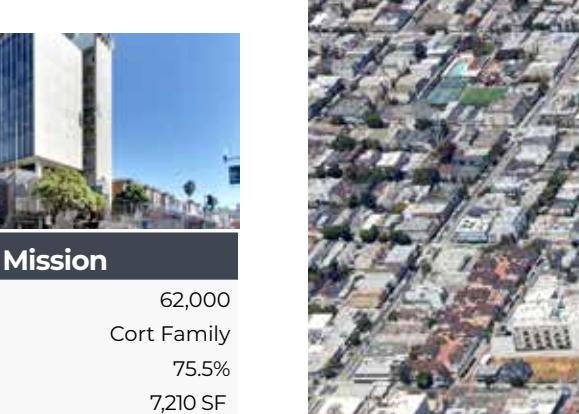
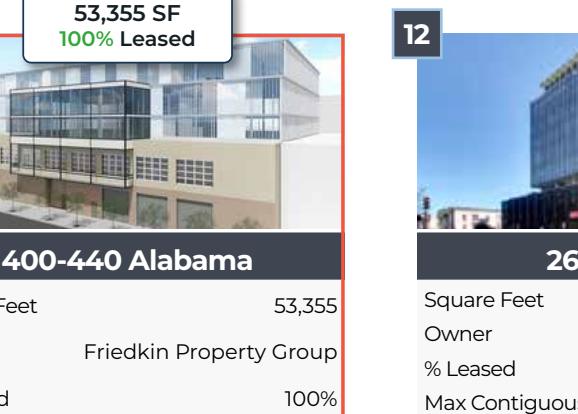
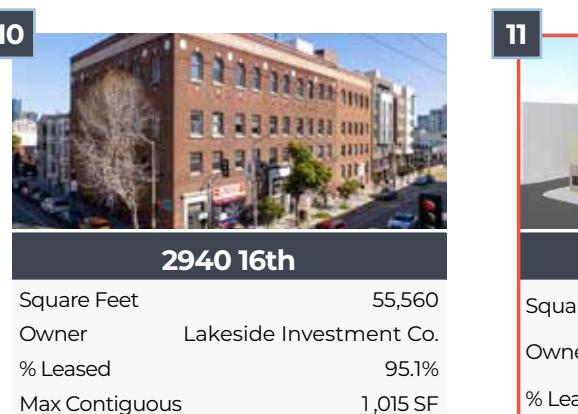
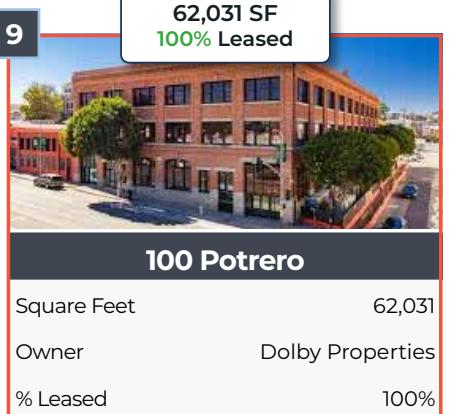
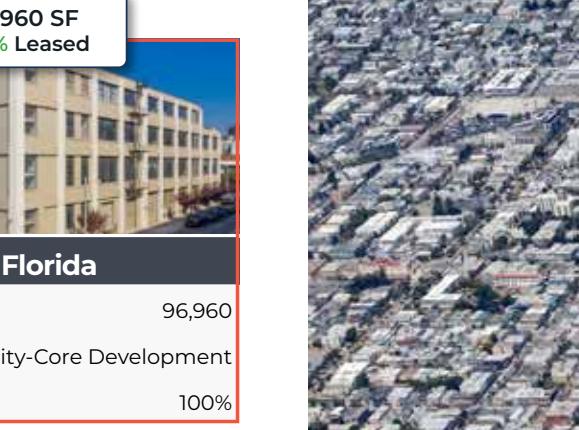
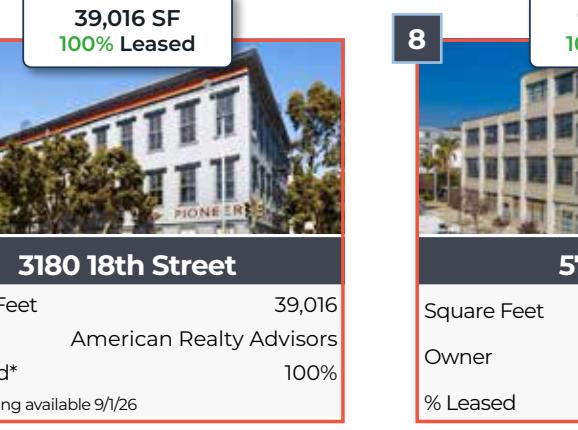
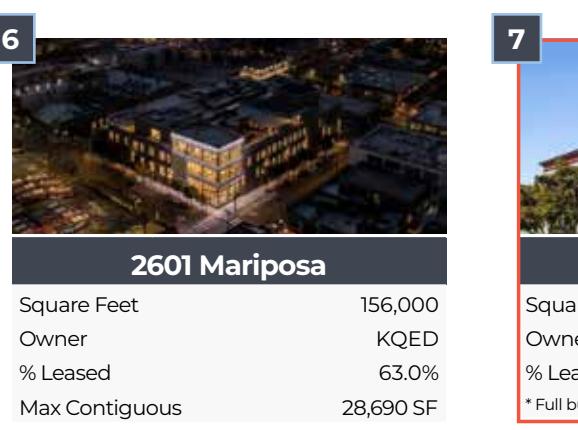
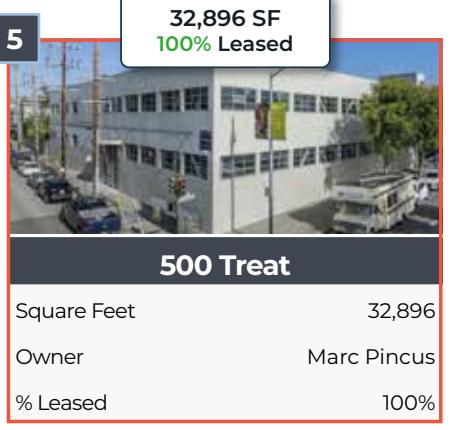
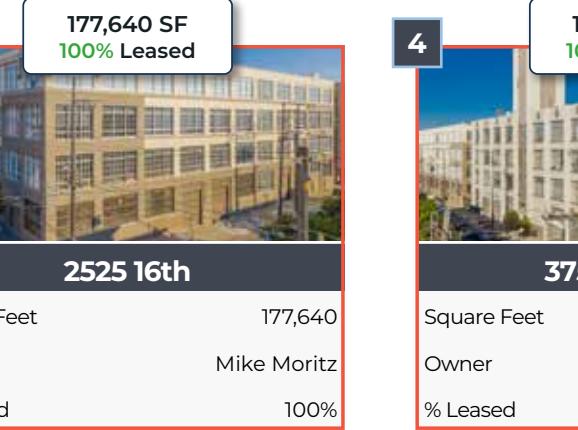
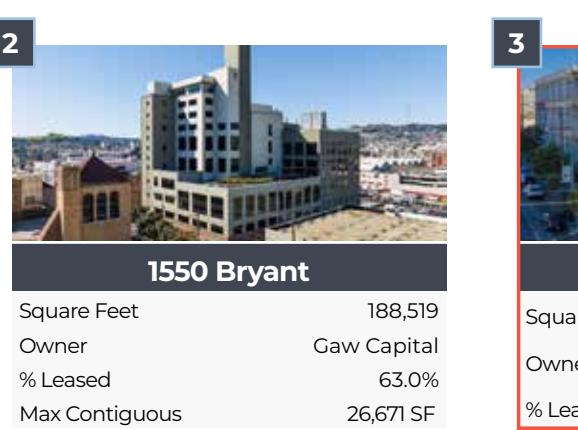
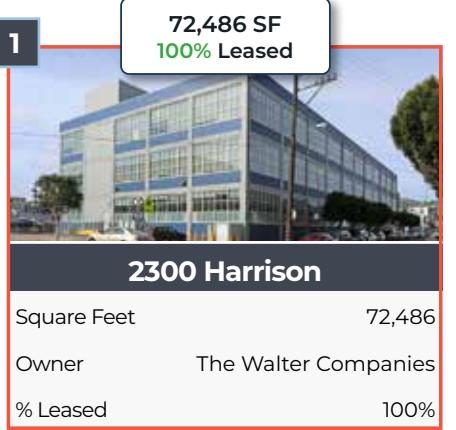
4 FINANCIAL ANALYSIS



Source: Newmark Research, CoStar



Prominent Mission District Office Projects



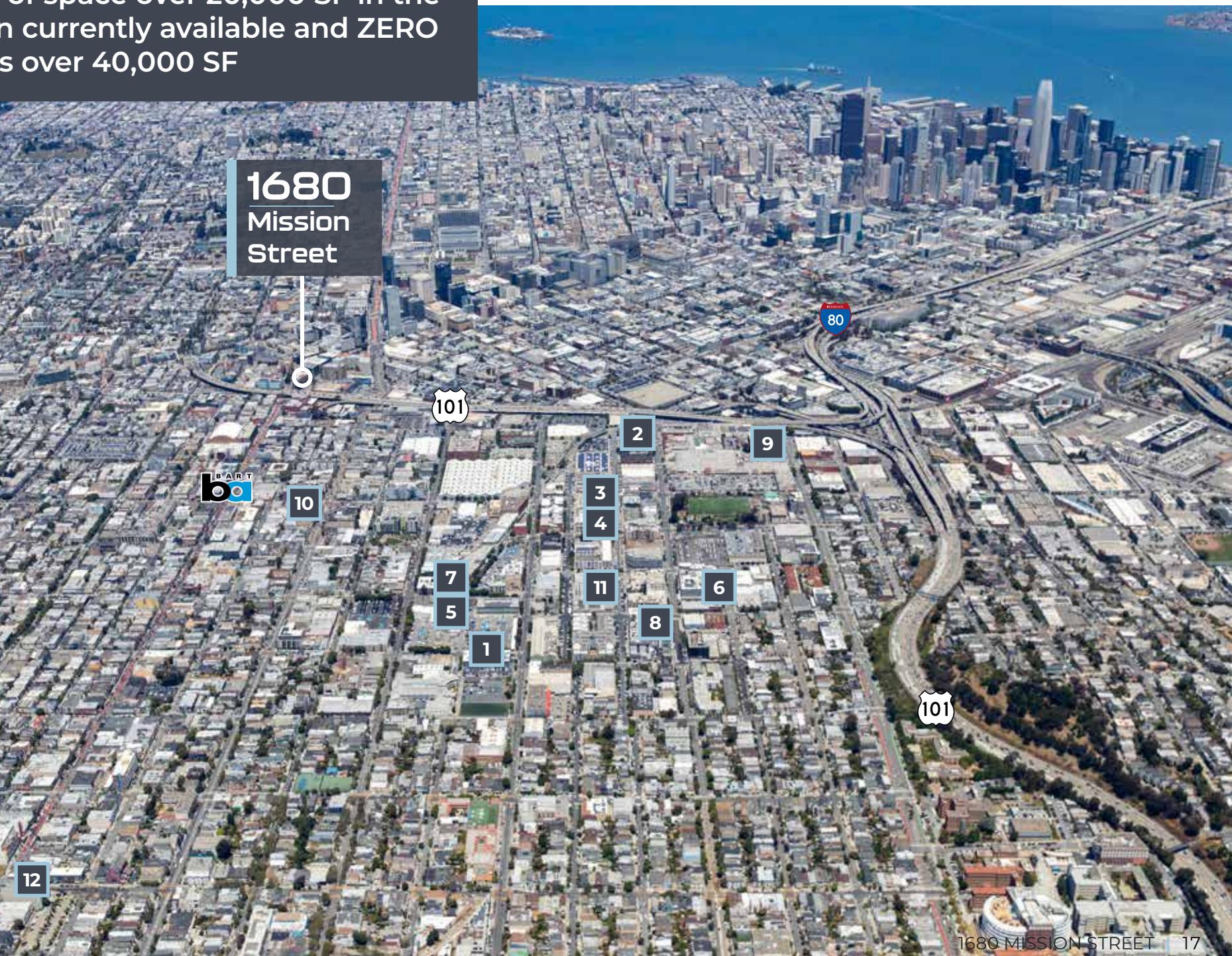
There are only three contiguous blocks of space over 20,000 SF in the Mission currently available and ZERO options over 40,000 SF

1 EXECUTIVE SUMMARY

2 INVESTMENT HIGHLIGHTS

3 PROPERTY OVERVIEW

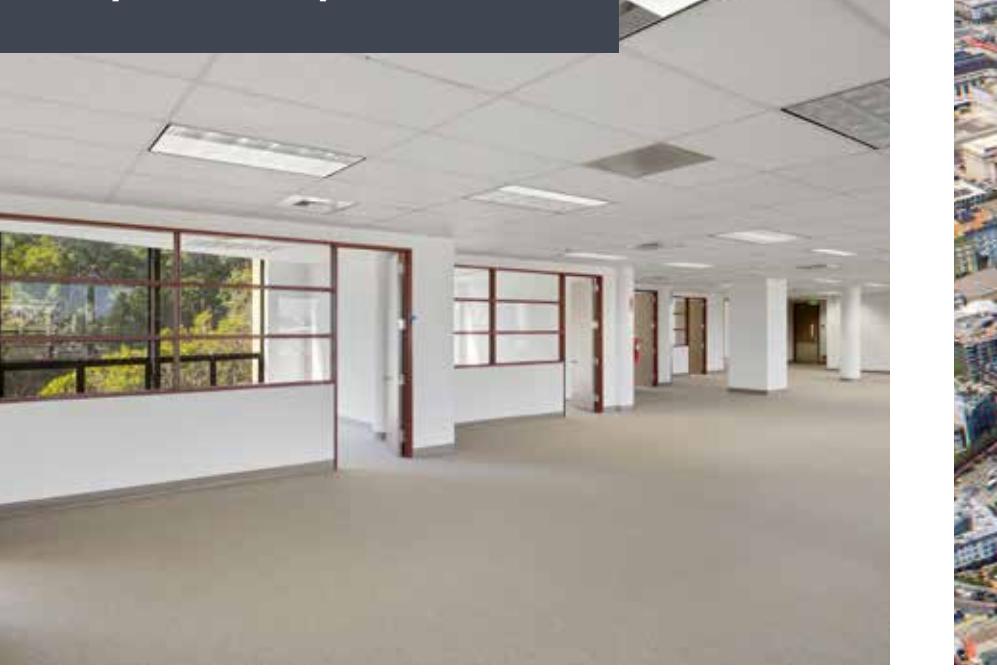
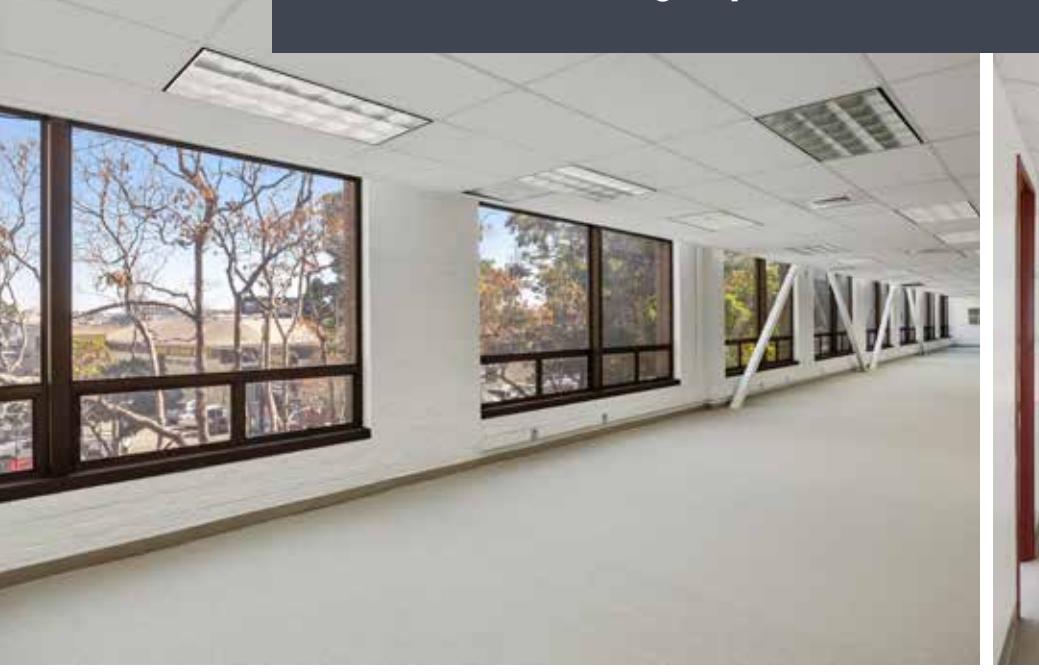
4 FINANCIAL ANALYSIS



Move-In Ready Condition



Move-In Ready Spaces - Minimal Capital Requirements



Surrounded by new residential development over 7,000 new and planned units within 0.5 mile

1
EXECUTIVE SUMMARY

2
INVESTMENT HIGHLIGHTS

3
PROPERTY OVERVIEW

4
FINANCIAL ANALYSIS



Nearby Residential Developments

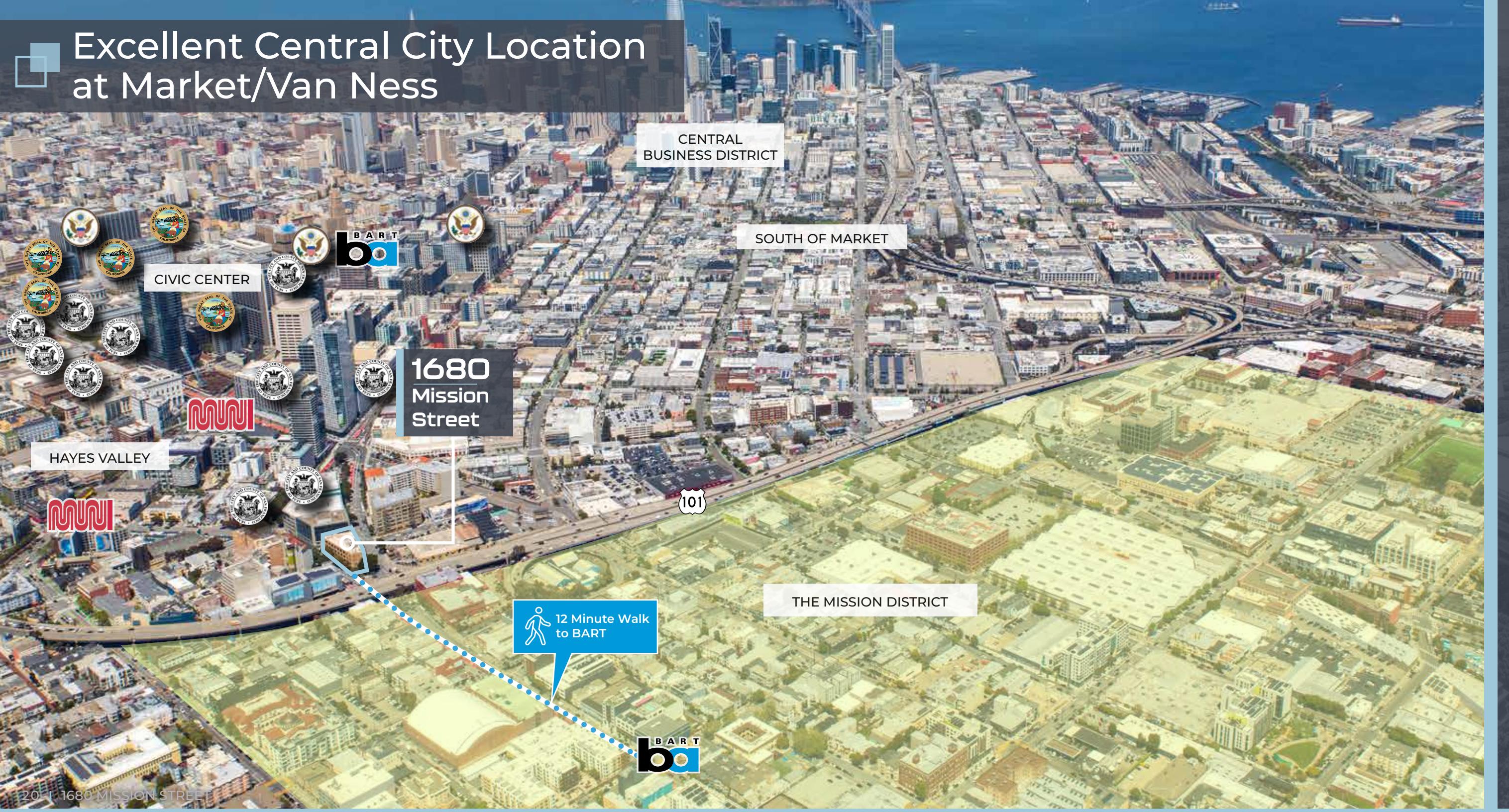
RECENTLY COMPLETED

1. TrinityPlace	1900 units
2. SOMA Girard	246 units
3. 1288 Howard	126 units
4. NEMA	74 units
5. AVA 55 Ninth	260 units
6. Argenta	179 units
7. 100 Van Ness	48 units
8. The Civic	162 units
9. Fifteen Fifty	440 units
10. Chorus	46 units
11. The Brady	155 units
12. The Oak	109 units
13. The Rise	160 units
14. One South VN	20 units

PLANNED DEVELOPMENTS

15. 30 Van Ness	33 units
16. One Oak	56 units
17. 10 South VN	64 units

7,038 TOTAL NEW AND PLANNED UNITS



1 EXECUTIVE SUMMARY

2 INVESTMENT HIGHLIGHTS

3 PROPERTY OVERVIEW

4 FINANCIAL ANALYSIS

Central City Location at the Confluence of Civic Center, SOMA, The Mission , Hayes Valley and Upper Market

Within 7 Blocks of 5MM+ SF of Government Tenancy

State Local Federal

Outstanding Access to Public Transportation

- * Two Blocks to MUNI
- * 12 Minute Walk to BART
- * Numerous Nearby Bus Lines

Short Walk to Hayes Valley Retail and Mission District Amenities

Adjacent to Thousands of New Residential Units

Immediate Access to Highway 101

1680 Mission Checks All of the AI Boxes

- Move-In Ready
- Walkable from the Mission District and Hayes Valley
- Abundant natural light
- Single floors of 10,000 SF are perfect for growth



INVESTMENT SALES ADVISORS

SETH MCKINNON

Senior Managing Director
415.445.5137
seth.mckinnon@nmrk.com
CA RE Lic. 01842050

MARK GEISREITER

Executive Managing Director
415.290.5797
mark.geisreiter@nmrk.com
CA RE Lic. 00889721

JOSH PETERSON

Director
415.264.1776
josh.peterson@nmrk.com
CA RE Lic. 01455490

DEBT AND FINANCING

MICHAEL GRAUSZ

Senior Managing Director
415.377.0107
michael.grausz@nmrk.com
CA RE Lic. 01116237

NEWMARK

1680 Mission Street

San Francisco

Downtown San Francisco
Owner-User | Investment
Office Opportunity



BAY AREA
Private Capital Group

Bay Area Private Capital Group
[Visit our website here](#)

One Sansome Street | 41st Floor | San Francisco, CA

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 10597633820.11/25