

An aerial photograph of a dense urban area in San Francisco. The skyline is filled with various buildings, including several tall skyscrapers. In the foreground, a specific building is highlighted with a blue outline. This building is a multi-story structure with a flat roof and a mix of light-colored and darker facade panels. It is situated on a street corner, with other buildings and greenery visible around it. The overall scene captures the vibrant and diverse architecture of the city.

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.



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

Investment Highlights:



Excellent Access to All Forms of Public Transportation



Ideal Owner-User Opportunity Path to Full Building Occupancy



Immediate Opportunity to Deliver Well Located Vacant Space to a Market with Surging Demand



2,000 AMPS Power & Emergency Backup Generator



Outstanding Nearby Amenities - Easy Walk To The Mission, Upper Market and Hayes Valley



Central Market / Van Ness Location Adjacent to Government Agencies and Thousands of New Residential Units



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



San Francisco - The Center of the AI Universe



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.

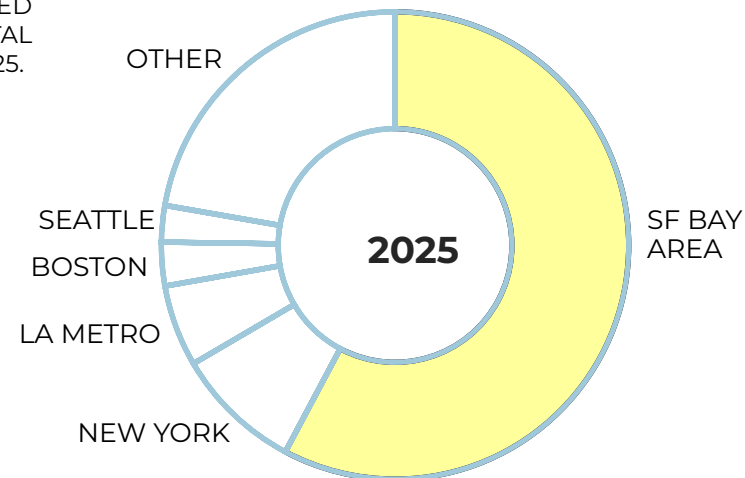
In 2023, 38% (\$63.3 billion), of total U.S. venture capital investments were made in the San Francisco Bay Area, representing the highest percentage of any geographic area. The relentless global demand for ever-increasing technological proficiencies and advancement is expected to continue to drive growth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



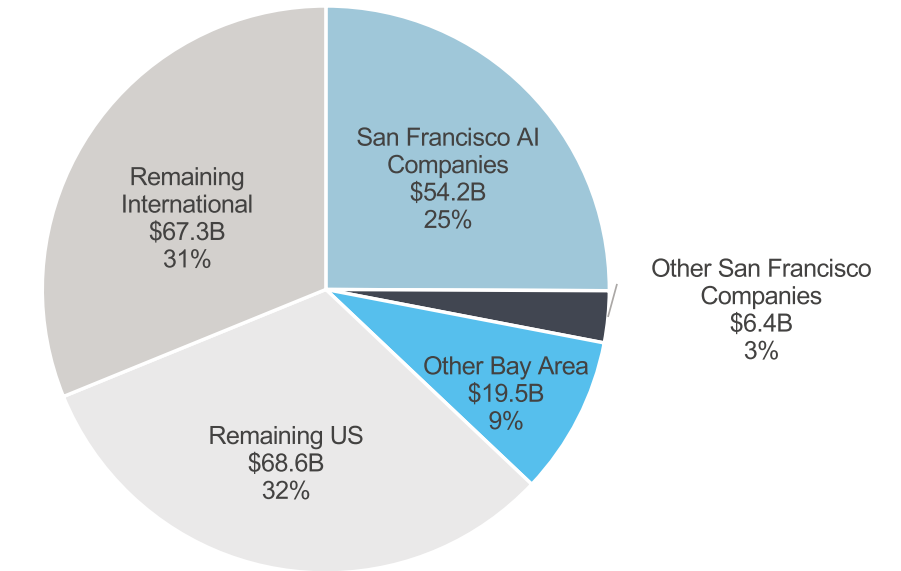
THE SAN FRANCISCO BAY AREA RECEIVED NEARLY 60% OF ALL VENTURE CAPITAL FUNDING DURING THE FIRST HALF OF 2025.

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

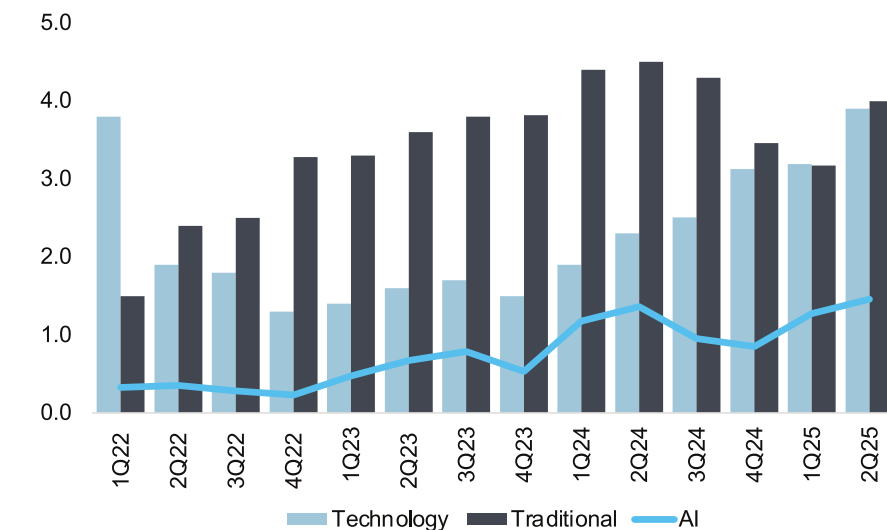


2025 SAN FRANCISCO AI VC FUNDING SHARE

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 from 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

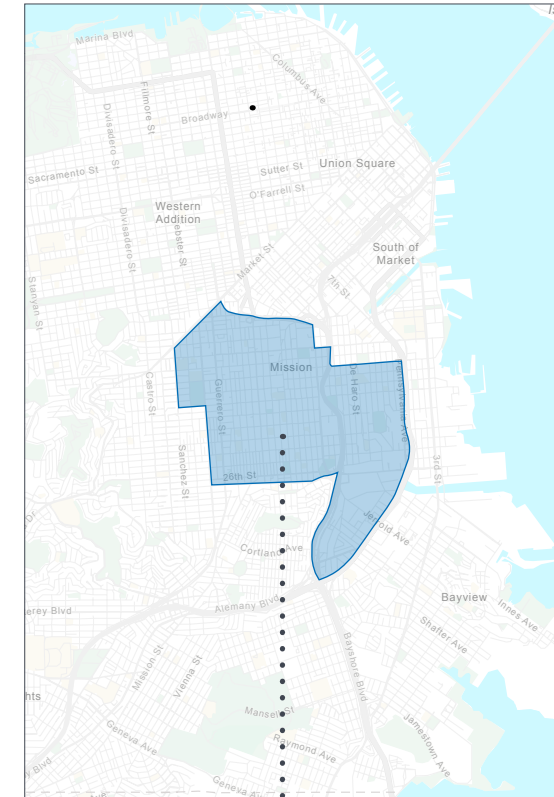
2 INVESTMENT HIGHLIGHTS

3 PROPERTY OVERVIEW

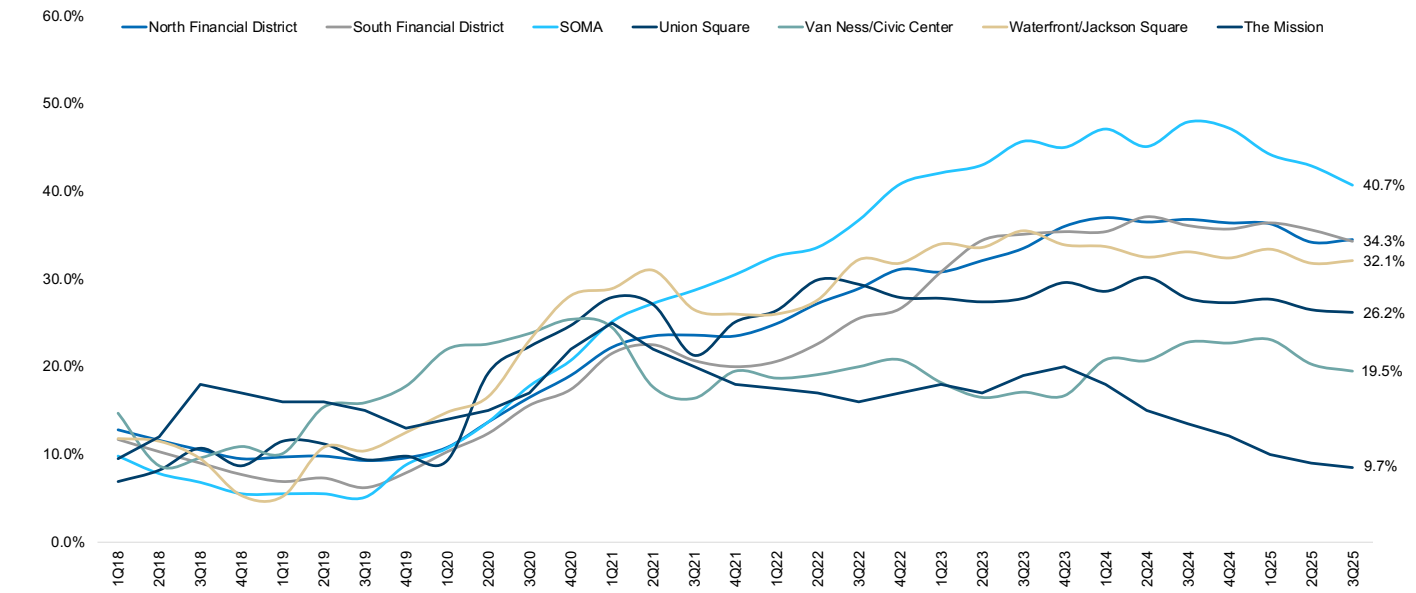
4 FINANCIAL ANALYSIS



- The Mission District has experienced the fastest recovery among all San Francisco submarkets since 2020
- AI growth dominates the market and The Mission is one of the most highly desired neighborhoods
- Strong rent growth forecast - high demand, low supply and no new construction
- Broader market improvement along with dramatic political shifts



The Mission submarket has the **Lowest Availability Rate** among San Francisco Submarkets



Source: Newmark Research, CoStar



3.1 MSF
Total Market Size



75
Inventory (Bldgs)



9.7%
Availability




8.5%
Vacancy

Prominent Mission District Office Projects

1


72,486 SF
100% Leased



2300 Harrison

Square Feet	72,486
Owner	The Walter Companies
% Leased	100%

2




1550 Bryant

Square Feet	188,519
Owner	Gaw Capital
% Leased	63.0%
Max Contiguous	26,671 SF

3

177,640 SF
100% Leased




2525 16th

Square Feet	177,640
Owner	Mike Moritz
% Leased	100%

4

128,000 SF
100% Leased




375 Alabama

Square Feet	128,000
Owner	Koch Investment Co.
% Leased	100%

5


32,896 SF
100% Leased



500 Treat

Square Feet	32,896
Owner	Marc Pincus
% Leased	100%

6




2601 Mariposa

Square Feet	156,000
Owner	KQED
% Leased	63.0%
Max Contiguous	28,690 SF

7

39,016 SF
100% Leased




3180 18th Street

Square Feet	39,016
Owner	American Realty Advisors
% Leased*	100%
* Full building available 9/1/26	

8

96,960 SF
100% Leased

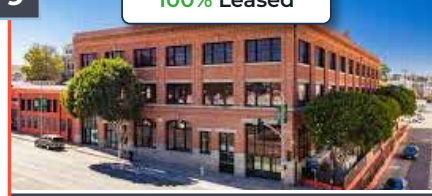


575 Florida

Square Feet	96,960
Owner	City-Core Development
% Leased	100%

9


62,031 SF
100% Leased



100 Potrero

Square Feet	62,031
Owner	Dolby Properties
% Leased	100%

10




2940 16th

Square Feet	55,560
Owner	Lakeside Investment Co.
% Leased	95.1%
Max Contiguous	1,015 SF

11


53,355 SF
100% Leased



400-440 Alabama

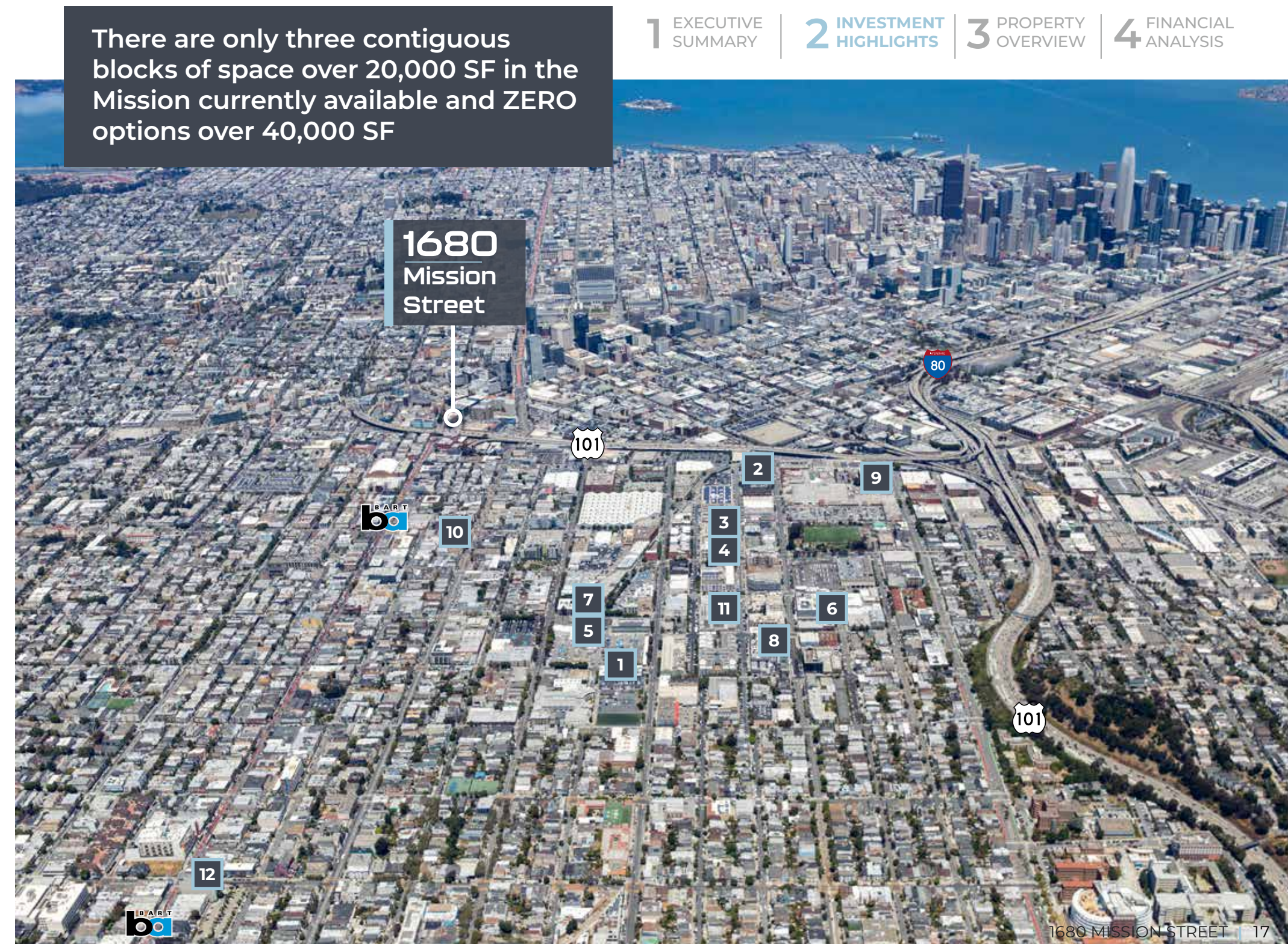
Square Feet	53,355
Owner	Friedkin Property Group
% Leased	100%

12

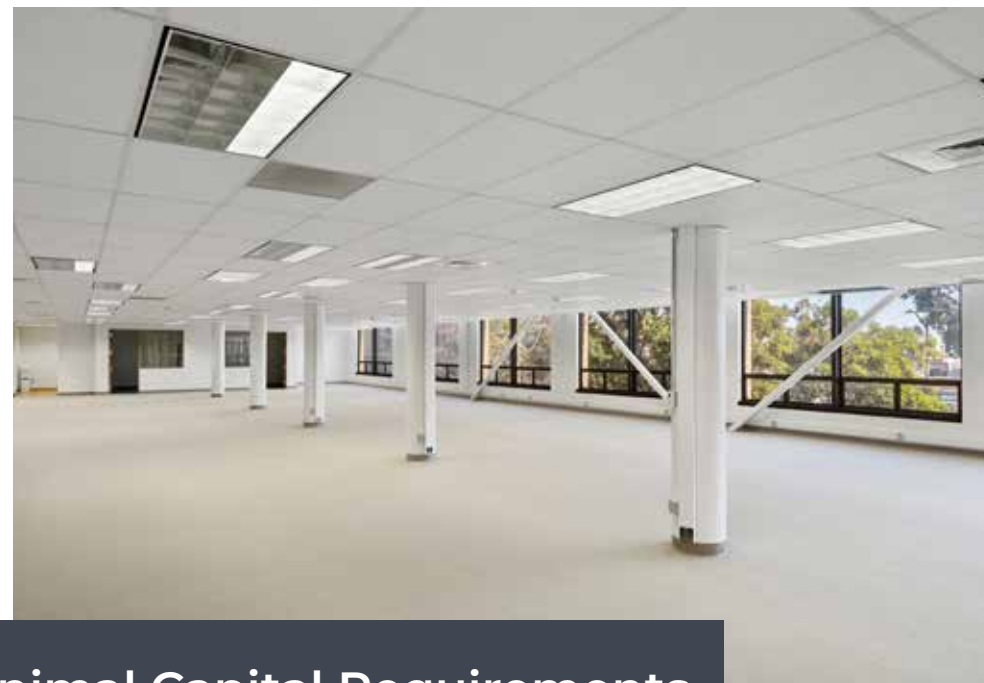
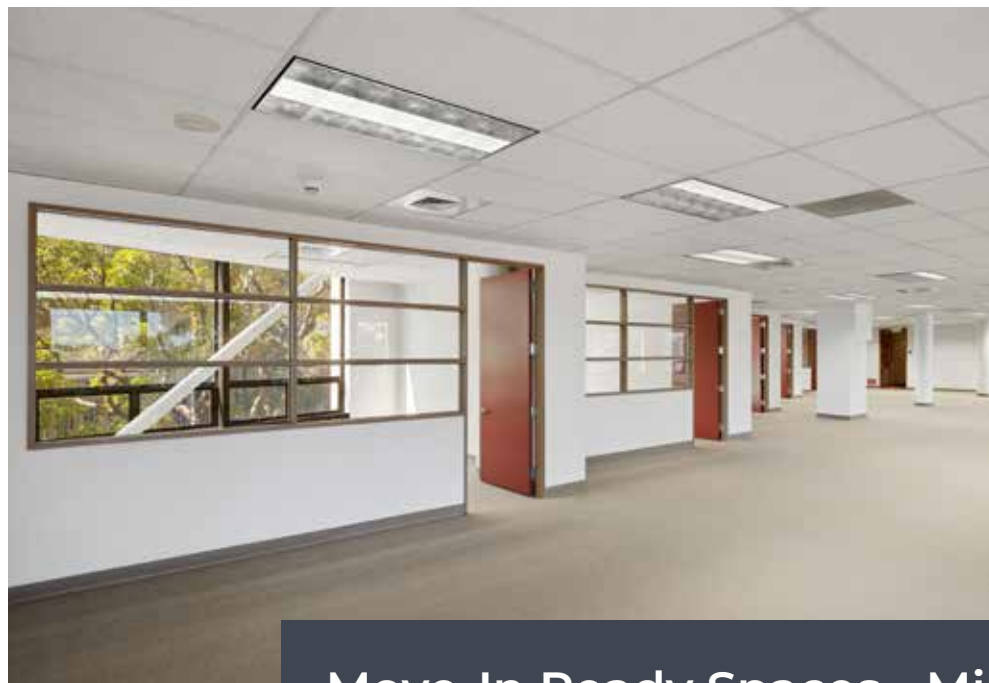


2601 Mission

Square Feet	62,000
Owner	Cort Family
% Leased	75.5%
Max Contiguous	7,210 SF



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

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Nearby Residential Developments

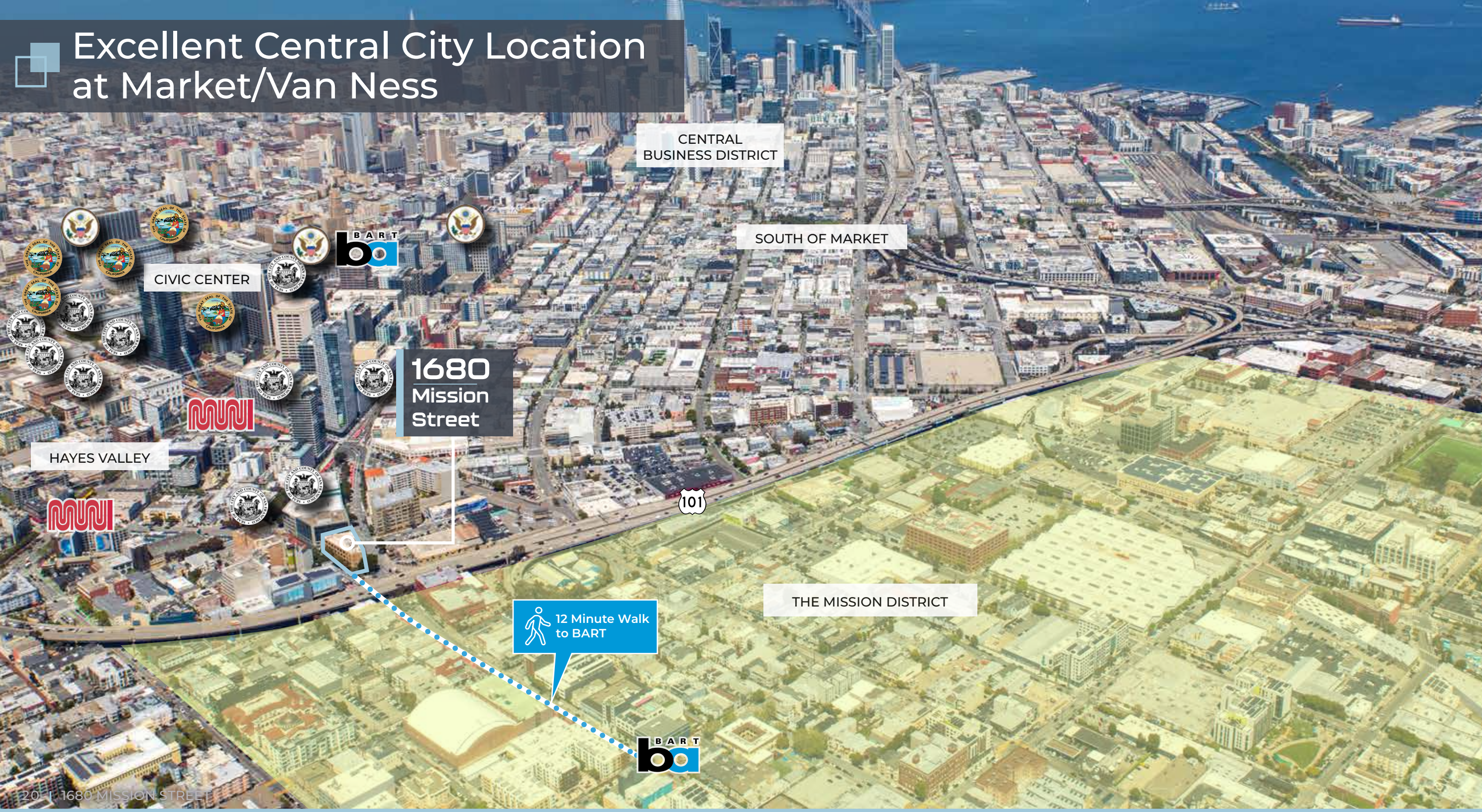
RECENTLY COMPLETED

1. Trinity Place 1,900 units
2. SOMA Grand 246 units
3. 1288 Howard 126 units
4. NEMA 754 units
5. AVA 55 Ninth 260 units
6. Argenta 179 units
7. 100 Van Ness 418 units
8. The Civic 162 units
9. Fifteen Fifty 440 units
10. Chorus 416 units
11. The Brady 155 units
12. The Oak 109 units
13. The Rise 160 units
14. One South VN 210 units

PLANNED DEVELOPMENTS

15. 30 Van Ness 333 units
16. One Oak 516 units
17. 10 South VN 654 units

7,038 TOTAL NEW AND PLANNED UNITS



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



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descript

moesif

HAYES VALLEY

bytez

NextStage

1680
Mission
Street

VIEWMAGIC

Magic

motive

PUMP

rime

Lotadata

Weights & Biases

TEMPO

EMBARK

FAIRE

Physical Intelligence (π)

THE MISSION DISTRICT

Assembled

Labelbox

THINKING MACHINES



CrowdOptic

AMIRA
LEARNING

companion

armstrongs

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