



Retail Condos at  
**2177 THIRD**

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2177 Third Street  
San Francisco, CA



OFFERING MEMORANDUM

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**CBRE**

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# The Offering

**CBRE is pleased to offer for sale the last remaining ground-floor retail condo, ideally located at 2177 Third Street in the heart of San Francisco's vibrant Dogpatch neighborhood.**

Nestled within a state-of-the-art, luxury mid-rise building, these properties showcase superior architecture and design. Enjoy the advantage of being in close proximity to key attractions and amenities including Chase Center, UCSF Mission Bay Campus, Crane Cove Park, Caltrain/Muni light rail, and Pier 70. Experience the synergy of luxury living and prime retail in one of San Francisco's most sought-after neighborhoods.



# Investment Highlights



RARE OWNER-USER  
OPPORTUNITY



STRONG TRANSIT  
ACCESSIBILITY



MIXED-USE  
DEVELOPMENT



NEIGHBORHOOD  
GROWTH



\$214K AVERAGE  
HHI



TYPE 1 / TYPE 2  
VENTING POSSIBLE

*Meticulous attention to detail meets dramatic design at 2177 Third, rising at San Francisco's waterfront in the heart of Dogpatch. From the serenity of its perfectly landscaped courtyards to the quintessential San Francisco views, 2177 Third provides a boutique offering of residences defined by elegant finishes and amenities paired with exceptional service.*

# Property Overview

<b>Address</b>	2175 Third St C1, San Francisco, CA 94107	2179 Third St C2, San Francisco, CA 94107	2179 Third St C3, San Francisco, CA 94107
<b>Price</b>	\$964,000	\$915,000	\$1,366,800
<b>Square Footage</b>	1,205 SF	915 SF	2,278 SF
<b>Parcel No.</b>	4045-148	4045-149	4045-150
<b>Year Built</b>	2020	2020	2020
<b>Ceiling Heights</b>	15' 11"	18' 6"	18' 6"
<b>Notes</b>	Potential to add 393 SF mezzanine	Can be combined with 2,278 SF condo	Potential to add 600 SF mezzanine

SOLO





# FLOOR PLAN



# Location Overview

## GOLDEN STATE OF MIND

The Chase Center is home to the NBA's Golden State Warriors and a beacon of top-tier entertainment and retail. Find yourself in the center of the City's most exciting cultural and lifestyle offerings, all located just two blocks away from home.

## SAN FRANCISCO'S NEWEST PLACE TO PLAY

Steps from your doorway is the newly reimagined Crane Cove Park. With a scenic beach and water access, Crane Cove is the next iconic San Francisco park.

2177 THIRD

## REDEFINING URBAN SANCTUARY

From renowned restaurants, galleries, and retail to pioneering biotech and healthcare, the sunny, tranquil Dogpatch is a neighborhood on the rise. Accessible to Caltrain and the Muni Light Rail, 2177 Third will provide unparalleled convenience.

# Location Overview



## MULTIFAMILY DEVELOPMENT

Dogpatch has witnessed an unprecedented housing boom over the last decade:

- B** Almost 1,600 units built since 2014
- U/C** Over 100 units under construction
- AP** Over 2,100 units approved/planned

## TRANSPORTATION

2177 Third is directly across the street from Muni's Third Street Light Rail and a 10-minute walk to the 22nd Street Caltrain Station with additional public transportation access to San Francisco and California within walking distance.

## SPENDING POWER

With an average household income of over \$285,442, Dogpatch ranks as San Francisco's third wealthiest neighborhood, behind only Saint Francis Woods and Seacliff and well above the San Francisco average of \$199,265.



# 2177 THIRD

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