

150 REDWOOD ST

San Francisco, CA 94102

Retail or Office
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

150 Redwood St,
San Francisco, CA 94102



INVESTMENT HIGHLIGHTS

Property Highlights

- **High-Visibility Retail/Office Condominium in Prime Civic Core Location:** ±637 SF ground-floor commercial space within the newly built Elevant residential development, situated at the nexus of San Francisco's Civic Center, SOMA, and Hayes Valley districts—offering strong visibility and foot traffic in a dense, transit-rich environment.
- **Modern, Turnkey Interior with Premium Specifications:** Delivered fully built-out with ±20-foot ceiling height, expansive glass storefront, LED lighting, HVAC, ADA restroom, and a comprehensive fire sprinkler system—ideal for immediate occupancy by office or retail users.
- **Attractive to Owner-Users and Investors:** Offered at \$550,000, the space is suitable for a wide range of creative, showroom, or boutique service uses, presenting a compelling opportunity for owner-users seeking long-term stability or investors targeting small-format urban retail.
- **Strong Transit Connectivity and Walkability:** Steps from Civic Center BART and multiple MUNI Metro and bus lines, the property benefits from exceptional public transit access and proximity to City Hall, Civic Center Plaza, and many other major cultural institutions.
- **Efficient Ownership Structure:** Offered as a commercial retail condominium with separate APN (0766015), enabling streamlined acquisition, individual ownership, and potential for long-term appreciation in a supply-constrained urban market.
- **Flexible Zoning and Contemporary Construction:** Zoned RC4 and constructed in 2021, the property offers a modern, adaptable layout within a well-maintained mixed-use building, accommodating a broad spectrum of retail or office uses with minimal capital expenditure.

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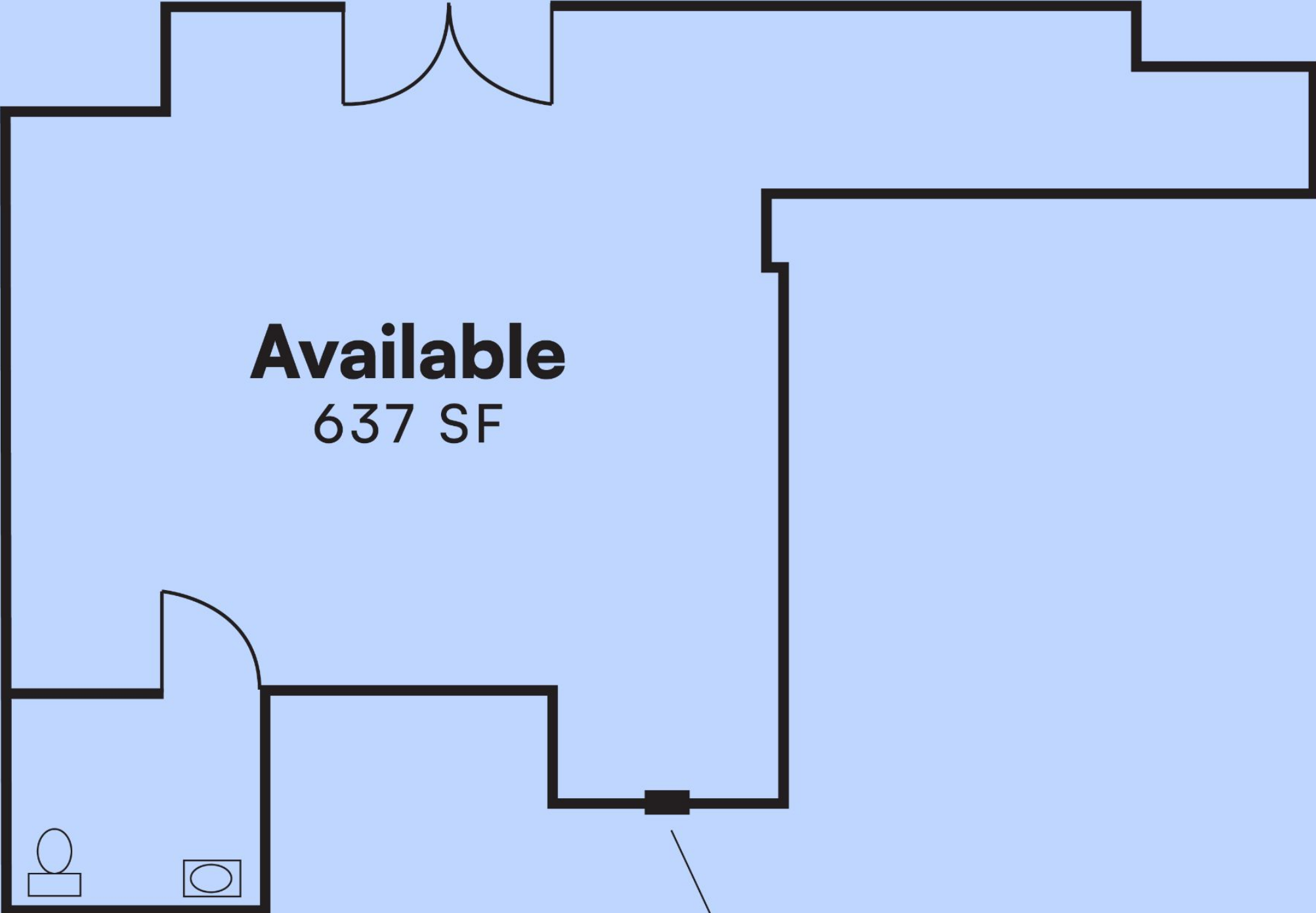
±637 SF
GLA

2021
Year Built

±170,000
Vehicles Per Day (I80)

RC4
Zoning





Available

637 SF

Panel

North Beach

Union Square



Chinatown

Financial District



±107,000 VPD



±3.5 Million Annual Visitors



Presidio Golf Course
Golf Course

Kaiser Permanente SF Medical Center
±239 Beds

Subject Property

Civic Center Plaza

San Francisco City Hall

Civic Center BART Station

South Beach Harbor

UCSF University of California San Francisco
±10,300 Students



Mission Bay



Golden Gate Park
±4.7 Miles Away

Hayes Valley
Boutiques + Shopping

UCSF Medical Center at Mission Bay
±289 Beds

Design District



UCSF Benioff Children's Hospital
±163 Beds

Mission High School
±1,084 Students



±96,500 VPD

California Pacific Medical Center
±274 Beds



Google Earth

INTERIOR PHOTOS



FINANCIAL OVERVIEW

150 Redwood St,
San Francisco, CA 94102



FINANCIAL SUMMARY

\$499,999

List Price

Operating Expenses

Expenses	Monthly	Yearly
HOA Dues*	\$362.07	\$4,344.84
Insurance	\$67.25	\$807
Property Tax**	\$615.17	\$7,382.08
Utilities***	\$259.91	\$3,118.92
Totals	\$1,304.40	\$15,652.84

*HOA Dues will be \$415.27 starting December 2026

**Property tax is current and does not reflect reassessment upon sale

***Utilities include PG&E, Water, and ADT Security

Price/Square Foot

Market Average PPSF	\$784.93
GLA	±637 SF
Price Indicated by PPSF	\$499,999
Asking Price	\$499,999

*Costar market analytics for comparable properties

MARKET OVERVIEW

150 Redwood St,
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SAN FRANCISCO, CA

Market Demographics



Total Population
836,000+

Tourism Economic Impact
\$8.8 Billion

Annual Visitors
23 Million

GDP
\$600+ Billion

Market Overview

The property is positioned within a central San Francisco district known for its commercial density, transit accessibility, and strong tenant demand. As a core gateway market, San Francisco offers long-term appeal for both office and retail investment, driven by its global reputation in technology, finance, and professional services. Despite evolving market conditions, the city continues to attract occupiers seeking proximity to a highly educated workforce, walkable amenities, and a dynamic urban environment.

Retail and office properties in this area benefit from steady daytime and evening activity, supported by a mix of residential developments, corporate headquarters, and cultural institutions. Major transit connections—including BART, MUNI light rail, and key bus routes—enhance regional access and employee convenience, while nearby freeway links support commuter and visitor traffic. The combination of dense foot traffic, economic diversity, and high per capita spending makes centrally located assets in San Francisco well-suited for investors targeting durable, long-term performance in a premier urban market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	135,133	464,106	734,142

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	70,674	226,994	322,713

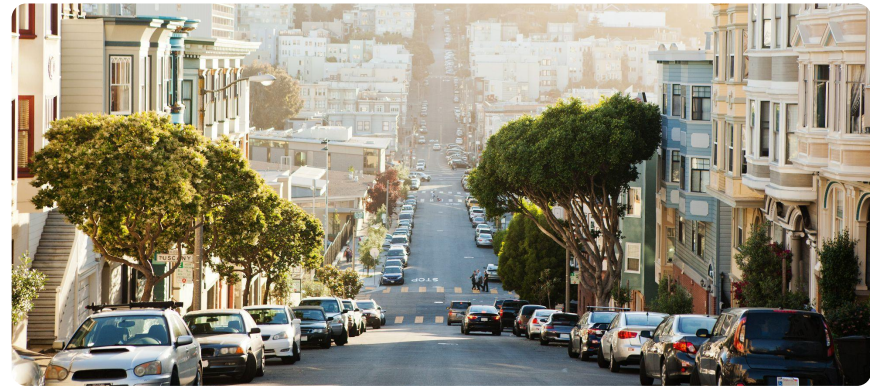
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$167,358	\$232,097	\$226,838

LOCAL CONVENIENCES & LIFESTYLE

The best of San Francisco – world-class museums, tech innovation, and unbeatable nightlife – all in one neighborhood.

Neighborhood Attractions

San Francisco features a concentration of cultural and recreational venues near the property, including the San Francisco Museum of Modern Art (SFMOMA), the Contemporary Jewish Museum, and Yerba Buena Center for the Arts. The neighborhood includes key event spaces like the Moscone Center, Oracle Park, and the Chase Center. It offers walkable access to dining, retail, galleries, and nightlife. The area reflects a mix of residential, commercial, and creative uses in a central San Francisco location.



Transit Access Snapshot

- ±3 min walk to Civic Center BART & MUNI Stations
- Direct freeway access via I-80 & US-101
- ±15 min drive to San Francisco International Airport
- Multiple tech shuttle and bus routes nearby

Walkability & Lifestyle

- Walk Score®: 98 – Walker's Paradise
- Transit Score®: 100 – World-Class Transit
- Bike Score®: 94 – Biker's Paradise





San Francisco's human-capital-rich workforce underpins multifamily rental demand.

Central Bay Area location combined with transit connectivity and high-wage sectors drive the city's appeal.

Economic Drivers

The metro supports a mix of tech, life sciences, hospitality and professional services, anchored by key employers and major research institutions. The property's SoMa location offers direct access to employment nodes, transit corridors and amenities that appeal to young professionals and renters.

Primary Industries

- Technology/Software
- Life sciences/biotech
- Hospitality/tourism
- Professional/business services

Top Employers

- University of California, San Francisco
- Google
- Wellsfargo
- Salesforce
- VMware

Recent Developments

- Expansion of Mission Bay campus facilities and UCSF research buildings
- Caltrain electrification and station upgrades
- Shipyard / India Basin redevelopment initiatives
- Enhancement of the Central SoMa / PIXAR adjacent campus infill
- Recent transit-oriented development approvals in Dogpatch



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **150 Redwood St, San Francisco, CA, 94102** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™., or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.