



**OFFICE  
INDUSTRIAL  
RETAIL TEAM**

By Jake Levinson

*Outside the box.*



**500 BRANNAN &  
584 FOURTH STREET  
FOR SALE & FOR LEASE**

JAKE LEVINSON  
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# OFFERING HIGHLIGHTS

Property Size	+/- 7,750 SF
Land Size	+/- 6,400 SF
Zoning	CMUO
Zoning Height	65-X
Sale Price	\$6,000,000
Lease Price	\$48/PSF/Yr IG
Sale Price Per SF	\$774/PSF

584–590 4th Street + 500 Brannan presents a rare opportunity in the heart of SoMa, featuring two buildings situated on a single parcel. One building is home to Marlowe, a long-standing and highly regarded restaurant tenant at 500 Brannan, providing stable income and strong neighborhood presence. The second building offers flexible retail and office space, creating a compelling opportunity for an owner-user seeking a distinctive headquarters, showroom, hospitality concept, or experiential venue.

A defining feature of the property is its approximately 10-foot-deep swimming pool and outdoor courtyard, complemented by a detached shed structure that could easily function as an entertainment pavilion, bar, or event space. Combined with the existing liquor license and storefront frontage, the property lends itself to a wide range of entertainment, wellness, hospitality, or experiential concepts that are rarely achievable within San Francisco’s dense urban environment.

The property also benefits from development entitlements for a future ±37,000 square foot office building, offering long-term upside and optionality for an owner-user or investor looking to expand or reposition the site over time.

Positioned along the Brannan and 4th Street corridor, the property benefits from strong visibility and proximity to major SoMa developments and the city’s growing tech and creative ecosystem. With stable income from Marlowe, flexible space for an owner-user, and long-term development potential, 584–590 4th Street + 500 Brannan represents a uniquely versatile opportunity in one of San Francisco’s most dynamic neighborhoods.



*Outside the box.*

# 500 Brannan

*Marlowe (tenant) in 2400 sqft (80'x30')*

*Lease ends 7/31/29*

*\$9,135.94 with 3%/Year increases NNN*

# 584 Fourth

*5,350 sqft Office/Industrial Building*

*Private Pool & Outdoor Space*

*Delivered Vacant*

**500 BRANNAN &  
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SOLD TOGETHER OR SEPARATE**

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# INVESTMENT FINANCIAL ANALYSIS

Asking Price	\$6,000,000
Price Per SF	\$774/SF
Building Size	±7,750 SF
Land Size	±6,426 SF
Zoning	CMUO / 65-X
Existing Tenant	Marlowe Restaurant
Existing Lease	\$9,135.94/Mo NNN with 3% annual increases
Lease Expiration	Jul 31, 2029
Vacant Space	±5,450 SF creative office / industrial building delivered vacant
Pro Forma Lease Assumption	\$22,000/Mo IG
Pro Forma Gross Income	\$373,631 Annually
Estimated Operating Expenses	\$102,800 Annually
Estimated OPEX PSF	~\$13.10/SF
Estimated Monthly OPEX	~\$8,567/Mo
Expense Structure	Blended NNN + IG
Projected NOI	\$270,831 Annually
Going In Cap Rate	4.51%

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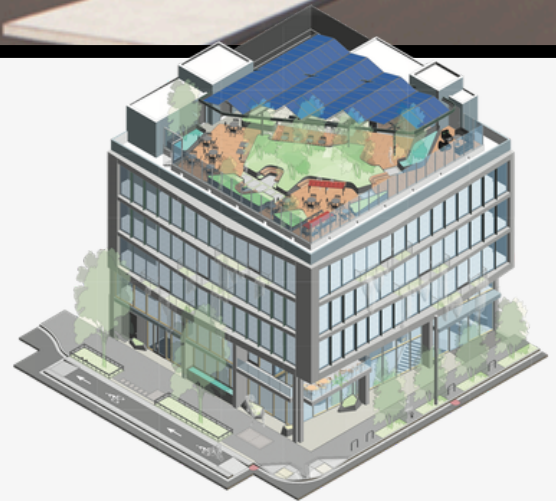
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## **DEVELOPMENT OPPORTUNITY**

The property also benefits from entitlements for a five-story, ±37,000 square foot office building with a rooftop deck, presenting a compelling long-term redevelopment opportunity. These entitlements provide a clear path for an owner or investor to significantly increase the site's density and value by delivering a modern office or creative workspace in one of SoMa's most active growth corridors. The potential for a rooftop deck further enhances the project's appeal, offering outdoor amenity space that is highly sought after by today's office and creative tenants. This entitlement adds meaningful optionality to the asset, allowing a future owner to pursue redevelopment while benefiting from the property's existing income and unique on-site features in the interim.



**Link To  
Entitlements**

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**New Space**  
*Renderings*

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SAN FRANCISCO  
**MARLOWE**  
EST. 2010



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## PLEASE CONTACT:

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