

150 HAYES STREET

San Francisco, CA 94102

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PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 150 Hayes Street San Francisco, CA 94102-4710 |
| PRICE | \$29,000,000 |
| PRICE/SF | \$209 |
| PARCEL | 0811-022 |
| PROPERTY TYPE | Office |
| BUILDING SIZE | 138,460 SF |
| LOT SIZE | 0.45 AC |
| YEAR BUILT | 1968 |

The property at 150 Hayes Street is a prominent commercial office building situated in the bustling Van Ness - Civic Center neighborhood of San Francisco, near the heart of the Civic Center and adjacent to Hayes Valley. Originally constructed in 1968, this Class B office building is part of the broader Van Ness corridor and offers substantial space for corporate tenants. The location benefits from high visibility along a major thoroughfare, proximity to government offices, cultural venues like the San Francisco Symphony, and excellent public transit access, making it suitable for businesses in finance, insurance, tech, and professional services.

INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION

Positioned in the dynamic Van Ness - Civic Center area, the property is steps from major transit hubs like the Van Ness Metro Station (serving Muni lines J, K, L, M, N, T) and close to cultural landmarks such as the War Memorial Opera House and San Francisco Symphony. This provides seamless access to downtown, Hayes Valley's vibrant retail scene, and government centers, ideal for businesses needing connectivity and foot traffic.

EXPANSIVE AND VERSATILE SPACE

At over 138,000 square feet across six stories, the building supports flexible office configurations with 5 commercial spaces.

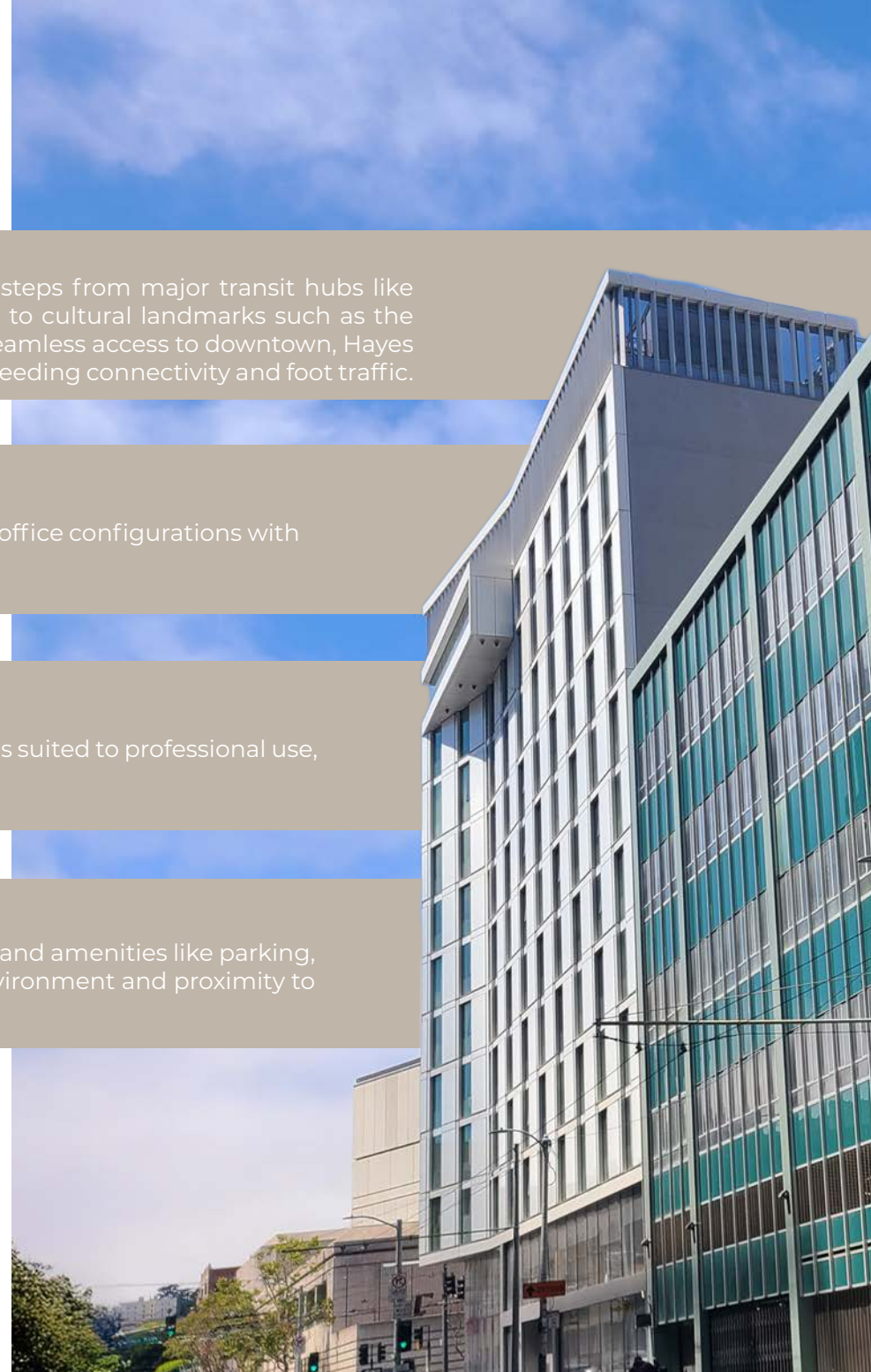
ESTABLISHED INFRASTRUCTURE WITH MODERN POTENTIAL

As a Class B property built in 1968, it features reliable foundational amenities suited to professional use, with opportunities for customization.

SUPERIOR ACCESSIBILITY

Direct access to major transit (Muni, BART nearby), highways (US-101, I-80), and amenities like parking, restaurants, and cultural sites. The neighborhood's pedestrian-friendly environment and proximity to taxi stands enhance employee and client convenience.

This property excels in a high-demand urban corridor, blending commercial functionality with San Francisco's cultural and professional vibrancy.





LOCAL AERIAL



REGIONAL AERIAL



PIER 39
SAN FRANCISCO

Hard Rock
Cafe

AQUARIUM
OF THE
BAY

BOUDIN

PALACE OF
FINE ARTS

PRESIDIO OF SAN
FRANCISCO



UNIVERSITY OF
SAN FRANCISCO

GOLDEN GATE PARK

MOUNT SUTRO OPEN
SPACE RESERVE

THE PAINTED
LADIES

SUBJECT PROPERTY



Westfield

SF MO
MA

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

CHASE CENTER

UCSF Medical Center

exploratorium

SALESFORCE
PARK

NORTH BEACH

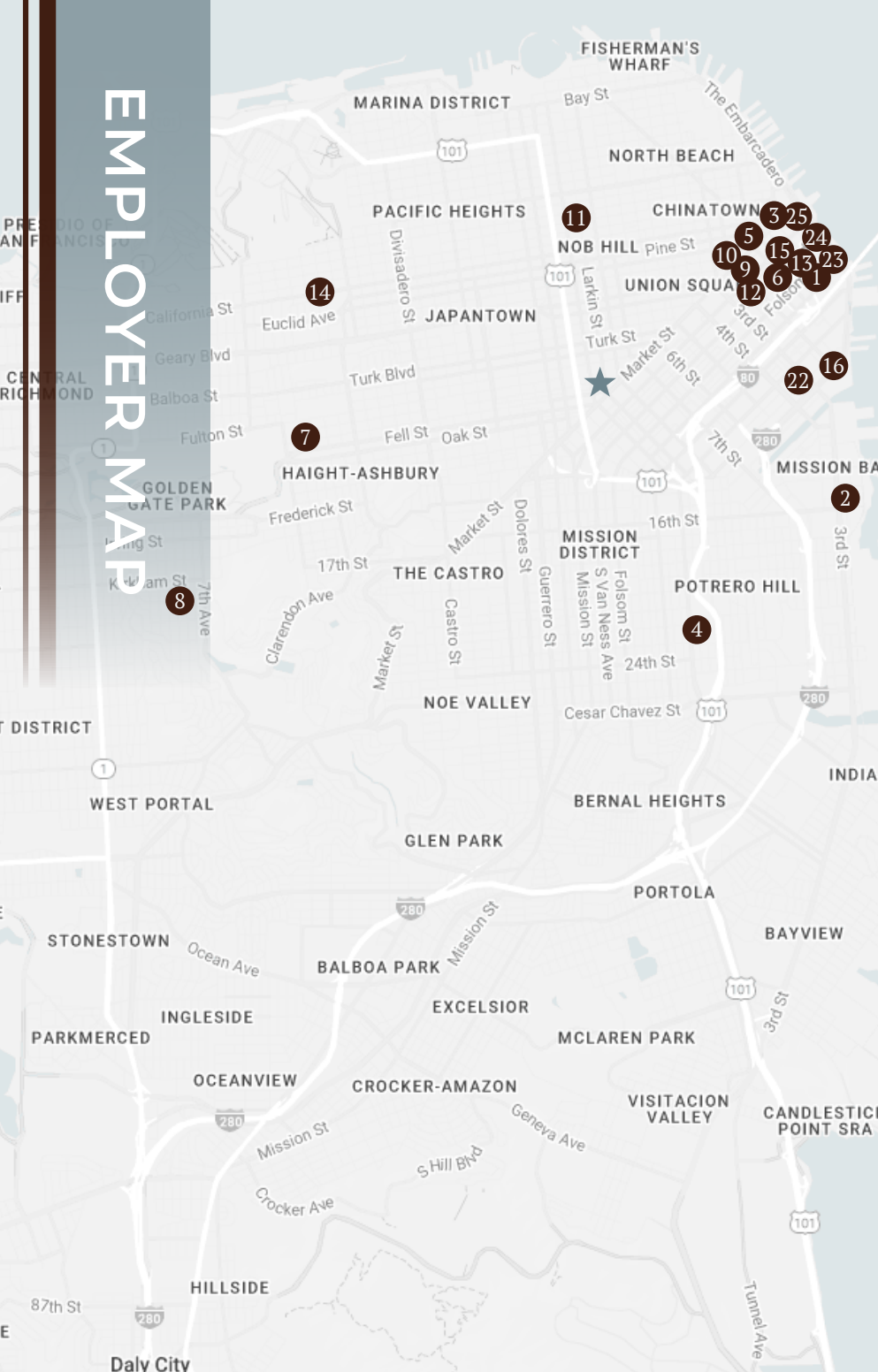
CHINATOWN

NOB HILL

UNION SQUARE



EMPLOYER MAP



| MAJOR EMPLOYERS | | EMPLOYEES |
|-----------------|---|-----------|
| 1 | Charlotte Russe Holdings Corp | 9,455 |
| 2 | Uber Technologies Inc-UBER | 9,000 |
| 3 | Ggc Administration LLC-Golden Gate Capital | 8,590 |
| 4 | San Francisco General Hospital | 8,000 |
| 5 | Tarrant Capital Ip LLC-Tpg Growth | 5,490 |
| 6 | Okta Inc-OKTA | 5,209 |
| 7 | St Marys Medical Center Inc-Surgery Department | 5,037 |
| 8 | Safeway Inc-Safeway | 5,022 |
| 9 | General Wreless Operations Inc-Radioshack | 5,003 |
| 10 | Pacific Bell Telephone Company-AT&T California | 4,444 |
| 11 | Pacific Bell Telephone Company | 4,444 |
| 12 | McKesson Property Company Inc-McKesson | 4,360 |
| 13 | Facebook Park Tower | 4,000 |
| 14 | llife Healthcare Inc-1 Life Healthcare | 3,522 |
| 15 | Maplebear Inc-Instacart | 3,181 |
| 16 | Cloudflare Inc-CLOUDFLARE | 3,150 |
| 17 | ISO Services Inc | 2,869 |
| 18 | Samsara Inc-Samsara | 2,804 |
| 19 | Stitch Fix Inc-Stitch Fix | 2,781 |
| 20 | San Francisco Pub Utilities Comm | 2,700 |
| 21 | Lava Intermediate Inc | 2,601 |
| 22 | Sutter Bay Hospitals-Califrnia PCF Med Ctr RES Inst | 2,578 |
| 23 | Gap Inc-GAP | 2,500 |
| 24 | New Relic Inc | 2,474 |
| 25 | Millennium Management LLC | 2,276 |

TRANSIT MAP

- PRESIDIGO
- F - MARKET & WHARVES STREETCAR
- 39-COIT TOWER MOTOR COACH
- POWELL-HYDE CABLE CAR
- POWELL-MASON CABLE CAR
- CALIFORNIA STREET CABLE CAR
- CONNECTION TO MUNI METRO SYSTEM
- CONNECTION TO BART SYSTEM

SUBJECT PROPERTY

150 Hayes Street

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SAN FRANCISCO

The Bay Area is the birthplace and center of innovation and advancement in technology in the United States. Some of the largest technology firms, financial companies and educational institutions are located here. The San Francisco metro consists of San Francisco, San Mateo and Marin counties, and contains a population of 1.84 million people. The city of San Francisco accounts for all of San Francisco County, and contains nearly 860,000 residents. Marin County is located to the north of the city and has 252,000 residents, while San Mateo County is south of San Francisco and has a population above 730,000 people. While the metro represented one of the later-recovering markets from the pandemic, the area's population is slated to expand by just over 30,000 residents over the next five years.

METRO HIGHLIGHTS

WORLD-CLASS INSTITUTIONS

The Bay Area is home to top-ranked educational and research institutions, including one campus of the University of California system, along with the University of San Francisco.

EDUCATED WORKFORCE

The metro has one of the most skilled labor forces in the nation. Approximately 50 percent of residents ages 25 and older have obtained a bachelor's degree, well above the national rate.

HIGH-INCOME EARNERS

The still large tech and financial sectors contribute to a median household income that is almost double that of the nation.



ECONOMY

The metro is home to 16 Fortune 500 companies that span a diverse range of sectors. Firms include Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and PG&E Corp.

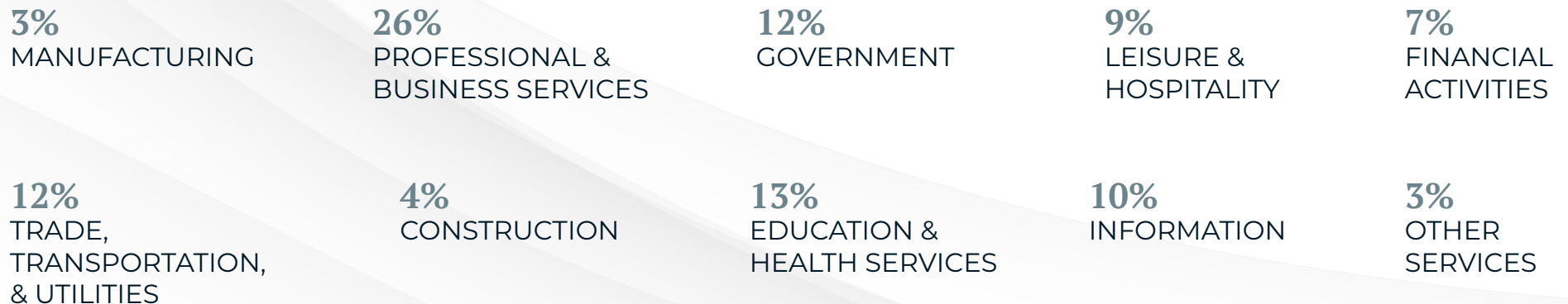
Tourism is a strong economic driver, drawing more than 20 million visitors annually prior to the pandemic. The sector has shown continuous improvement in the wake of the health crisis, with the expected return of international travel boosting the outlook.

MAJOR EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- Visa
- Gilead Sciences
- Deloitte



SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|---------|---------|-----------|
| 2029 Projection | | | |
| Total Population | 142,417 | 525,630 | 826,762 |
| 2024 Estimate | | | |
| Total Population | 139,962 | 516,019 | 814,817 |
| 2020 Census | | | |
| Total Population | 141,405 | 521,930 | 840,009 |
| 2010 Census | | | |
| Total Population | 120,841 | 461,779 | 772,747 |
| Daytime Population | | | |
| 2024 Estimate | 257,514 | 946,229 | 1,178,049 |

| HOUSEHOLDS | 1 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 2029 Projection | | | |
| Total Households | 76,370 | 262,567 | 371,638 |
| 2024 Estimate | | | |
| Total Households | 75,062 | 258,414 | 366,286 |
| Average (Mean) Household Size | 1.7 | 2 | 2.3 |
| 2020 Census | | | |
| Total Households | 73,306 | 252,836 | 359,075 |
| 2010 Census | | | |
| Total Households | 65,286 | 231,101 | 333,576 |

| HOUSEHOLDS BY INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| 2024 Estimate | | | |
| \$200,000 or More | 24.60% | 39.40% | 37.60% |
| \$150,000-\$199,999 | 10.70% | 12.30% | 12.80% |
| \$100,000-\$149,999 | 11.50% | 12.10% | 12.90% |
| \$75,000-\$99,999 | 8.40% | 7.10% | 7.70% |
| \$50,000-\$74,999 | 9.70% | 7.10% | 7.70% |
| \$35,000-\$49,999 | 6.70% | 4.80% | 4.90% |
| \$25,000-\$34,999 | 4.80% | 3.50% | 3.70% |
| \$15,000-\$24,999 | 7.80% | 4.80% | 4.60% |
| Under \$15,000 | 15.80% | 8.90% | 8.10% |
| Average Household Income | \$135,407 | \$183,110 | \$178,029 |
| Median Household Income | \$98,242 | \$141,586 | \$131,638 |
| Per Capita Income | \$74,371 | \$92,124 | \$81,116 |

| POPULATION PROFILE | 1 MILE | 3 MILES | 5 MILES |
|--|---------|---------|---------|
| Population By Age | | | |
| 2024 Estimate Total Population | 139,962 | 516,019 | 814,817 |
| Under 20 | 9.60% | 12.40% | 15.00% |
| 20 to 34 Years | 30.40% | 29.40% | 25.70% |
| 35 to 49 Years | 23.80% | 24.30% | 22.80% |
| 50 to 59 Years | 13.20% | 12.30% | 13.00% |
| 60 to 64 Years | 5.60% | 5.10% | 5.70% |
| 65 to 69 Years | 4.90% | 4.70% | 5.30% |
| 70 to 74 Years | 4.20% | 4.20% | 4.60% |
| 75+ | 8.30% | 7.40% | 8.00% |
| Median Age | 41 | 40 | 41 |
| Population by Gender | | | |
| 2024 Estimate Total Population | 139,962 | 516,019 | 814,817 |
| Male Population | 43.60% | 47.30% | 48.60% |
| Female Population | 56.40% | 52.70% | 51.40% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 31.0 | 34.0 | 34.0 |

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 814,817. The population has changed by 5.44 percent since 2010. It is estimated that the population in your area will be 826,762 five years from now, which represents a change of 1.5 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 10,364 people per square mile.



HOUSEHOLDS

There are currently 366,286 households in your selected geography. The number of households has changed by 9.81 percent since 2010. It is estimated that the number of households in your area will be 371,638 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$152,571, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 114.09 percent since 2010. It is estimated that the median household income in your area will be \$173,409 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$81,116, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$178,029, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 494,365 people in your selected area were employed. The 2010 Census revealed that 73.2 percent of employees are in white-collar occupations in this geography, and 9.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 118,716.00 owner-occupied housing units and 214,857.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 57.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.0 percent in the selected area compared with the 19.7 percent in the U.S.

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