

# 1861 UNION STREET

SAN FRANCISCO, CA



GROUND MATRIX

**FOR SALE  
& LEASE**



## BUILDING SPECS

+/- 6,000 SQFT  
MIXED USE BUILDING - RETAIL & MULTI FAMILY  
NEW RETAIL RENOVATIONS  
ADA ACCESSIBLE  
FULLY VACANT RESIDENTIAL UNITS

**JAKE LEVINSON**  
JAKE@GROUNDMATRIX.COM  
(415) 786-4303

UNION STREET RETAIL CENTERPIECE

**ASKING PRICE:**

**\$4,750,000**

**\$65/PSF NNN**



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## RETAIL FLOOR

+/- 3,000 SQFT  
TWO ADA BATHROOMS  
\$2,000,000 IN RENOVATIONS  
OUTDOOR PATIO  
CAN BE SEPERATE CONDOMINIUM

ASKING RENT:

**\$65/PSF NNN**



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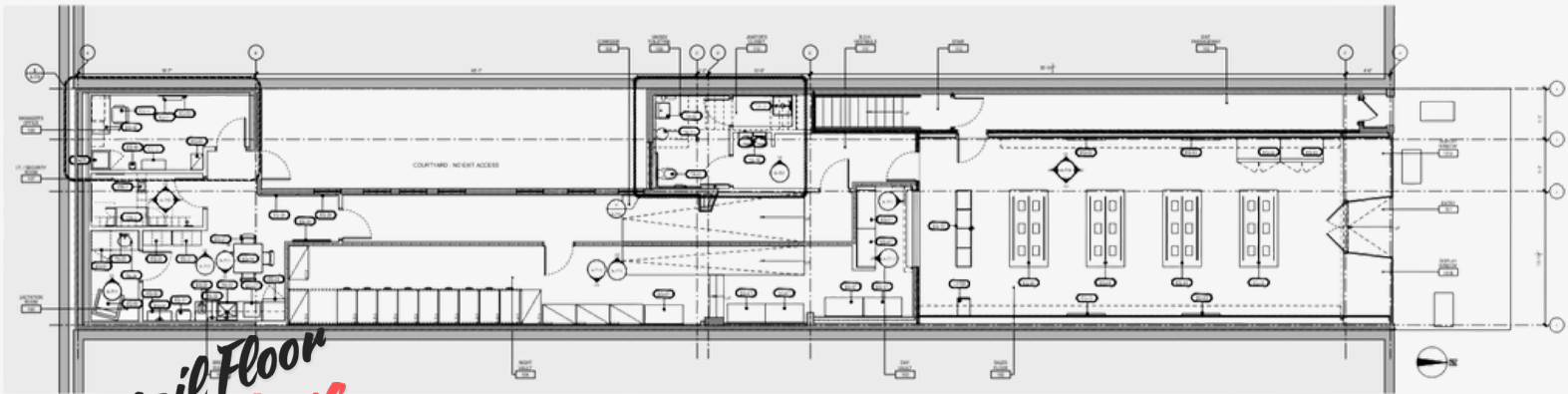
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*Retail Floor  
Floorplans*

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# RESIDENTIAL FLOOR

+/- 3,000 SQFT  
TWO UNITS  
UNIT A) 5 BEDROOM/2 BATHROOM  
UNIT B) 1 BEDROOM/1 BATHROOM  
OUTDOOR PATIO  
CAN BE SEPERATE CONDOMINIUM



*Residential Suite  
Floorplans*

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## TRANSPORTATION

### TRANSIT/SUBWAY

Hyde and Union Transit Stop	12 min walk	0.6 mi
Union and Hyde Transit Stop	12 min walk	0.6 mi
Hyde and Filbert Transit Stop	13 min walk	0.7 mi
Hyde and Green Transit Stop	13 min walk	0.7 mi
Hyde and Vallejo Transit Stop	14 min walk	0.7 mi

### COMMUTER RAIL

San Francisco 4th & King Commuter Rail (Caltrain)	8 min drive	3.1 mi
22nd Street Commuter Rail (Caltrain)	10 min drive	4.6 mi
Bayshore Commuter Rail (Caltrain)	15 min drive	8.2 mi
South San Francisco Commuter Rail (Caltrain)	21 min drive	12.1 mi
San Bruno Commuter Rail (Caltrain)	25 min drive	14.7 mi

## NEARBY MAJOR RETAILERS


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# LOCATION MAP



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**12 MINUTE  
WALK TO**



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## CONTACT INFORMATION

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