



+/- 7,800 SF BUILDING
Asking Price: \$4,250,000

MIXED USE | OFFICE, RETAIL, RESIDENTIAL
Union & Fillmore

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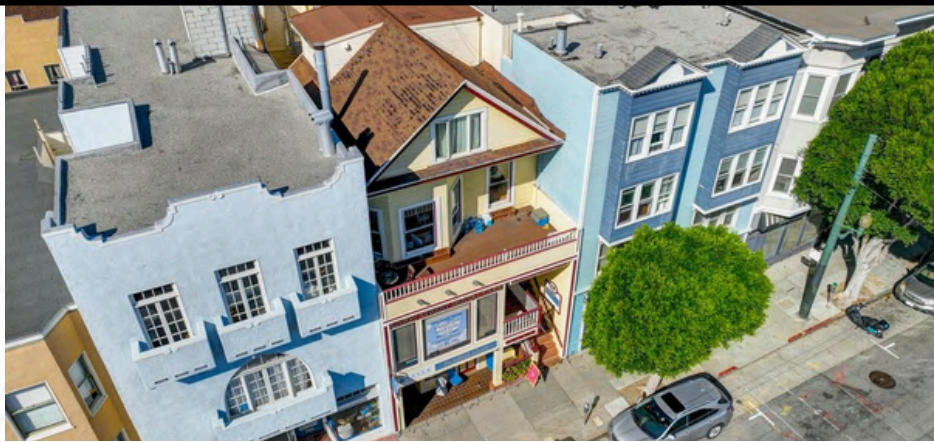
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Outside the box.





DEAL HIGHLIGHTS

- Newly renovated top floor Penthouse
- Three Patios and a backdoor
- Off of Union & Fillmore: the core retail corridor in San Francisco
- Diverse unit mix with office, residential, and retail
- Views of the Golden Gate Bridge
- Wide union street frontage

OFFERING

Building Square Footage	+/- 7,800
Sale Price	\$4,250,000
Stories	Four
Sale Price Per Square Foot	\$544 PSF
Zoning	NCD (Union Street Neighborhood Commercial)
Historical Designation	Class B Designation
Current Gross Income	\$214,9964

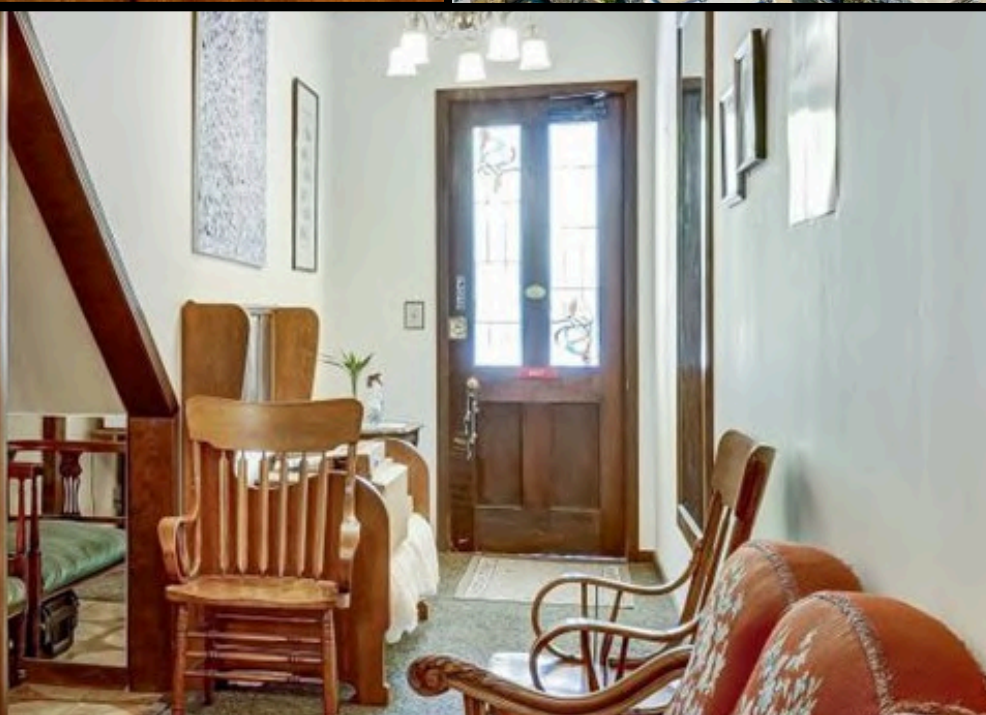




Top Floor Newly
Renovated
Penthouse with
views of the
Golden Gate



Corner of Fillmore
and Union Streets
in SF's Marina
District



Outside the box



OCCUPANCY BREAKDOWN

CURRENT RENT ROLL

Tenant #	Level	Tenatnt	Unit	Move In Date	Lease Renew	Approx SqFt.	Monthly Rent	Notes	Annual
1	1	Madusalon (Marie Cesaer)	1A	Sep 1, 2020	Sep 1, 2030	1,050	\$4,400.00		\$52,800.00
2	1	Daffodil Hill, LLC (Holly Mariner)	1B	Jun 15, 2024	Sep 1, 2028	986	\$4,400.00		\$52,800.00
3	2	Vacant	2nd Floor	🏠		3,000		Vacated Dentistry by the seller's relative	
4	3	Beauty Science (Evgheni & Olga Curdova)	301, 302, 303, 304	Dec 1, 2024	Nov 30, 2027	1,102	\$3,600.00	Unit 301 = 162 sqft Unit 302 = 320 sqft Unit 303 = 312 sqft Unit 304 = 308 sqft	\$43,200.00
5	3	Susan Wilkens- Psychologist	305	Apr 1, 2019	Aug 1, 2026	263	\$1,376.00		\$16,512.00
6	3	Alexandria Leedy- Psychologist	306	Feb 1, 2010	Feb 1, 2029	398	\$1,137.71		\$13,652.52
7	3	Waiting Room	307	N/A	N/A	150	-----		-----
8	4	Family Friend Study Loft	Loft	Sep 1, 2024	Until leased	800	\$0.00		\$0.00
		TOTAL				7,749	\$14,913.71		\$178,964.52



PROFORMA RENT ROLL

Tenant #	Level	Tenatnt	Unit	Move In Date	Lease Renew	Approx SqFt.	Monthly Rent	Notes	Annual
1	1	Madusalon (Marie Cesaer)	1A	Sep 1, 2020	Sep 1, 2030	1,050	\$4,400.00		\$52,800.00
2	1	Daffodil Hill, LLC (Holly Mariner)	1B	Jun 15, 2024	Sep 1, 2028	986	\$4,400.00		\$52,800.00
3	2	NEW DENTISTRY	2nd Floor			3,000	\$12,000.00		\$144,000.00
4	3	Beauty Science (Evgheni & Olga Curdova)	301, 302, 303, 304	Dec 1, 2024	Nov 30, 2027	1,102	\$3,600.00	Unit 301 = 162 sqft Unit 302 = 320 sqft Unit 303 = 312 sqft Unit 304 = 308 sqft	\$43,200.00
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7	3	Waiting Room	307	N/A	N/A	150	-----		-----
8	4	Family Friend Study Loft	Loft	Oct 1, 2025	Oct 1, 2035	800	\$5,000.00		\$60,000.00
		TOTAL				7,749	\$31,913.71		\$382,964.52
		Purchase Price	\$4,250,000			New NOI: Assuming a 75% expense ratio	\$287,223.39	CAP Rate:	6.76%





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LOCATION HIGHLIGHTS



AI LEASING MOMENTUM



TOP AI LEASES IN SAN FRANCISCO (AUG 2024 – AUG 2025)

- 1. OPENAI:** LEASED APPROXIMATELY 315,000 SQUARE FEET AT 550 TERRY FRANCOIS BOULEVARD IN MISSION BAY, FORMERLY THE OLD NAVY HQ. THIS MARKED ONE OF THE LARGEST LEASES OF 2024 AND EXPANDED OPENAI'S PRESENCE IN MISSION BAY.
- 2. ANTHROPIC:** TOOK OVER 230,000 SQUARE FEET AT 500 HOWARD STREET IN THE TRANSBAY/SOMA AREA, PREVIOUSLY SLACK'S HEADQUARTERS. THIS CEMENTED ANTHROPIC'S ROLE AS ONE OF SF'S BIGGEST AI OCCUPIERS.
- 3. SCALE AI:** SECURED 180,000 SQUARE FEET AT 650 TOWNSEND STREET IN SHOWPLACE SQUARE, SUBLEASED FROM AIRBNB. THIS DEAL WAS ONE OF THE EARLY SIGNS OF AI DRIVING LARGE-SCALE OFFICE DEMAND.
- 4. DATABRICKS:** EXPANDED INTO 150,000 SQUARE FEET AT ONE SANSOME STREET IN THE FINANCIAL DISTRICT. THIS MOVE REINFORCED DATABRICKS' GROWING PRESENCE AS A TOP ENTERPRISE AI AND DATA COMPANY.
- 5. TOOLS FOR HUMANITY (WORLD COIN):** SIGNED FOR 87,000 SQUARE FEET AT 600 TOWNSEND STREET EAST BUILDING IN SHOWPLACE SQUARE. THE LEASE REPRESENTS A MAJOR SCALING-UP OF THEIR OPERATIONS.
- 6. HARVEY AI:** LEASED 92,800 SQUARE FEET AT 201 THIRD STREET (KILROY PROPERTY) IN YERBA BUENA/SOMA. THE TRANSACTION, COMPLETED IN MID-2025, POSITIONED HARVEY AI FOR SIGNIFICANT GROWTH.
- 7. ZIP:** COMMITTED TO 75,000 SQUARE FEET AT 680 FOLSOM STREET, PREVIOUSLY OCCUPIED BY MACYS.COM. THIS REINFORCED AI-DRIVEN DEMAND FOR DOWNTOWN SOMA SPACE.
- 8. THINKING MACHINES LAB:** ESTABLISHED A HEADQUARTERS IN THE MISSION DISTRICT WITH 72,500 SQUARE FEET IN A STANDALONE BUILDING. THIS BECAME ONE OF THE LARGEST INDEPENDENT AI LEASES OUTSIDE THE DOWNTOWN CORE.
- 9. GLEAN:** TOOK SPACE AT 634 SECOND STREET IN SOUTH PARK/SOMA, REPORTEDLY BETWEEN 30,000 AND 45,000 SQUARE FEET, SUBLEASED FROM CLOUDFLARE. THE LEASE DEMONSTRATES STRONG AI DEMAND FOR CREATIVE SOMA BUILDINGS.
- 10. GREENLITE AI:** LEASED A FULL FLOOR AT 612 HOWARD STREET IN SOMA, ESTIMATED AT AROUND 10,000 SQUARE FEET. THIS DEAL HIGHLIGHTS THE ENTRY OF NEW AI STARTUPS INTO SAN FRANCISCO'S CORE.
- 11. EVENUP (LEGAL AI):** SIGNED FOR 10,300 SQUARE FEET AT 353 SACRAMENTO STREET IN THE FINANCIAL DISTRICT, REINFORCING THE TREND OF NICHE AI COMPANIES SEEKING CENTRAL SF OFFICES.
- 12. RESOLVE AI:** MOVED INTO 37,000 SQUARE FEET AT 350 RHODE ISLAND STREET IN POTRERO HILL, WITHIN THE EMERGING "AREA AI" CLUSTER.

- CONTEXT:**
- THESE TWELVE LEASES REPRESENT THE LARGEST CONFIRMED AI TRANSACTIONS OVER THE PAST 12 MONTHS IN SAN FRANCISCO.
 - CBRE AND CUSHMAN & WAKEFIELD REPORT THAT AI TENANTS ACCOUNTED FOR MORE THAN 800,000 SQUARE FEET OF LEASING IN THE FIRST HALF OF 2025 ALONE, AND AI FIRMS ARE EXPECTED TO LEASE 2.7 MILLION SQUARE FEET ANNUALLY THROUGH 2030.
 - TRADE PRESS INDICATES THERE WERE DOZENS OF AI LEASES IN SAN FRANCISCO IN 2024 (OVER 80 DEALS), BUT ONLY THE MOST SUBSTANTIAL AND WELL-DOCUMENTED ARE LISTED HERE.

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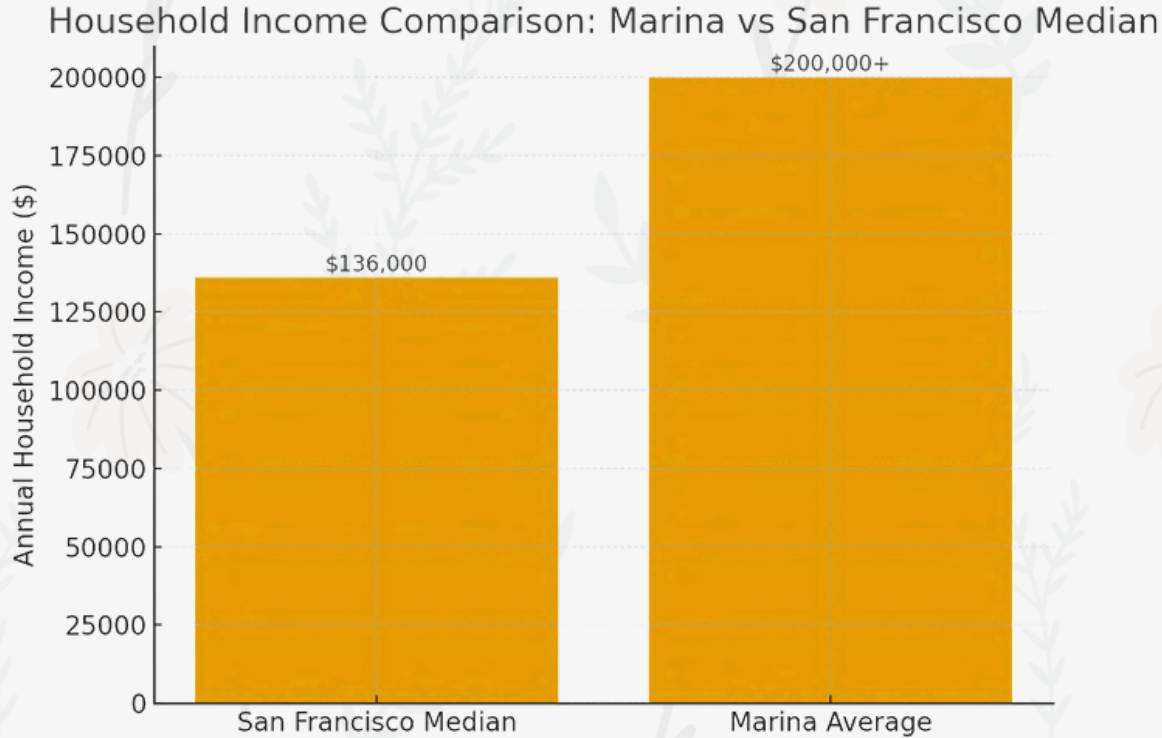
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By Jake Levinson
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THE MARINA SENTIMENT

THE MARINA IS THE NEXT FRONTIER OF ECONOMIC
RETAIL POWER IN SAN FRANCISCO



THE MARINA ECONOMIC POSITIVITY

MARINA DISTRICT RETAIL ECONOMIC STRENGTH

1. HIGH HOUSEHOLD INCOMES
2. AVERAGE HOUSEHOLD INCOME IN THE MARINA IS \$200,000+, WELL ABOVE SAN FRANCISCO'S CITYWIDE MEDIAN (~\$136,000), GIVING RESIDENTS STRONG DISCRETIONARY SPENDING POWER.
3. YOUNG, PROFESSIONAL DEMOGRAPHICS
4. ROUGHLY 70% OF RESIDENTS ARE AGED 25-44, A PRIME DEMOGRAPHIC FOR DINING, FITNESS, AND EXPERIENTIAL RETAIL — DRIVING STRONG DEMAND FOR RESTAURANTS, BOUTIQUES, AND SERVICES.
5. DENSE FOOT TRAFFIC
6. UNION AND CHESTNUT STREETS GENERATE SOME OF THE HIGHEST PEDESTRIAN COUNTS OUTSIDE UNION SQUARE, SUPPORTED BY BOTH RESIDENTS AND VISITORS FROM SURROUNDING NEIGHBORHOODS.
7. LOW VACANCY VS. CITY AVERAGE
8. MARINA RETAIL VACANCY HOVERS AROUND 6-8%, SIGNIFICANTLY LOWER THAN DOWNTOWN SF CORRIDORS (OFTEN 20%+), SIGNALING STRONG TENANT DEMAND.
9. RESILIENT LEASING VELOCITY
10. WELL-LOCATED SPACES IN THE MARINA TYPICALLY LEASE WITHIN 3-6 MONTHS, COMPARED WITH 12+ MONTHS IN SOMA OR THE FINANCIAL DISTRICT, SHOWING STRONG ABSORPTION.
11. STRONG RESTAURANT & FITNESS ANCHORS
12. DINING, WELLNESS, AND BOUTIQUE FITNESS TENANTS REPORT ABOVE-AVERAGE SALES PER SQUARE FOOT COMPARED TO OTHER NEIGHBORHOODS, REINFORCING STABILITY OF CORE TENANT MIX.
13. TOURIST + LOCAL SPEND
14. MARINA RETAIL BENEFITS FROM OVER 15 MILLION ANNUAL VISITORS TO CRISSY FIELD, FORT MASON, AND THE WATERFRONT, WHICH FUNNELS SPILLOVER SPEND INTO CHESTNUT/UNION CORRIDORS.
15. HIGH BARRIERS TO ENTRY
16. LIMITED NEW RETAIL SUPPLY (DUE TO ZONING AND HISTORIC BUILDING FABRIC) CREATES SCARCITY VALUE, SUPPORTING RENTAL GROWTH AND LANDLORD LEVERAGE.
17. STABILIZING RENTS
18. AVERAGE ASKING RENTS IN PRIME MARINA LOCATIONS RANGE \$65-\$85/SF NNN, HOLDING STEADY OR RECOVERING WHILE OTHER SF CORRIDORS CONTINUE TO DECLINE.
19. INVESTOR & TENANT CONFIDENCE
20. RECENT TRANSACTIONS SHOW CAP RATES FOR MARINA MIXED-USE/RETAIL ASSETS IN THE 4.75%-5.5% RANGE, A PREMIUM TO MOST SAN FRANCISCO NEIGHBORHOODS, REFLECTING INVESTOR CONFIDENCE IN LONG-TERM OUTLOOK.

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