

RETAIL/OFFICE BUILDING FOR SALE | COW HOLLOW

1827-1829 UNION STREET, SAN FRANCISCO, CA 94123



PROPERTY SUMMARY

Blatteis Realty Co. is proud to present 1827-1829 Union Street, a terrific commercial building that brings together location, foot traffic, and visibility for a truly exceptional investment. Situated along Union Street, this property offers the perfect blend of convenience and visibility with a beautiful facade.

Located in the Cow Hollow District, one of San Francisco's most popular neighborhoods offering local shops, restaurants and cafes that bring plenty of foot and vehicle traffic.

The building is comprised of a ground floor retail space currently available for lease and the second floor office is currently occupied. This property is an ideal opportunity for an investor, or developer to purchase a property in one of San Francisco's well located and sought-after neighborhoods.

PROPERTY DETAILS:

Asking Price:	Please Call for Price
Cap Rate:	Please be Prepared to Sign NDA
Property Type:	Commercial
Building Size:	±3,248 Square Feet (Per Realquest)
Lot Size:	±1,415 Square Feet (Per Realquest)
Cross Streets:	Octavia and Laguna
Year Built:	1900
APN:	0543-032



INCORPORATED | EST. 1922

CELEBRATING
100 Years

JONATHAN BLATTEIS

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DRE #00812015

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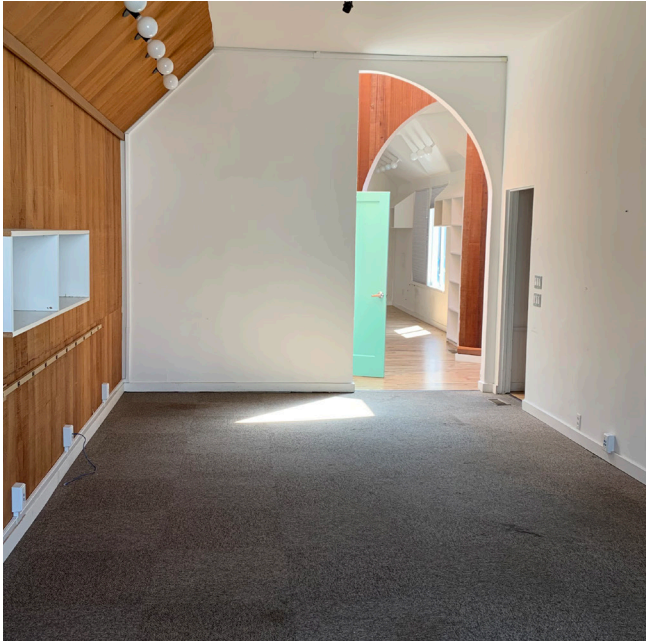
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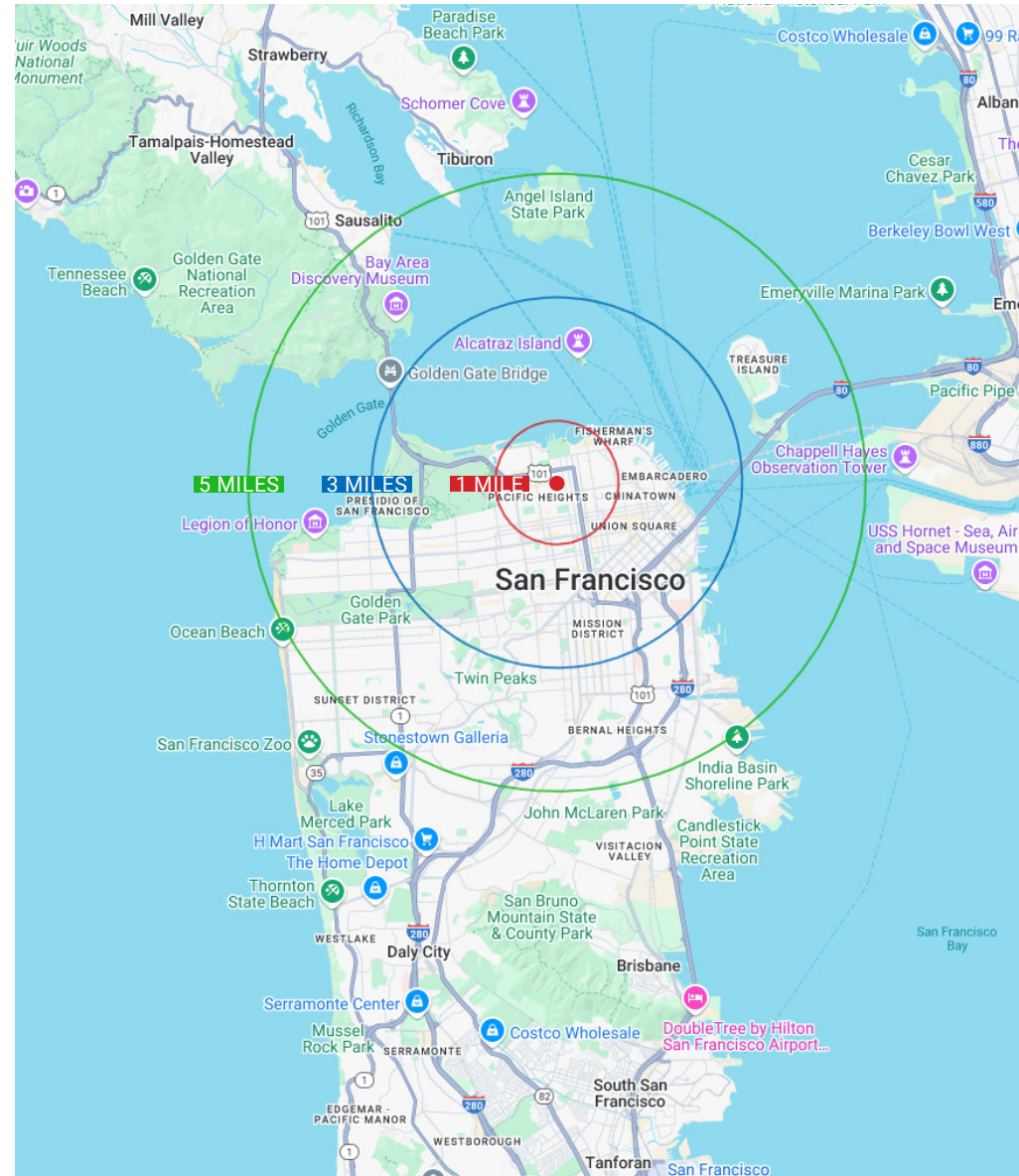
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	91,649	403,461	648,563
2029 Population	85,352	376,311	601,985
Pop Growth 2024-2029	-6.87%	-6.73%	-7.18%
Average Age	43	42	42
2024 Total Households	49,917	198,679	292,601
HH Growth 2024-2029	-7.42%	-7.26%	-7.61%
Median Household Inc	\$146,151	\$127,370	\$132,529
Avg Household Size	1.80	1.90	2.10
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,107,927	\$1,101,017	\$1,108,564
Median Year Built	1948	1949	1948

Source: Loopnet



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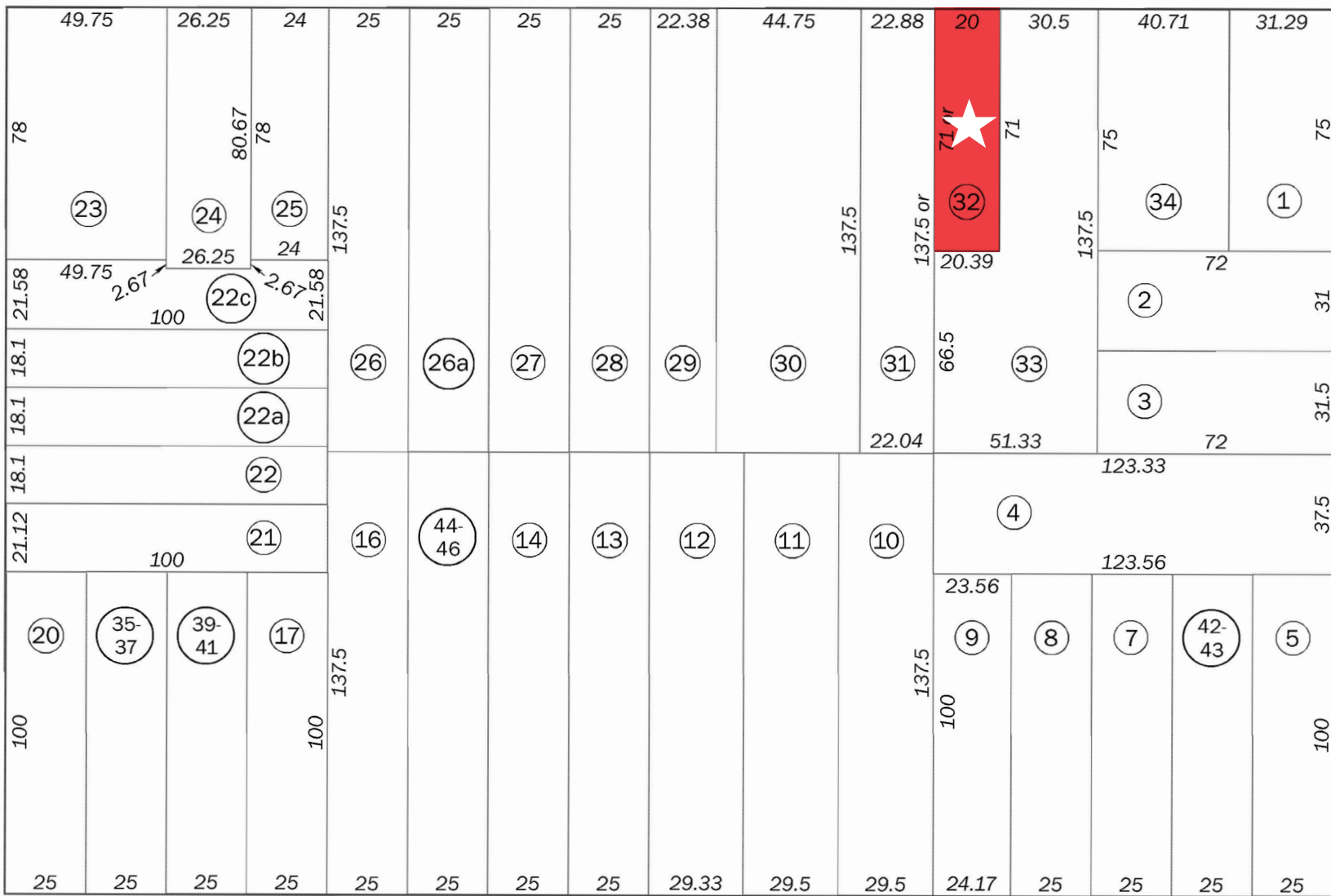
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PARCEL MAP UNION STREET

LAGUNA STREET

OCTAVIA STREET



GREEN STREET



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NEARBY TENANTS



DUMPLING UNION



TOPDRAWER



CAROTS & STONES



BLUE SKY BRIDAL



TRINITY



BUS STOP SALOON



WELLS FARGO



SACRED TACO



STARBUCKS



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UNION STREET TENANT MAP

GOUGH TO STEINER

FOR MORE LISTINGS,
VISIT SFRETAIL.NET

dermaplus
skin + body



- California Weight Clinic 1700
- Union French Cleaners 1718
- Rose Design 1728
- Dermaplus Skin + Body 1738
- Current Clothing 1746
- Dermal Essentials 1750
- Urban Green Investments 1746
- Moulin Pooch 1750
- The Hive Thai Massage & Wellness 1764
- Pink Bunny 1772
- Chic Nails Salon 1782
- Dazzle Bar 1784
- Dantone Boutique 1784
- Avotoasty 1796

- 1715 Camino Alto
- 1717 Office Space for Lease
- 1725 Crunch Fitness
- 1735 CryoSF
- 1737 City Living SF
- 1739 TC Jewelers
- 1745 VW Nail Care
- 1747 Cow Hollow Shoe RepairPartners in
- 1749 Crime
- 1757 Salon Macias, Red Union Salon
- 1763 Marina Dental Care
- 1771 ML Hair Studio
- 1775 The Lotus Method
- 1785 Roam Artisan Burgers
- 1787 Available Restaurant Space
- 1793 Veo Optics



OCTAVIA STREET

- GetzWell Pediatrics 1800
- Organic Shimmer 1804
- SF Color Collective 1808
- Bare Beauty Lounges 1810
- Available Retail Space for Lease 1814
- Available Salon Space for Lease 1816
- Tonal Gym 1824
- Sprout 1828
- Caffe Union 1830
- Union Nail Spa 1832
- KAIYO 1838
- Topdrawer 1840
- O'Dette Mortgage Group 1842
- G Grover Interiors 1844
- Morning Lavender 1846
- Nanskin, Limited Watches, Inc., Various Office Spaces 1850
- Shannon Leahy Events 1862
- Kryolan City San Francisco 1864
- Retail Space 1870
- UNTUCKit 1872
- Laser Away 1878
- Available Retail Space for Lease 1882
- Personal Fit Personal Training 1888
- Yoga Flow SF 1892
- Neomodern 1898

- 1801 Benny & Suki's
- 1803 B&A Estate
- 1809 Dumpling Union
- 1815 Acorn Home Furnishings & Design
- 1823 One Medical
- 1825 SKIN Medical Spa
- 1827 Building for Sale
- 1831 Alma's Skincare
- 1833 Carats & Stones
- 1837 Candid Studio
- 1843 Available Retail Space for Lease
- 1851 Available Bar Space for Lease
- 1861 Available Retail Space for Lease
- 1869 Jest Jewels
- 1875 Sacred Taco
- 1877 Biohackr Health
- 1887 Sunglass Hut
- 1889 Berenice Hair Salon, Thermal Reconditioning SF
- 1895 Doob Group
- 1899 Starbucks

1827-1829 UNION ST

sunglass hut



LAGUNA STREET



- Wells Fargo Bank 1900
- Karma Yoga 1906
- Public Parking 1910
- Birdies 1934
- Available Office Space for Lease 1936
- Available Retail Office Space for Lease 1942
- Perry's 1944
- State Farm Insurance 1952
- Lashfully, The Caviar Co., 1954
- Various Medical Offices 1956
- Redmint 1958
- Bonobos 1964
- Available Retail Space for Lease 1974
- Extreme Pizza, The Stylist SF 1980
- Juice Shop 1994
- Brown Sugar Boutique 1996
- Gio Gelati 1998

- 1901 Bus Stop Saloon
- 1905 Oxygen Massage, Flourish Skin and Wax
- 1907 Available Retail Space for Lease
- 1909 Epicurean Trader
- 1909 La Boulangerie
- 1919 Italian Homemade Co.
- 1929 Office Space for Lease
- 1931 Union Street Jewelers,
- 1933 Zen Beauty Spa, Jinza Couture
- 1943 Dreamy Angels
- 1945 B Brow Lounge
- 1947 HELPER'S Artisan Bazaar
- 1949 Mabel Chong
- 1951 Closet 1951
- 1969 Dahlia, High Society, Golden Lotus
- 1977 Vegan Picnic, Pacific Heights Place
- 1979 The Blue Light
- 1981 Lululemon Athletica
- 1995 Leased

LA BOULANGERIE
- SAN FRANCISCO -



BUCHANAN STREET



- Wildseed 2000
- Marcello Watches, The Barber Shop 2030
- Palm House, Union Street Shoe Repair 2032
- Impact Builders, LLC 2034
- Images of the North 2036
- Milvali Salon, Rosewater Skin Care 2040
- The Naked Market, G T Financial Group 2044
- West Coast Leather 2060
- Various Chiropractic Offices 2064
- Le Marcel Bakery 2066
- Honey and Stardust 2070
- Prado Flowers 2072
- Cucalon and Matin Orthodontics 2078
- B12 LOVE 2086
- Various Spaces 2088
- Vuori 2090

- 2001 Union Street Plaza & Garage
- Shaw Shoes, Hunan Empire
- ARTEMIA Communications Inc
- Various Commercial and Medical Offices
- 2001 Upscale Construction
- 2031 FolioAvenue Publishing Service
- Bien-Etre Beaute, Mina's Tailor Studio,
- Greenforce Clean Team, Luxe Premier Travel
- 2033 Blue Whale Restaurant & Lounge
- 2035 Equinox, Earthbar
- 2071 Kuhl
- 2083 Sephora
- 2087 Zare Medical Naturopathic Group
- 2095 Soul Cycle



EQUINOX
SEPHORA
SOULCYCLE

WEBSTER STREET



- Available Retail Space for Lease 2102
- Practice SF Yoga - Might Minds 2104
- Equity One 2106
- Retail Space Available for Lease 2116
- Anchor Mediation 2118
- Available Retail Space for Lease 2120
- Hint, Inc., Reid's Tailoring, Mishka Dog Boutique 2124
- Available Restaurant Space for Lease 2136
- Brixton 2140
- Palmetto Superfoods 2150
- Artistic Designs for Living 2152
- Verizon, Pressed Juicery 2162
- Union Street Papery 2166
- Alana Leigh Designs 2174
- Casper Mattress 2174
- Little Gem 2184
- Luke's Local Grocery 2190
- Michael's Wine & Spirits 2198

- 2107 Summerall Law, P.C.
- 2113 Lash and Lab
- 2115 Joy Joy Nail
- 2127 isalis
- 2135 AT&T Store
- 2149 Anomie
- 2157 Jo Malone
- 2161 Vera Weiler Electrolysis
- 2163 Available Retail Space for Lease
- 2165 Gunilla Skin Butik
- 2167 Revea Skincare Studio
- 2181 The Newbar, Nikoniko
- 2185 Cameron James Salon
- 2187 Available Retail Space for Lease
- 2189 Mnymoons
- 2191 Union Street Coffee Roastery

FILLMORE STREET



- The Bud Stop 2200
- Law Offices 2206
- Allstate Insurance 2224
- Retail Space Available for Lease 2238
- Ace Physical Therapy 2250
- Wanderlust Salon, Bella Bridesmaid,
- Jutta Reichart Associates, Union Street Dental Care
- Available Retail Space for Lease 2254
- True Jerky, Lovely Bride 2266
- Lili Henry - Personal Fashion Stylist 2272
- Available Retail Space for Lease 2274
- 2nd Floor Office Space for Lease 2276
- Danielle 2278
- Legal Offices 2280
- Various Clinical Offices 2282
- Bamboo Wellness Salon 2284
- Great Tan 2286
- eSalon 2288
- Jenkins Garage Door Repair 2292
- Rose's Cafe 2298

- 2201 Images For Hair
- 2205 Le Bouquet Flower Shop
- 2213 Nails 2001
- 2217 Sofa U Love
- 2223 Restaurant Space for Lease
- 2225 Various Clinical Services, The Pure Skin
- 2229 Union Street Inn
- 2247 Teevan Restoration
- 2253 Available Retail Space for Lease
- 2263 Available Retail Space for Lease
- 2271 Wrecking Ball Coffee Roasters
- 2277 Lisa's Lash
- 2285 Arthur Sebastian
- 2299 Marina Submarine

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