

FOR SALE

5  
2588

MISSION ST

SAN FRANCISCO

AN APPROVED 181 UNIT  
DEVELOPMENT PROJECT PLUS  
PROSPECTIVE RIGHTS TO INCREASE  
SIZE AND UNIT COUNT BY 33%

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# EXECUTIVE SUMMARY

- ◆ Premier two-corner location in San Francisco’s desirable Mission District
- ◆ Prospective rights to increase unit count and residential square footage by 33%
- ◆ 2 Blocks from underground rail station (BART) - less than 8 minutes from the Financial District with trains also running to the San Francisco Airport and major East Bay destinations
- ◆ 99/100 Walk Score, surrounded by some of the City’s most popular restaurants and lounges
- ◆ Ten story mid-rise with sweeping views and rooftop patio
- ◆ 98% occupancy rate (CoStar, for 2024-2025, of 36 projects consisting of 50 or more units)



## DEVELOPMENT

NO. OF STORIES	10 Stories	TOTAL GSF	178,682	TOTAL USABLE OPEN SPACE SQ. FT.	5,949
PARCEL (CORNER) SQ. FT.	21,288	TOTAL RESIDENTIAL GSF	173,368	COMMON USABLE O.S. SQ. FT.	5,229
APPROVED BUILDING HEIGHT	99' - 6'	RETAIL SQ. FT.	3,838	PRIVATE USABLE O.S. SQ. FT.	720
		COMMUNITY SPACE SQ. FT.	1,476		
TOTAL NO. OF DWELLING UNITS	181				
2 BD (40.9%/820 SQ. FT. AVERAGE)	74				
1 BD (59.1%/586 SQ. FT. AVERAGE)	107				

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# SAN FRANCISCO'S MISSION DISTRICT MARKET OVERVIEW

## *One of the most desirable investment markets in the world*

Virtually every major US technology company has an office in San Francisco. Likewise, the residential market has seen both rents and housing prices increase dramatically to meet record-setting five year high demand from those who wish to live or work in San Francisco

The Mission District is one of San Francisco's most vibrant and colorful neighborhoods. It offers not only authentic cuisines from and around the world that are awarded Michelin ratings, but is also the neighborhood the world's leading technology companies such as OpenAI, xAI, and autonomous taxi developer Zoox (subsidiary of Amazon) call home.

The residents of this submarket are very protective of its unique appeal and the barriers to entry for new development are among the most difficult in San Francisco making the approvals for 2588 Mission especially valuable. Some five plus years in the making after submission to the City's Planning Department, and after numerous public hearings, 2588 Mission is now an officially approved residential development project.

The approved Project is being offered for sale or as a joint venture to qualified developers.

- ◆ Artificial intelligence receives more venture capital than any other industry, and San Francisco is the world's leading hub for AI
- ◆ Nearby universities and research facilities such as Stanford and the University of California fuel economic growth
- ◆ Highly educated local population provide excellent hiring opportunities for high growth companies
- ◆ Extensive transit system combining public trains and autonomous vehicles
- ◆ Insatiable demand for housing





# MISSION DISTRICT, SAN FRANCISCO, CA

## The New York Times

“As San Francisco has become the preferred bedroom community for Silicon Valley, the Mission, with its urban edginess, has become the hottest location.” - *The New York Times*

## PitchBook

“Everything AI is running through San Francisco . . . I don’t see it changing any time in the near future” - *Pitchbook’s Director of VC research, Kyle Stanford (October 2025)*





## NEIGHBORHOOD OVERVIEW

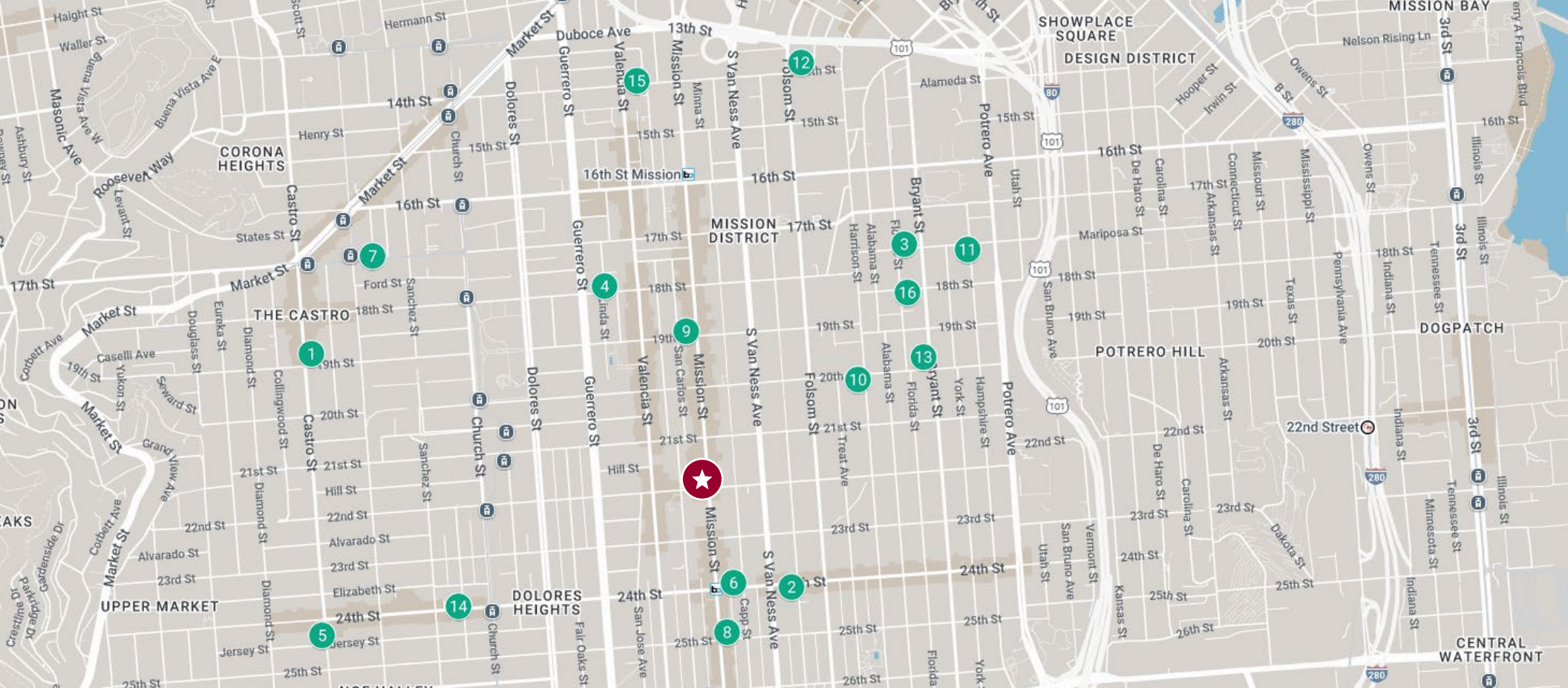
The Mission District is a group of small, vibrant neighborhoods tied together by Mission Street, a prominent and strong retail transit spine, Cesar Chavez Street, and 16th Street, an increasingly important cross town arterial that connects this area to Mission Bay, San Francisco's biotechnology hub.

This very popular neighborhood is mixed-use in character, offering a broad variety of amenities and attractions. The commercial areas such as the Mission Street Corridor (where the Subject Property is located), support numerous restaurants, lounges, shops and services, housing, offices, and some smaller artisan and production type of businesses.

The location of Subject Property further benefits from San Francisco's emphasis on a "transit-first" policy. The 24th Street BART Station (the bay-area wide light rail system that connects San Francisco to other major cities and the Airport) is located two blocks away, making San Francisco's Financial District only some eight minutes away.

- |    |                                |    |                       |
|----|--------------------------------|----|-----------------------|
| 1  | Grammarly                      | 11 | X (Formerly Twitter)  |
| 2  | Miro                           | 12 | Asian Art Museum      |
| 3  | Salesforce                     | 13 | Dropbox               |
| 4  | Unity                          | 14 | Uber                  |
| 5  | Yelp                           | 15 | xAI                   |
| 6  | SF Museum of Modern Art        | 16 | Ouster                |
| 7  | Museum of African Diaspora     | 17 | Thinking Machine      |
| 8  | Yerba Buena Center of the Arts | 18 | OpenAI                |
| 9  | Dolby Laboratories             | 19 | Physical Intelligence |
| 10 | Square                         |    |                       |





# MICHELIN GUIDE RECOMMENDED RESTAURANTS

- |                                 |                       |                      |                            |
|---------------------------------|-----------------------|----------------------|----------------------------|
| <b>1</b> Anchor Oyster Bar      | <b>5</b> Hamano Sushi | <b>9</b> Lazy Bear   | <b>13</b> San Ho Won       |
| <b>2</b> Donaji                 | <b>6</b> Itria        | <b>10</b> Mijoté     | <b>14</b> Saru Sushi Bar   |
| <b>3</b> Ernest                 | <b>7</b> Frances      | <b>11</b> The Morris | <b>15</b> Shizen           |
| <b>4</b> Good Good Culture Club | <b>8</b> La Taqueria  | <b>12</b> Rintaro    | <b>16</b> Sons & Daughters |

# AI DRIVEN ECONOMIC GROWTH IN **SAN FRANCISCO**

**#1 CITY**

WITH MOST BILLIONAIRES  
(ENTREPRENEUR.COM)

**#1 BEST CITY**

TO WORK IN 2022  
(CNBC)

**#2 MOST EDUCATED**

CITY IN THE US  
(WALLETHUB)

## WHAT SETS SAN FRANCISCO APART?



28% Share of U.S. Venture Capital (2024)



82% Of Global Generative AI Venture Capital Funding (2024)



250+ IPOs since 2020



Average Household Income:  
\$204,791 vs \$116,179  
Nationally



# CLOSE PROXIMITY TO LEADING AI COMPANIES

BART	
ba	
1	24th St Mission
2	16th St Mission
3	Civic Center
4	Powell
5	Montgomery
6	Embarcadero



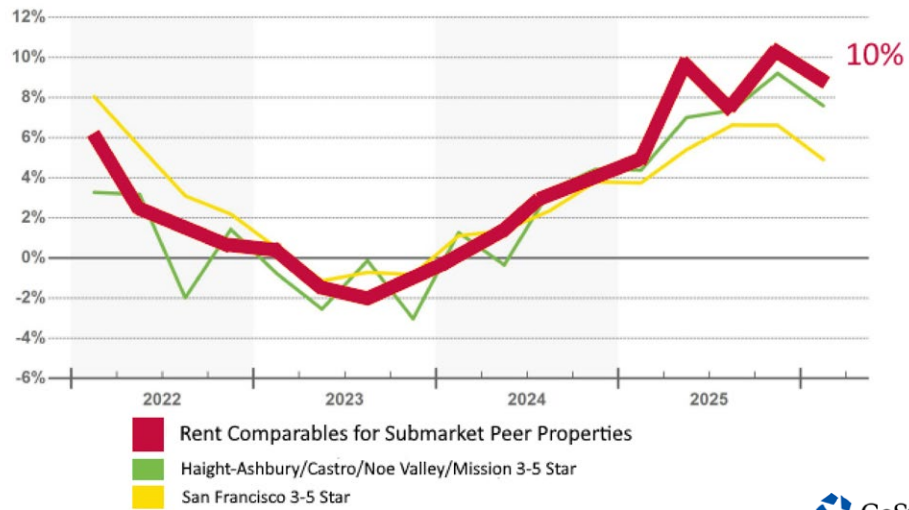
1	xAI
2	Physical Intelligence
3	Zoos
4	OpenAI
5	Thinking Machine





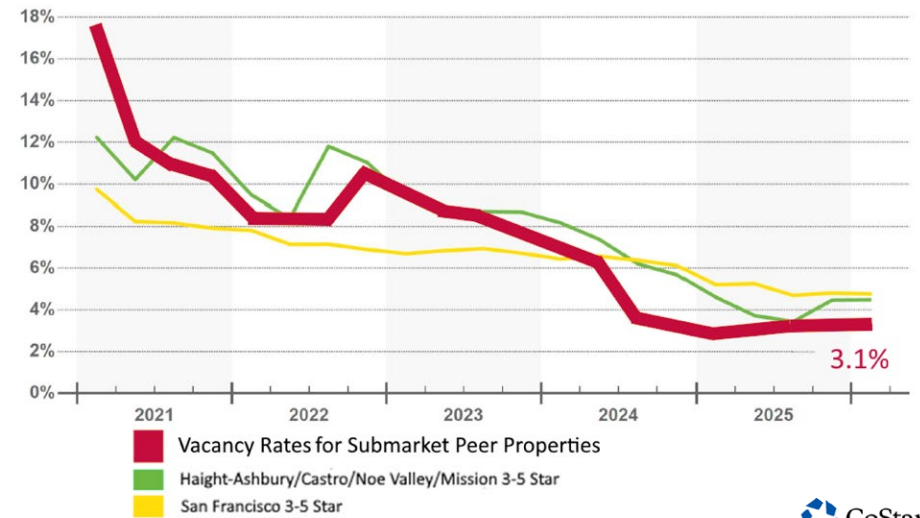
## ANNUAL EFFECTIVE RENT GROWTH

↑ 10%



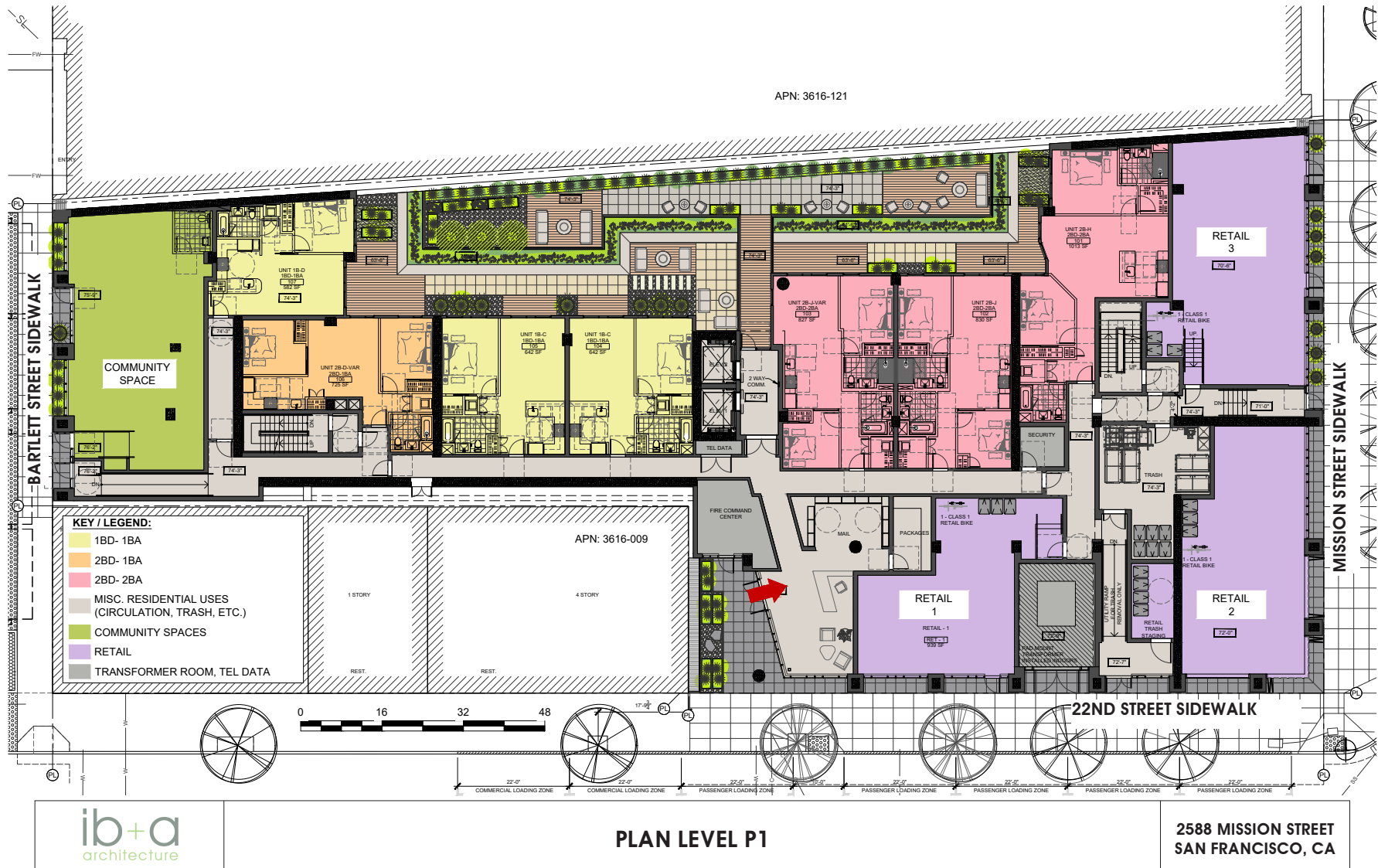
## VACANCY RATES

↔ 3.1%



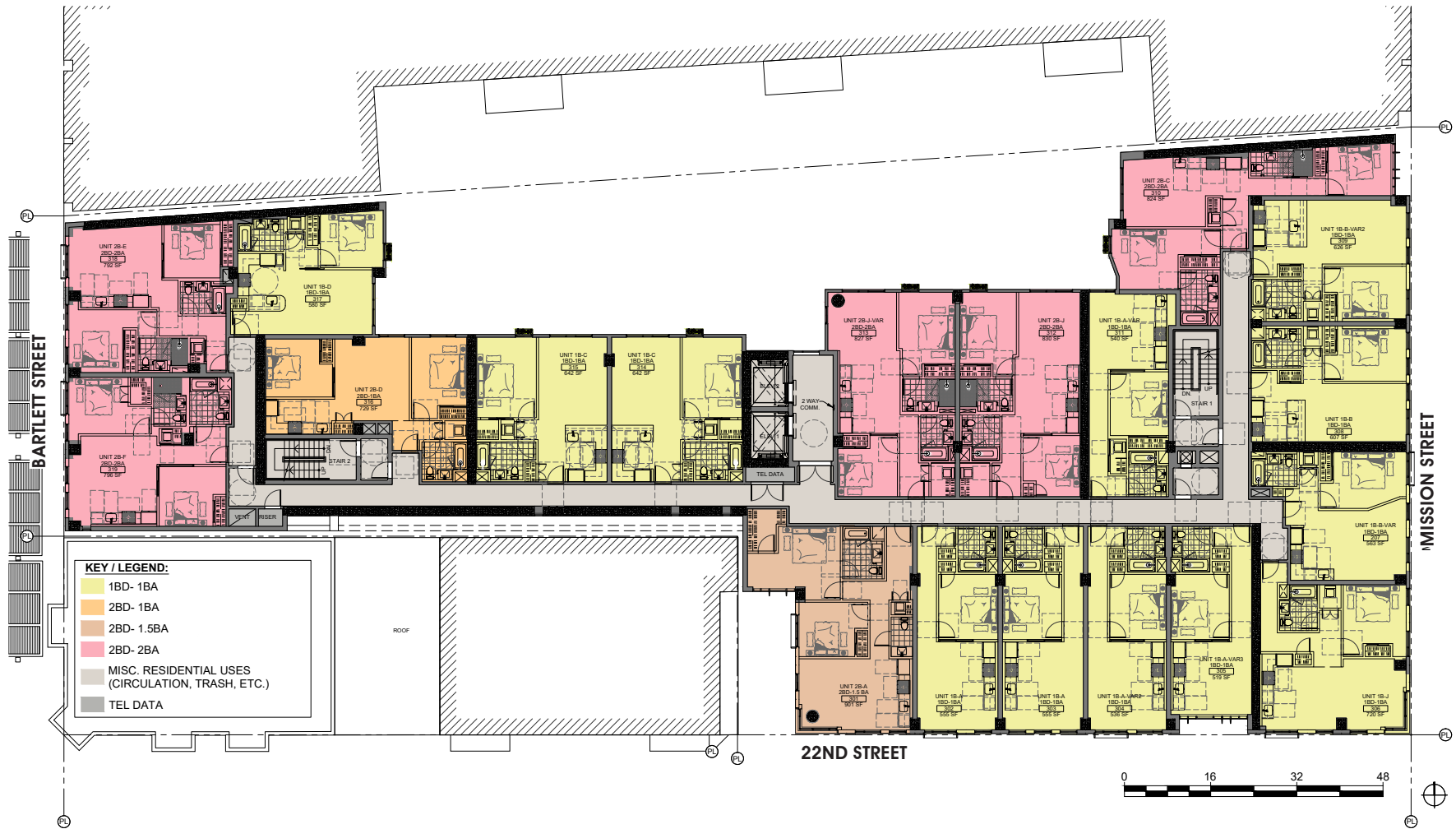


# FLOOR PLANS





# FLOOR PLANS



**PLAN LEVEL P3 - P8**

**2588 MISSION STREET  
SAN FRANCISCO, CA**





# PROPOSED STRUCTURE



2588

**MISSION ST**  
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*A PRIME DEVELOPMENT SITE*

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