

814&818

MISSION ST

Yerba Buena | San Francisco



Two-Building Office Portfolio With
Significant Future Development Potential

Colliers

THE OPPORTUNITY

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire the Mission Street Collection (the “Property” or “Properties”), a two building, ±105,000 square foot portfolio including two adjacent Class B office buildings with ground floor retail space and secure on-site parking.

Situated in San Francisco’s Yerba Buena District, just one block from Market Street and the Powell Street BART station, the Property offers the rare opportunity to acquire renovated existing assets that provide significant optionality for an investor, owner-user, and/or developer.

PROPERTY SUMMARY

ADDRESSES	814 Mission	818 Mission
RENTABLE SF	76,975	27,900
YEAR BUILT / RENOVATED	1925 / 2014-2015	1907 / 2019-2020
LEVELS	6 + Mezz + LL	5 + LL
AVG. FLOOR PLATE	±12,000 SF	±5,500 SF
OCCUPANCY	17%	0%



814 Mission
4th Floor

INVESTMENT HIGHLIGHTS

- Two-Building Office Building Portfolio ($\pm 105K$ SF) with Renovated Interiors and Secure On-Site Parking Garage
- Significant Future Development Potential to construct a $\pm 460K$ SF Residential Tower
- Powell BART, San Francisco Centre, Metreon, Yerba Buena Gardens, & Moscone Center Located Within 1 Block



DYNAMIC
*yerba
buena*
LOCATION

MAJOR NEARBY OCCUPIERS
WITHIN 1/2 A MILE



ACADEMY of ART UNIVERSITY®



HOTELS
WITHIN
1/2 A MILE

Marriott
San
Francisco
1,500
Rooms

Hilton
San
Francisco
1,921
Rooms

The Westin
St. Francis
1,189
Rooms

NEARBY ATTRACTIONS



MOSCONE CENTER



SF MOMA



METREON



UNION SQUARE



YERBA BUENA GARDENS

NEARBY NEW RESIDENTIAL DEVELOPMENTS



THE GEORGE
302 UNITS



50 JONES
303 UNITS



SERIF
242 UNITS



921 HOWARD
203 UNITS



FOUR SEASONS
146 UNITS

SURROUNDING HOTELS

Four Seasons
277 Rooms

Parc 55
1,024 Rooms

Hotel Nikko
533 Rooms

Grand Hyatt
669 Rooms

Palace Hotel
556 Rooms

Inter-continental
556 Rooms

DEVELOPMENT OVERVIEW

FUTURE DEVELOPMENT POTENTIAL



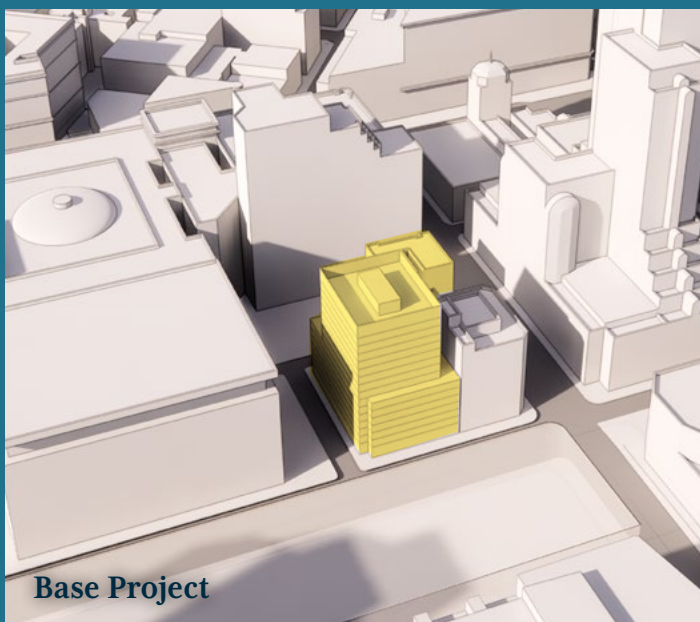
Based on the Property’s zoning and development standards, 814 & 818 Mission presents the opportunity for a significant redevelopment into a high-rise residential project.

Envisioned by the world-renowned architects at Skidmore, Owings & Merrill (SOM), the Properties provide the potential to construct +/- 460,000 SF delivering ±400 units across 35 levels. Please see OM pages 36 & 37 for an in-depth overview of the development potential.

RESIDENTIAL DEVELOPMENT SUMMARY*

BUILDING HEIGHT	365'
BUILDING AREA	460,000 SF
UNITS	±400
STORIES	35
PARKING	±140 spaces

*Maximum density shown based on 100% State Density Bonus. Base project for density bonus calculation is ±200 units and 206,000 gross square feet.



Base Project



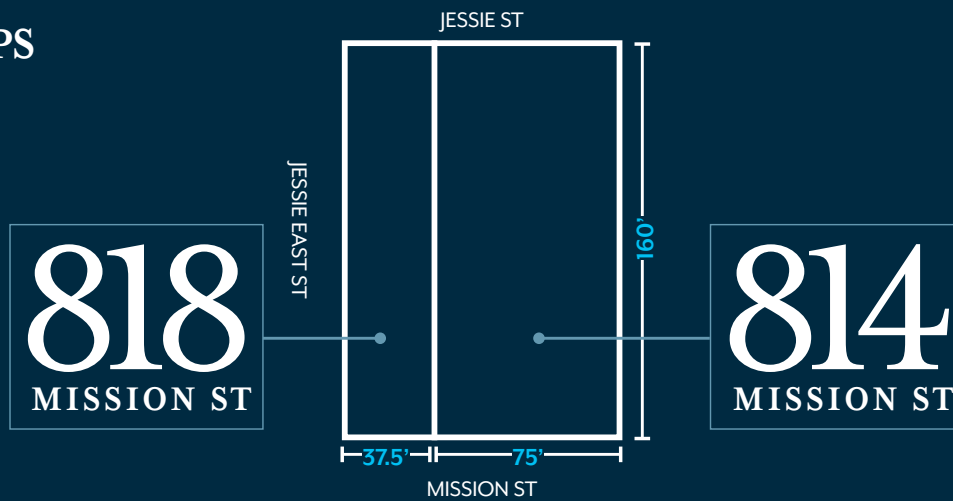
Density Bonus

This is a conceptual study and no guarantee that the described program fits or is feasible. The allowable building envelope, program area, and unit make-up will need to be determined by local ordinances, planning department approvals, and state laws.

SITE & ZONING SUMMARY

SITE SIZE	18,000 (Total) 12,000 (814 Mission) & 6,000 (818 Mission)
ZONING	C-3-R (Downtown-Retail)
HEIGHT LIMIT	160 Feet
FAR	Basic FAR - 6.0:1 Maximum FAR (Utilizing TDR's) - 9.0:1

PARCEL MAPS



View Looking Northeast on Mission

LOCATION OVERVIEW

Yerba Buena and The South Financial District are two of San Francisco's most central Downtown locations providing accessibility and exposure to major transit, significant occupiers, amenities, and attractions spanning from the Embarcadero to Moscone Center.

NORTH BEACH

CHINATOWN

NORTH FINANCIAL DISTRICT



SF MO MA

UNION SQUARE

MARKET ST

MISSION ST



UNION SQUARE / MARKET STREET

YERBA BUENA GARDENS



CENTRAL SUBWAY RAIL LINE

814&818

MISSION ST



YERBA BUENA / MOSCONE

99 100

LANDMARK	TRANSIT	DRIVE
San Francisco International Airport (SFO)	37 Min.	18 Min.
Oakland International Airport (OAK)	50 Min.	24 Min.
San Jose International Airport (SJC)	2 Hr.	1 Hr.

SALESFORCE TOWER

San Francisco Bay

SOUTH FINANCIAL DISTRICT

TRANSBAY TRANSIT CENTER

2ND ST

YERBA BUENA

3RD ST



4TH ST

SOMA

814&818

MISSION ST

Yerba Buena | San Francisco

INVESTMENT ADVISORS

DARREN KUIPER
Senior Vice President
415.288.7817
darren.kuiper@colliers.com
Lic. 01958824

TONY CROSSLEY
Executive Vice President
415.288.7807
tony.crossley@colliers.com
Lic. 00900574

ROBERT GILLEY
Executive Vice President
415.288.7887
robert.gilley@colliers.com
Lic. 01084869

BRUCE CARLSON
Managing Director
415.385.1322
bruce.carlson@kwprealstate.com
Lic. 00887127

TIM MAAS
Executive Vice President
415.288.7863
tim.maas@colliers.com
Lic. 00956740

KAI WEMBER-BROWN
Financial Analyst
415.288.7859
kai.wember-brown@colliers.com
Lic. 02415224

NICOLE FLORES
Client Services Specialist
415.293.6216
nicole.flores@colliers.com
Lic. 01988919



ARCHITECTURAL ADVISOR

MARK SCHWETTMANN
Principal
Skidmore, Owings & Merrill
415.205.06758
mark.schwettmann@som.com

LEASING ADVISOR

BRAD VAN BLOIS
Vice President
415.288.7845
brad.vanblois@colliers.com
Lic. 01208137