

**FOR
SALE**



**OR
LEASE**



1965 MARKET STREET

+/- 4,200 - 15,300 SQFT of Market Street Office/Retail Space

Castro | Mission | Market Street Corridor | Hayes Valley

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BUILDING STORY



DESCRIPTION

Ground Matrix, Inc. as exclusive advisor, is pleased to present 1965 Market for lease AND for sale. The building was designed in 1924 by San Francisco based architect Walter Charles Falch. 1965 Market has been a marquee, historical fixture on the market street corridor since the early 20th century. For lease, we are looking for specific users that add to the intrinsic identity of the building and enhance the neighborhood. We welcome all uses and will happily discuss options with anyone showing interest.

- Aggregate Square Footage: +/- 15,300 SQFT
- NCT-3 Zoning
- Pricing: Negotiable
- Term: 5 Years +
- Preferred Tenancies: Fitness, Professional Services, Office, Club, & Specialty Retail
- Historical Resource: A



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GROUND MATRIX

1965

MARKET ST

San Francisco, CA 94103



GROUND MATRIX

FOR SALE/LEASE | MARKET STREET BOUTIQUE OFFICE BUILDING

Offering Summary



FOR LEASE

1965 Market offers an exciting opportunity to a wide array of users, from retailers to full-building users. For Retailers, this well-positioned property provides an attractive mix of foot traffic and vehicle traffic in a bustling corridor adjacent to some significant patrons' ecosystems such as Safeway, Wholefoods, and numerous bars and restaurants. Additionally, access to an efficient parking lot has become a relic of an idea in an ever-densifying City. For office and full building tenants, 1965 Market offers a blend of client-facing and back-office elements. The property's high exposure nature offers substantial branding opportunities while providing the everyday employee with a safe and commuter-friendly workplace.

FOR SALE

1965 Market is a unique opportunity for an owner/user, or value add investor to acquire a property in the center of San Francisco, with the rare addition of an on-site parking lot. Located on San Francisco's central business thoroughfare, Market Street, this building benefits a close proximity to nearby amenities in Hayes Valley, Duboce Triangle, and Mission Dolores. Access to I-80 and 101 are within two blocks of the 1965 Market, providing convenience for commuters and locals alike. The retail space on the ground floor offers owners an opportunity for supplemental income. This project is fully-entitled for 96 units.

OFFERING SUMMARY

Sale/Lease Price:	Please Request
Lot Size:	19,906 SF
Building Size:	4,200 - 15,300 SF
Parking Available:	Private 24 space lot
APN:	3534-058, 059, 061
In-place Gross Income:	\$765,000
Occupancy:	75%
Zoning:	NCT-3

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MARKET ST

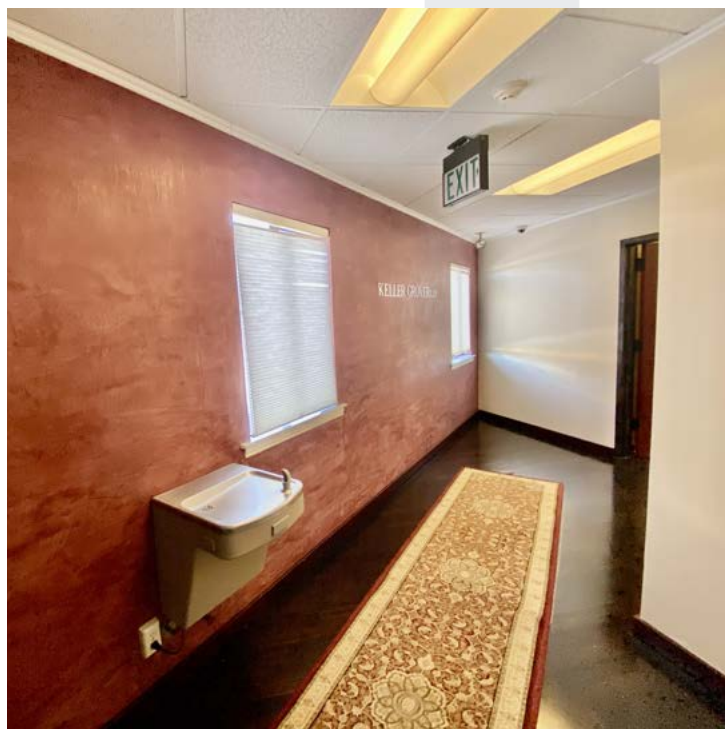
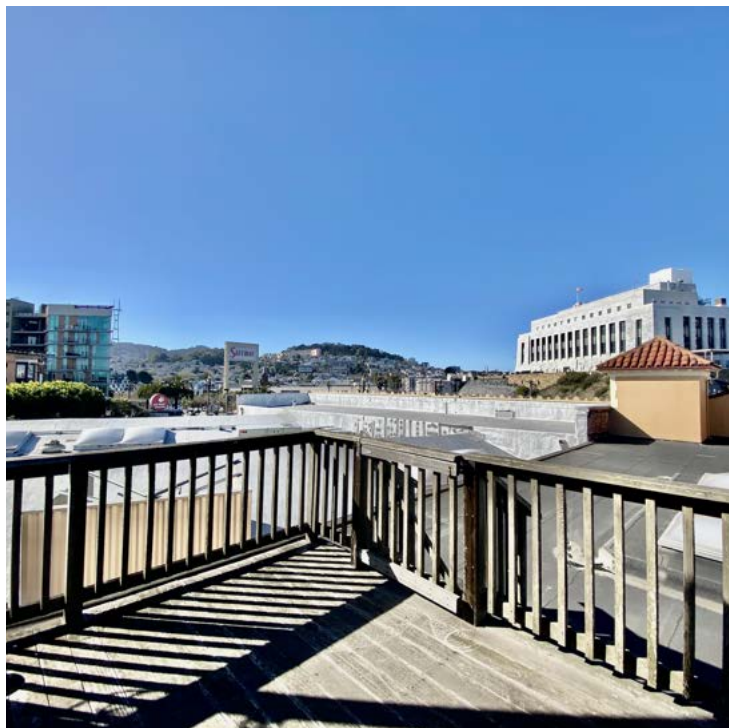
San Francisco, CA 94103



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Additional Photos



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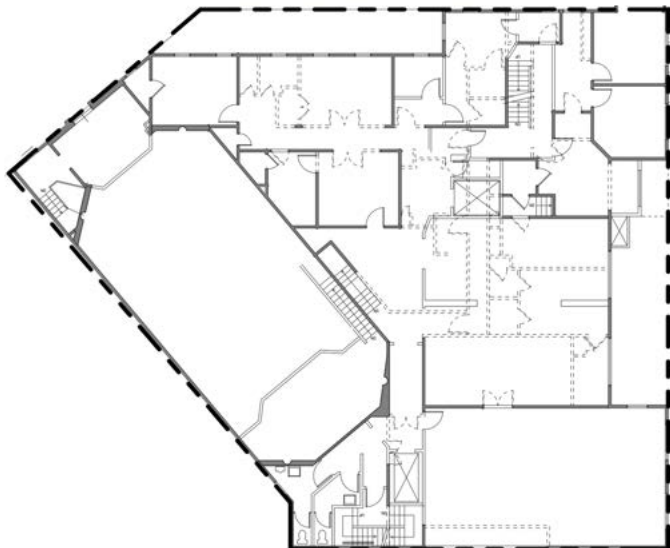
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Floor Plans

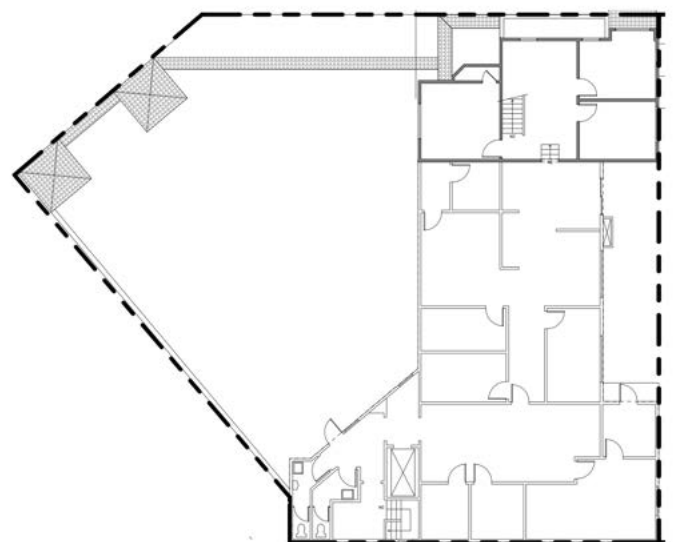
Ground Floor



Second Floor



Third Floor



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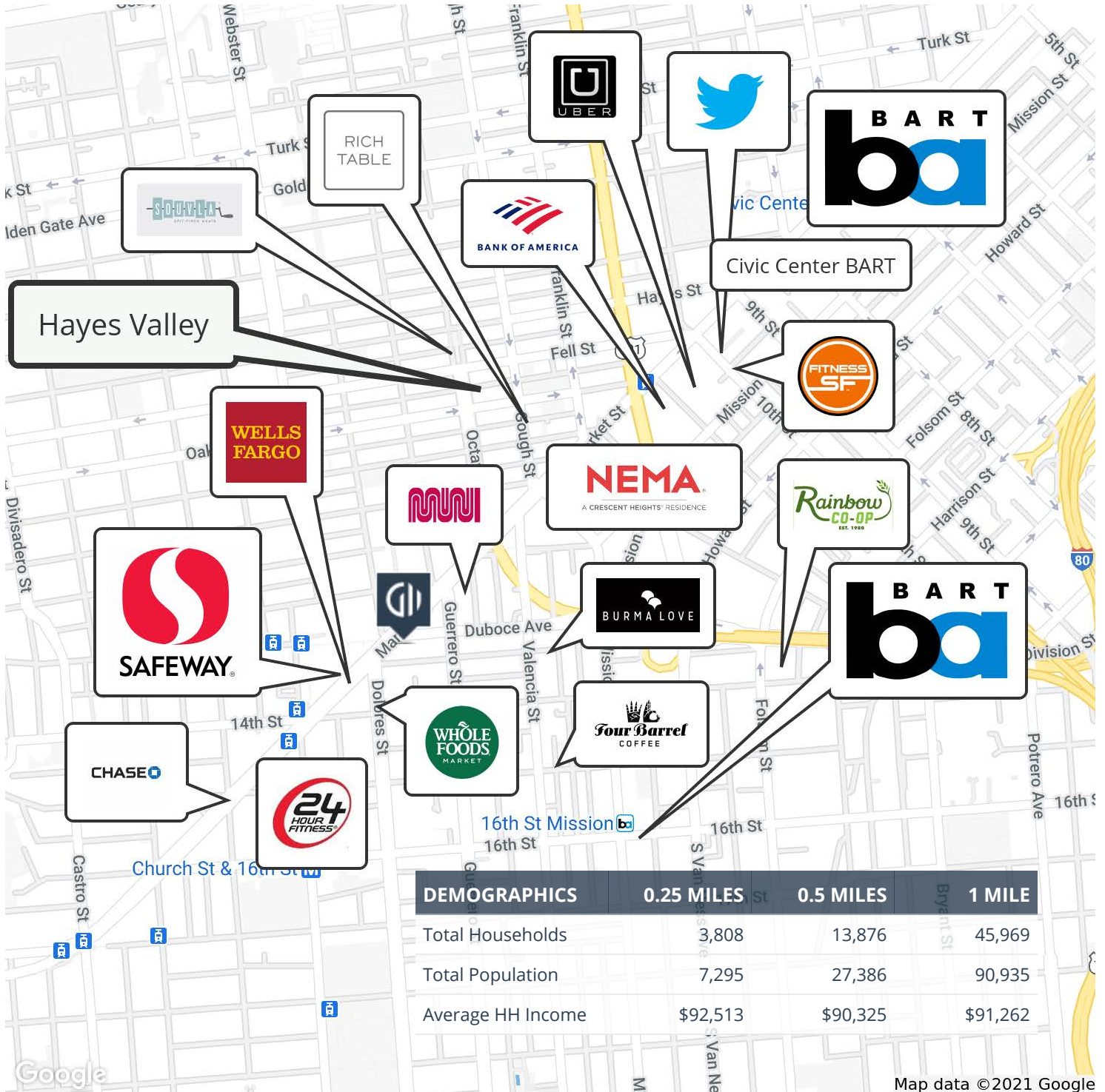
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Retailer Map



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