

1325 3RD ST



RETAIL CONDO
FOR SALE

CBRE

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3RD ST

EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to present the opportunity to acquire a prime ground floor retail condo located at the intersection of China Basin and 3rd St. This expansive 4,461 square foot space is in turn-key condition, featuring fully built-out restrooms and a finished, functional HVAC system, allowing for seamless occupancy. The property is situated within a mixed-use building with residences above, and boasts an impressive walk score of 85, transit score of 86, and a biking score of 96, making it a highly accessible and multimodal location.

Strategically positioned adjacent to high-profile developments such as Mission Rock, Chase Center, OpenAI headquarters, and the UCSF Mission Bay medical campus, this property benefits from a healthy mix of uses that create vibrant activity seven days a week across all day parts. With its outstanding visibility and access, this offering represents a compelling investment opportunity in a thriving urban neighborhood.



INVESTMENT HIGHLIGHTS



4,461 RSF



33' Frontage



8'11" to 9'9"
Ceiling heights



Finished &
functional HVAC



Turn-key
second
generation
bank space



Fully built out
restrooms
within Premises





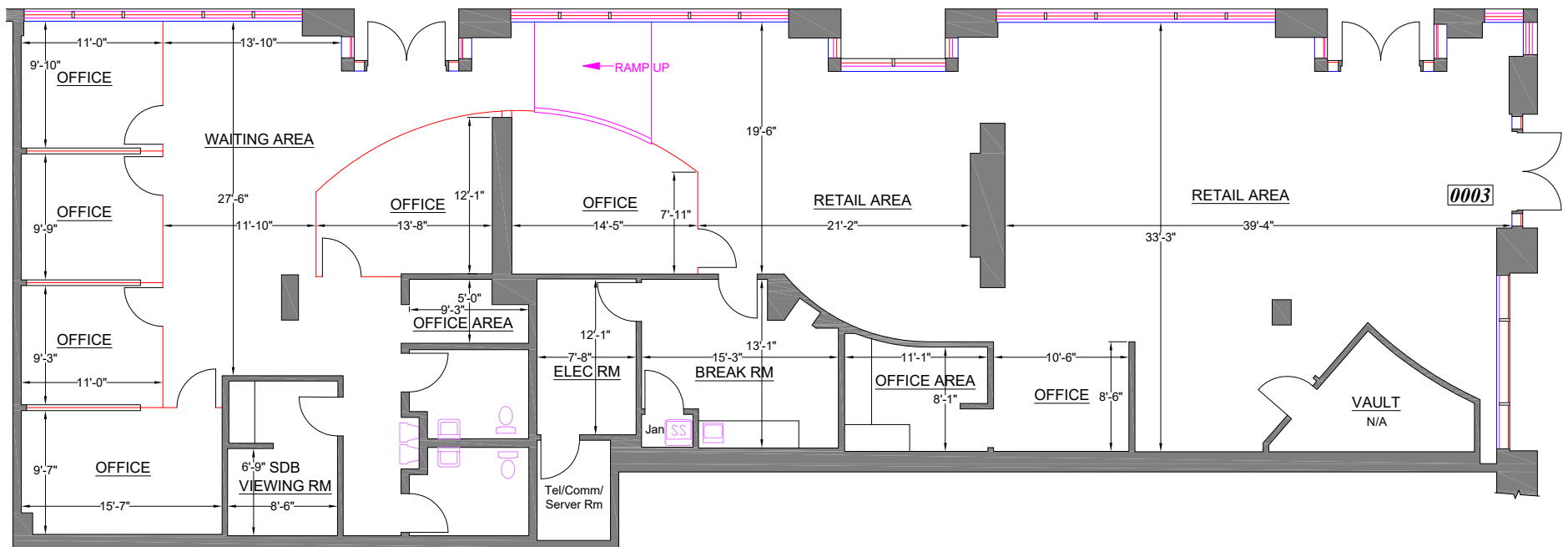
1325
3RD ST



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	1325 3rd St
Market/Submarket	Mission Bay
Square Footage	4,461 RSF
Year Built	2012





1325
3RD ST

FINANCIAL ANALYSIS

1325 THIRD AVAILABLE FINANCING TERMS

LOAN TYPE	SBA 504	SBA 7(A)
Square Footage	4,461 SF	4,461 SF
Purchase Price	\$4,000,000	\$4,000,000
Loan Proceeds	\$3,600,000	\$3,600,000
Loan to Value (LTV)	90%	90%
Rate	6.25%	9.25%
Loan Term (Years)	5	25
Fixed/Float	Fixed	Float
Amortization (Years)	25	25
Monthly Debt Service Payment	\$23,748	\$30,830
Property Taxes (Est.)	\$3,933	\$3,933
HOA/CAM	\$216	\$216
Monthly Occ. Cost	\$27,966	\$35,069
Occ. Cost (excl. Principal)	\$17,966	\$25,069

CONTACT INFORMATION

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3RD ST

04

LOCATION OVERVIEW

NEIGHBORHOOD HIGHLIGHTS



0.5 miles to **18,000+ seat Chase Center**, home of the **Golden State Warriors** and nearly **200 events** per year



Close proximity to **42,000+ seat Oracle Park**, home to the SF Giants Close proximity to **42,000+ seat Oracle Park**, home to the SF Giants



Walking distance from the **878K SF UCSF hospital complex**, part of the **3.4M SF Mission Bay Campus**



0.7 miles from the **Mission Rock development**, which includes **Visa's 300K SF** headquarters, **255** housing units, and China Basin Park



0.5 miles from **OpenAI offices**, comprising **455K** and **350K SF** each, which will hold an estimated **6,000 employees** when fully occupied



Residential density accounts for a population of **13,069** within 0.5 miles, and **45,911** within a 1 mile radius



CORPORATE MAP



- DEVELOPMENT
- HOUSING
- OFFICE/MEDICAL
- ENTERTAINMENT
- HOSPITALITY
- PARKING
- RETAIL

FUTURE DEVELOPMENT		
#	PROJECT/ADDRESS	DESCRIPTION
1	Alexandria Center for Science & Technology	185,600 SF R&D space
2	Block 4 East	100 Units
3	Block 9A	148 Units
4	Mission Rock	1,400,000 SF Office 1,200 Multifamily Units 200,000 SF Retail
5	Block 14 South	PreK-5 Elementary School + High School Programs
6	UCSF, Block 15	523 Units
7	1 Hotels	129 Hotel Rooms
ENTERTAINMENT		
8	GSW Chase Center	680,000 SF Events Center
HOUSING / MIXED USE		
9	235 Berry Street	106 Units
10	255 Berry Street	100 Units
11	626 Mission Bay Blvd N (Block 6 East)	143 Units
12	626 Mission Bay Blvd N (Block 6 West)	147 Units
13	Arden	267 Units
14	Arterra	263 Units
15	Avalon at Mission Bay	823 Units
16	Azure Apartments	273 Units
17	The Beacon	594 Units
18	Channel Mission Bay	315 Units
19	Edgewater	193 Units
20	Edwin M. Lee Apartments	119 Units

■ 8,430 HOUSING UNITS (6,313 EXISTING UNITS; 2,112 PLANNED)

HOUSING / MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
21	Five 88	198 Units
22	The Glassworks	34 Units
23	HomeRise at Mission Bay	141 Units
24	Madrone	330 Units
25	MB360	360 Units
26	Mercy Housing	150 Units
27	Mission Bay by Windsor	129 Units
28	Mission Creek Senior Community	140 Units
29	Mission Walk	131 Units
30	One Mission Bay	350 Units
31	Park Terrace	111 Units
32	Radiance	99 Units
33	Rich Sorro Commons	100 Units
34	Strata	192 Units
35	UCSF Student Housing	500 Units
36	Venue	147 Units
OFFICE / MEDICAL		
37	409 & 499 Illinois Street	455,000 SF
38	455 Mission Bay Boulevard	210,000 SF
39	500 Terry Francois Boulevard	305,000 SF
40	550 Terry Francois Boulevard	310,000 SF
41	Alexandria Life Science & Technology Campus	157,000 SF
42	China Basin	940,000 SF
43	The Exchange	750,000 SF

■ 10,128,600 SF OFFICE/MEDICAL SPACE
(8,543,000 SF EXISTING; 1,585,600 SF PLANNED)

OFFICE / MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
44	Genentech Hall	461,000 SF
45	Gladstone Institutes	155,000 SF
46	Kaiser Permanente San Francisco Mission Bay Medical Offices	220,000 SF
47	Public Safety Building	264,000 SF
48	Uber Headquarters	1,017,000 SF
49	UCSF Helen Diller Family Comprehensive Cancer Center	162,000 SF
50	UCSF Medical Center & UCSF Benioff Children's Hospital	878,000 SF
51	UCSF Mission Hall	270,000 SF
52	UCSF Rock Hall	170,000 SF
53	UCSF Sandler Neuroscience Center	237,000 SF
54	UCSF Smith Cardiovascular Research Building	236,000 SF
55	UCSF Wayne and Gladys Valley Center for Vision	500,000 SF
56	UCSF Weill Institute for Neurosciences	281,000 SF
57	UCSF William J. Rutter Center	255,000 SF
HOSPITALITY		
58	LUMA Hotel San Francisco	299 Rooms
PARKING		
59	1835 Owens Street Garage	63 Spaces
60	450 South Street Garage	1,400 Spaces
61	Third Street Garage	822 Spaces
62	1670 Owens Garage	635 Spaces

■ 2,920 PARKING SPACES



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MARKET OVERVIEW

THE MARKET: MISSION BAY

- DEVELOPMENT
- HOUSING
- OFFICE/MEDICAL
- ENTERTAINMENT
- PARKING
- RETAIL



FUTURE DEVELOPMENT		
#	PROJECT/ADDRESS	DESCRIPTION
1	Block 3 East	119 Units
2	Block 4 East	100 Units
3	Block 6 West	152 Units
4	Block 9	141 Units
5	Block 9A	150 Units
6	Marriott SOMA Mission Bay	250 Hotel Rooms
7	Mission Rock	1,700,000 SF Office 700,000 SF Multifamily 125,000 SF Retail
8	San Francisco Unified School District	Elementary School
9	Uber Headquarters	423,000 SF Office
10	UCSF, Block 15	532 Units
11	UCSF Center for Vision Neuroscience	500,000 SF Office/Medical 500 Parking Spaces
12	151 Warriors Way	142 Hotel Rooms
ENTERTAINMENT		
13	GSW Chase Center	680,000 SF Events Center

HOUSING/MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
14	235 Berry Street	106 Units
15	255 Berry Street	100 Units
16	626 Mission Bay Blvd N	143 Units
17	Arden	267 Units
18	Arterra	263 Units
19	Avalon at Mission Bay	823 Units
20	Azure apartments	273 units
21	The beacon	594 units
22	Channel mission bay	315 units
23	Edgewater	193 units
24	Eviva	129 units
25	Five 88	198 units
26	The glassworks	34 units
27	Madrone	329 units
28	Mu360	360 units
29	Mercy housing	150 units
30	Mission creek senior community	140 units

HOUSING/MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
31	Mission walk	131 units
32	One mission bay	350 units
33	Park terrace	111 units
34	Radiance	99 units
35	Rich sorro commons	100 units
36	Strata	192 units
37	UCSF student housing	500 units
38	Venue	147 units
OFFICE/MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
39	409 + 499 Illinois street	455,000 sf
40	455 mission bay boulevard	210,000 sf
41	500 terry francois boulevard	305,000 sf
42	550 terry francois boulevard	310,000 sf
43	Alexandria Life Science & Technology Campus	157,000 SF
44	China Basin	940,000 SF

OFFICE/MEDICAL		
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45	The Exchange	750,000 SF
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52	UCSF Medical Offices	158,000 SF
53	UCSF Mission Hall	270,000 SF
54	UCSF Q03	152,000 SF
55	UCSF Rock Hall	170,000 SF
56	UCSF Sandler Neuroscience Center	237,000 SF
57	UCSF Smith Cardiovascular Research Building	236,000 SF

OFFICE/MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
58	UCSF Weill Institute for Neurosciences	281,000 SF
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#	PROJECT/ADDRESS	DESCRIPTION
60	1835 Owens Street Garage	63 Spaces
61	450 South Street Garage	1,400 Spaces
62	Third Street Garage	822 Spaces

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