

2030 HARRISON STREET
MISSION DISTRICT, SAN FRANCISCO, CA

OFFERED AT
\$7,900,000

Broker Open Wednesday 2/18/2026 from 10am - 11:30am

Broker Open Monday 2/23/2026 from 10am - 11:30am

Call For Offers Wednesday 2/25/2026 by 12noon



Freestanding Creative Commercial Building

26,320 Sq. Ft. | \$300 PSF

URBAN GROUP
REAL ESTATE



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SALES AND INVESTMENT TEAM

Louis Cornejo

Investment Sales

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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 2030 Harrison Street, San Francisco, CA for purchase.

2030 Harrison Street is a freestanding, four-level commercial building totaling approximately 26,320 square feet on a 12,898 square foot parcel. The building features concrete construction, has undergone seismic improvements and is fully sprinklered. It is also equipped with 1,600 amp, 3-phase electrical service—supporting a wide range of office, technology, creative production, light industrial, and R&D uses.

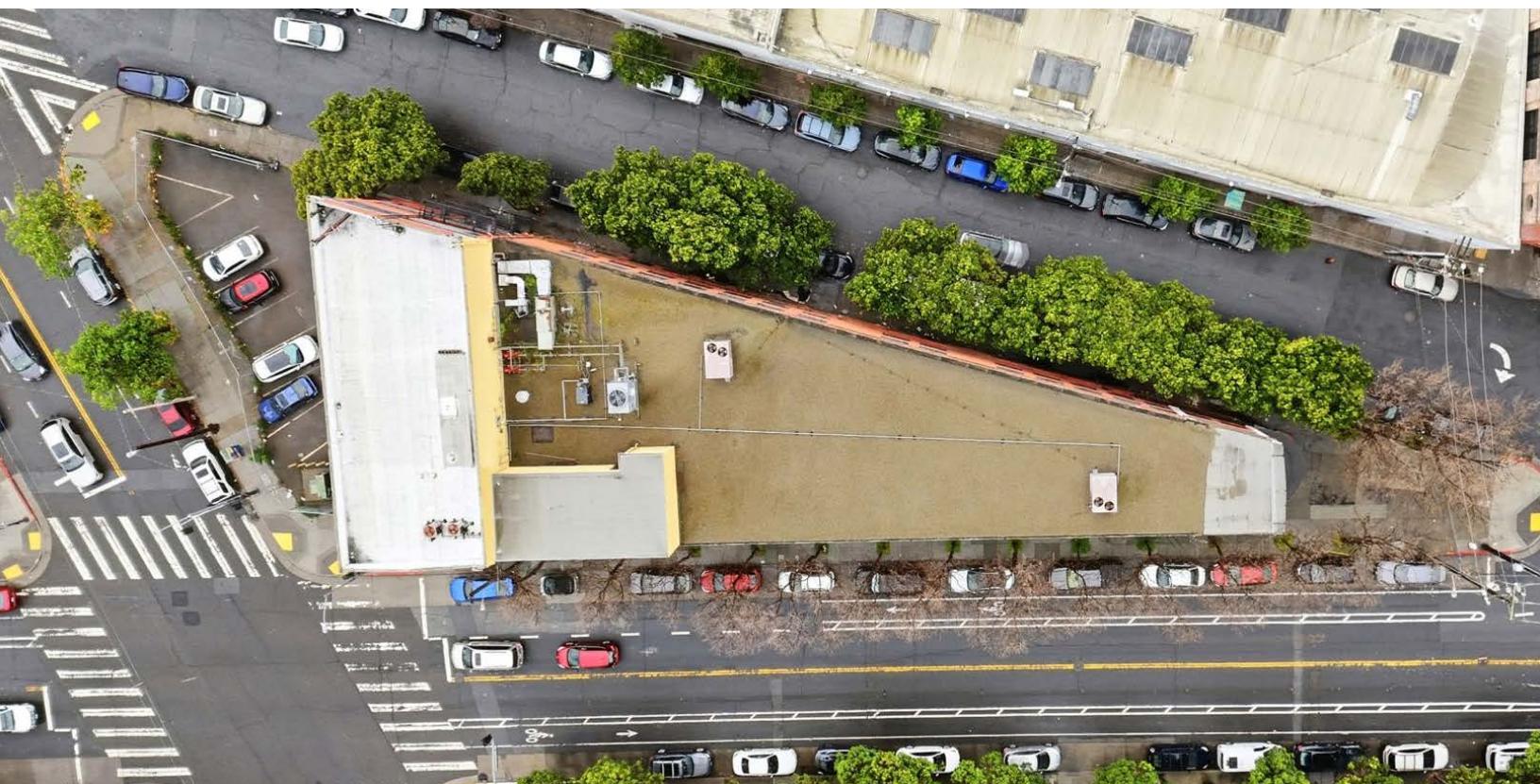
Positioned on a prominent corner parcel, the property offers strong visibility and identity. Its freestanding design allows for natural light on all sides, enhancing both functionality and tenant appeal. An on-site exterior parking lot accommodating 7–8 vehicles adds meaningful convenience—an increasingly rare amenity in San Francisco.

Interior features include high ceilings, an elevator servicing all floors, and efficient floor plates that support flexible layouts for single-tenant or multi-tenant configurations. Upper floors offer attractive city views, and there is potential for a roof deck, subject to planning regulations. These attributes create a compelling opportunity for strategic repositioning, creative buildout, or long-term owner-user occupancy.

2030 Harrison represents a rare opportunity to acquire a well-located, creative commercial property in one of San Francisco's most dynamic and supply-constrained neighborhoods.

The Perks:

- + Prime Mission District location
- + On-site parking for 7-8 vehicles
- + Attractive value at \$300 PSF
- + PDR-1-G zoning
- + Projected 6% cap rate



PROPERTY OVERVIEW

Address	2030 Harrison Street, San Francisco, CA
APN	3572-023
Zoning	PDR-1-G
Building Size	26,320 SF (per tax records)
Parcel Size	12,898 SF (per tax records)
Use	Office
Year Built	1907
Foundation	Concrete
Construction	Concrete
Roof	Tar and gravel
Water	1 master meter
Electric Service	1,600 Amps 3 phase
Electric Meters	4 Meters (1st floor, 2nd floor, 3rd floor and house)
Gas	1 master meter
Heat Source	Central HVAC, rooftop units



FINANCIAL OVERVIEW

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Financial Overview

Price	\$7,900,000
Building Size (SF)	26,320
Parcel Size (SF)	12,898
\$/PSF	\$300
Cap Rate	6.00%

Annual Gross Income

Projected Gross Income	\$696,938
Vacancy (3%)	\$20,908
Annual Gross Income	\$676,030

Annual Expenses

Property Taxes (1.1826% of Purchase Price)	\$93,432	New
Insurance	\$25,000	Estimate
Water	\$0	
Gas	\$0	
Electricity	\$0	
Elevator	\$2,188	
Management Fee (5%)	\$33,801	
Alarms	\$1,130	
Boiler Inspection	\$2,389	
Fire Alarm Inspection	\$700	
Sprinkler Inspection	\$1,237	
Telephone	\$258	
Permit & Fees	\$5,851	
Legal & Professional Fees	\$23,922	
Repairs	\$11,822	
Total Expenses	\$201,731	

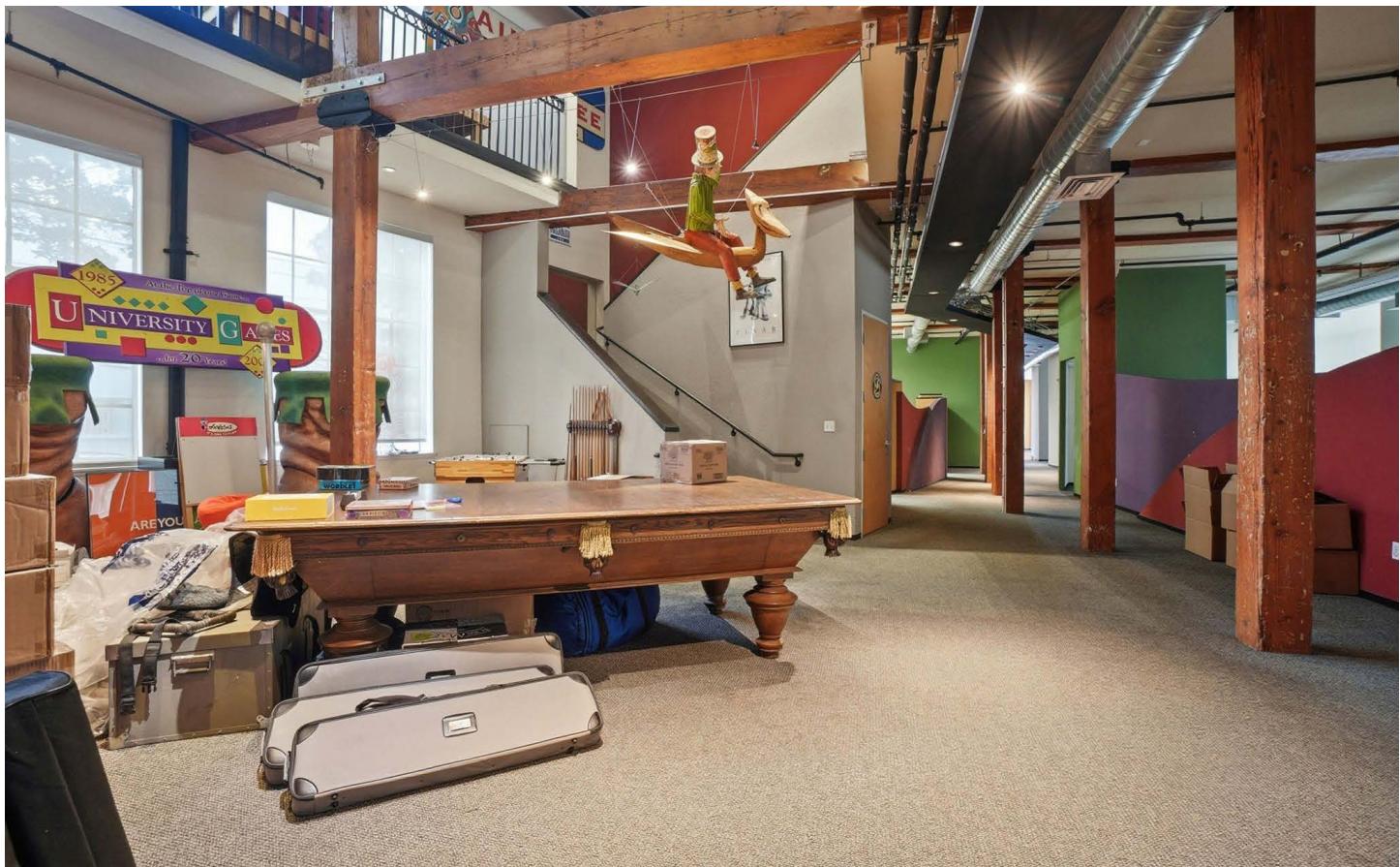
Net Operating Income	\$474,299
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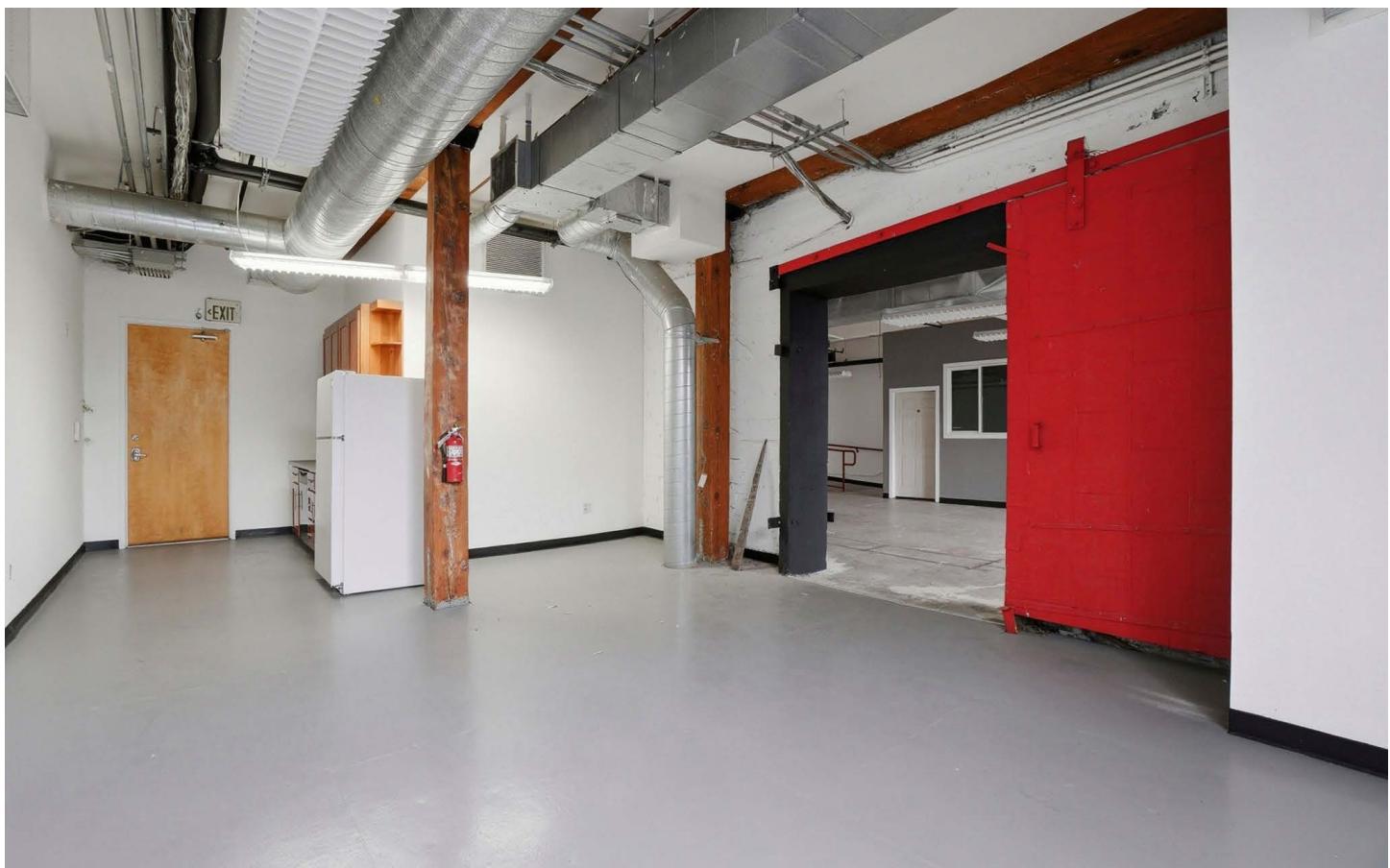
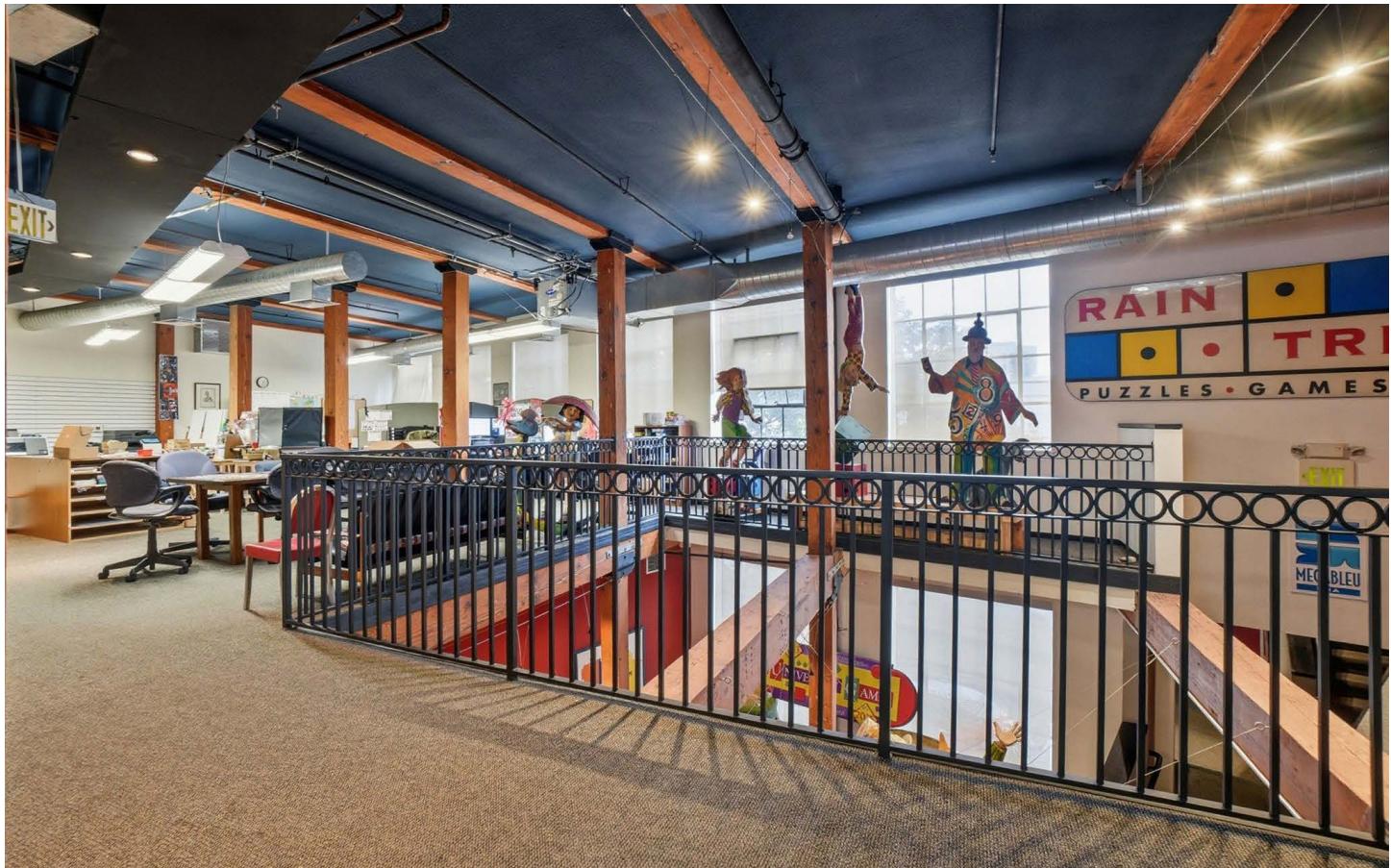
The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

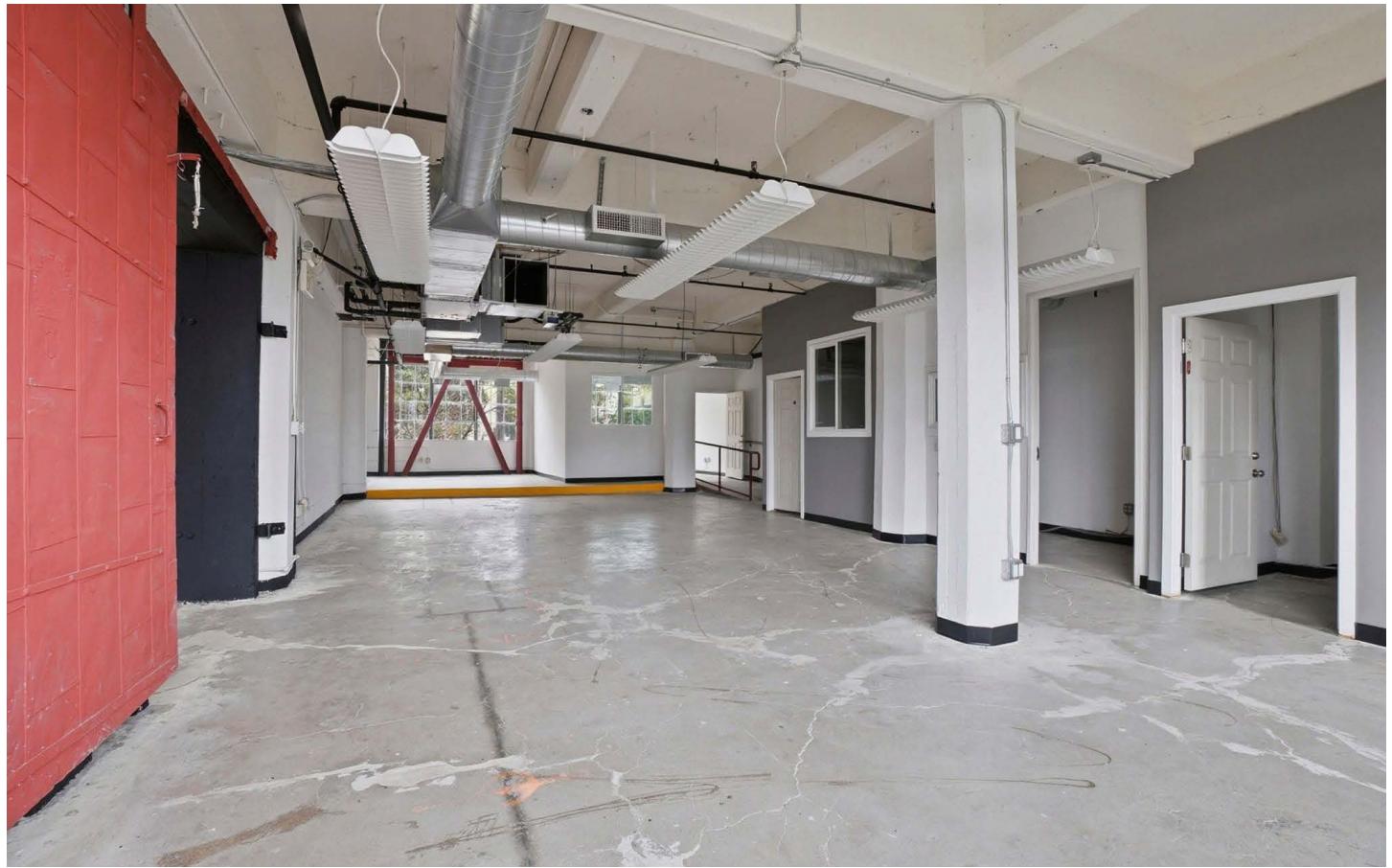
Projected Rent Roll

Use	Sq Ft	\$PSF	Monthly Income	
University Games	9,055	\$2.03	\$18,369	Ends 6/30/2026
Vacant	17,265	\$2.30	\$39,710	
TOTALS	26,320		\$58,078	

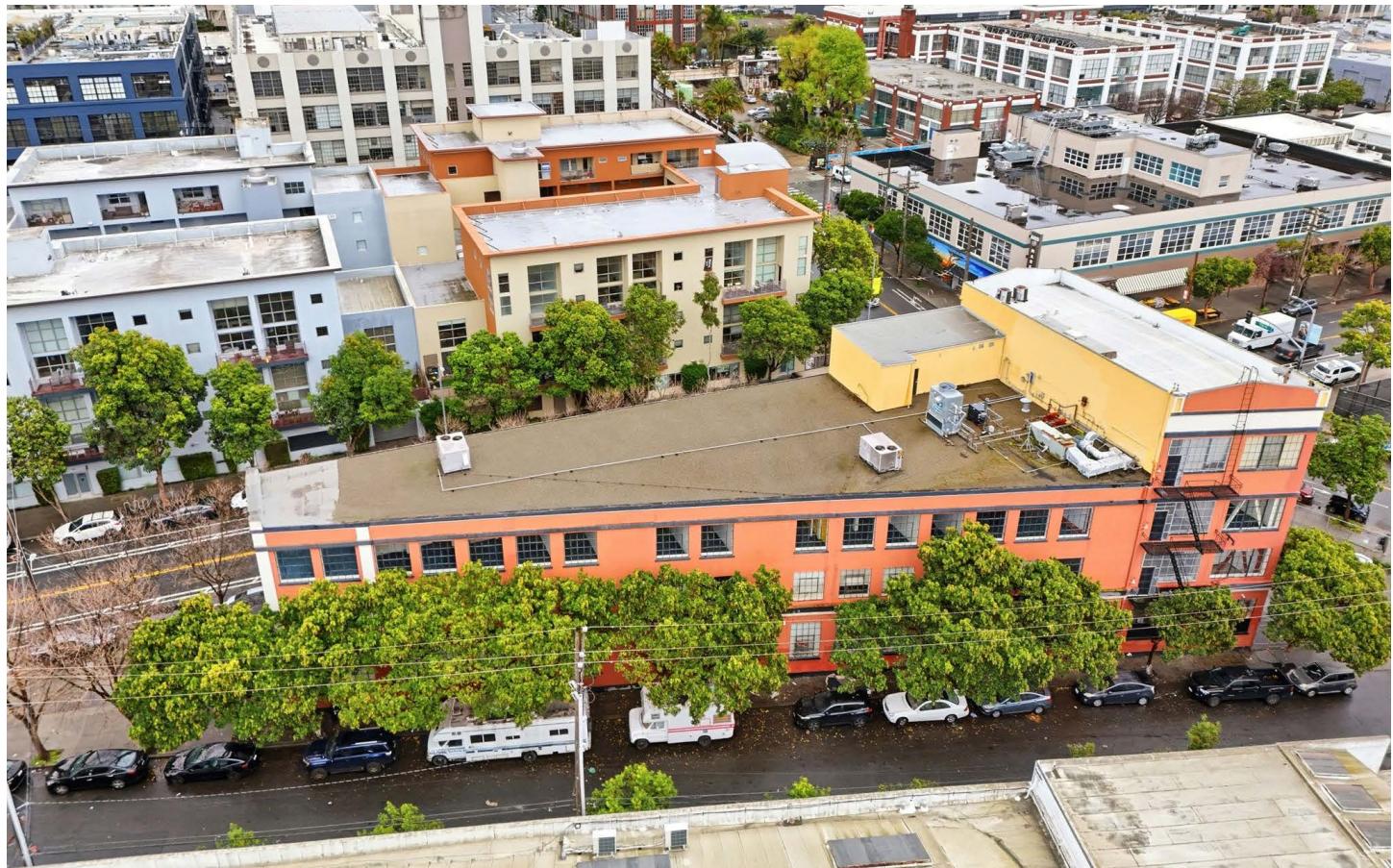
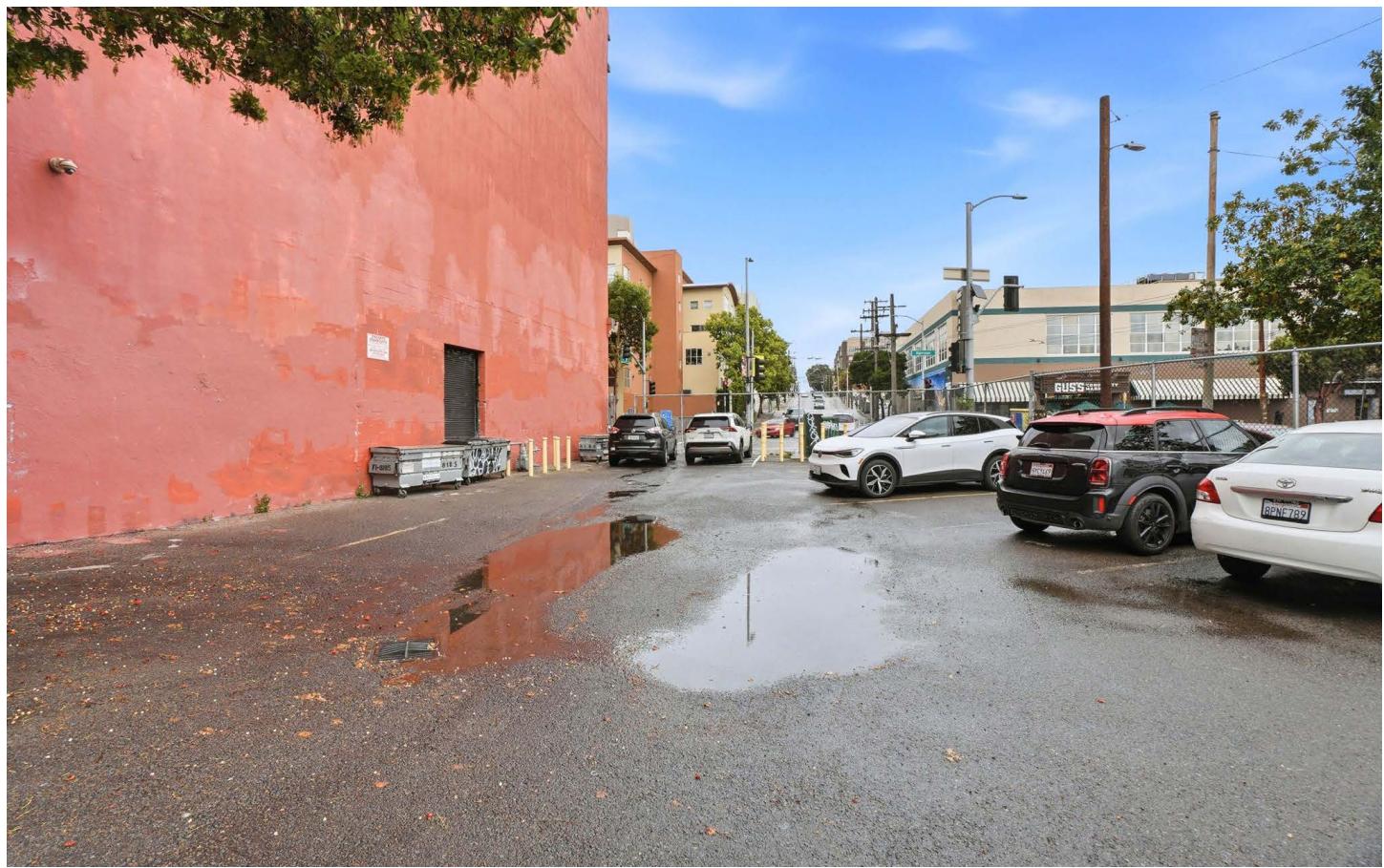
PROPERTY PHOTOS

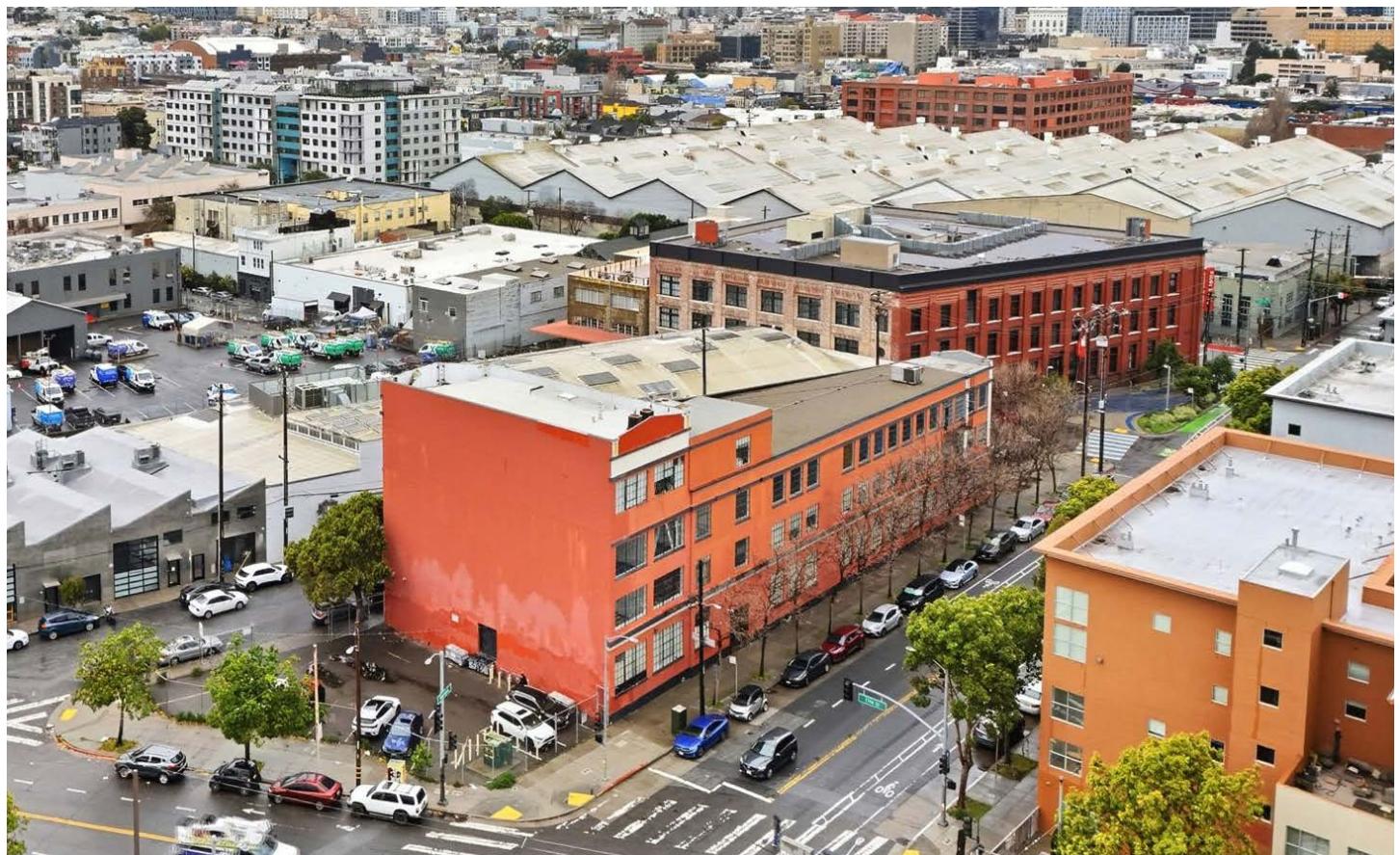












Neighborhood Overview: The Mission District

The Mission District offers a rare combination of energy, accessibility, and commercial depth that continues to set it apart within San Francisco. Its walkable streets, active corridors, and dense population create a level of activity that's hard to replicate elsewhere in the city. While the neighborhood is widely known for its retail and dining scene, the Mission has also become a strong location for R&D, technology, AI, light industrial, artists, and other creative companies—adding a practical, work-driven layer to its commercial base.

With direct BART access and multiple MUNI lines, the area remains highly connected without losing its neighborhood character. Limited large-scale redevelopment has kept supply relatively tight, supporting long-term stability. For commercial investors, the Mission represents a centrally located, supply-constrained submarket with diverse tenant demand and lasting relevance.



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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