



OFFICE | INDUSTRIAL | RETAIL
TEAM

**FOR
SALE**



**1865 Union
Street**

**Mixed Use
Trophy Asset**
Retail | Office | Residential

JAKE LEVINSON
JAKE@GROUNDMATRIX.COM
(415) 786-4303



**ASKING PRICE:
\$5,000,000**

**FOR
SALE**



100% Leased

Recently, Stretch Labs was secured for a new 10-year NNN lease at a premium rate of \$75 per square foot annually. The residence's three back units exude an air of exceptional quality, adorned with the finest features and fixtures that elevate the entire establishment to a pinnacle of sophistication in a central retail thoroughfare.



ASKING PRICE:
\$5,000,000

**FOR
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Building History:

Nestled just off the bustling main corner of Union Street, 1865 Union Street stands as a premier trophy asset in the heart of San Francisco. This fully leased building features a harmonious blend of residential, retail, and office spaces, offering three elegant residential units, a vibrant ground-floor retail space, and a well-appointed office suite. The property exudes a refined charm and sophistication, embodying both historic allure and modern efficiency, making it an exceptional investment opportunity in one of the city's most desirable locations.

Square Footage Breakdown:

Bldg-Unit	Unit Type	SQFT
A	2/2.00	1,225.00
B	2/2.00	1,150.00
C	0/1.00	950.00
Office	Office	1,520.00
Retail	Retail	1,300.00
	Total:	6,145.00

**1865 Union
Street**

**FOR
SALE**

STRETCHLAB



**1865 Union
Street**

Building Specifications

**BUILDING
SQFT**

> +/- 6,145

**UNIT
MIX**

**> 3 RESIDENTIAL
1 OFFICE & 1 RETAIL**

**ASKING
PRICE**

**> \$5,000,000
\$813/PSF**

**YEAR
BUILT**

> 1900

ZONING

**> NCD - UNION
STREET**

**ZONING
HEIGHT**

> 65-X

**HISTORIC
PRESERVATION**

> CLASS B

**LAND
SQFT**

> +/- 3,436

FOR SALE



1865 Union Street



**CLICK FOR
MATTERPORT
LINK:**



Matterport



**Retail
Matterport**



**Office
Matterport**

**FOR
SALE**



**1865 Union
Street**

**FOR
SALE**



**1865 Union
Street**

STRETCH LAB

FOR SALE



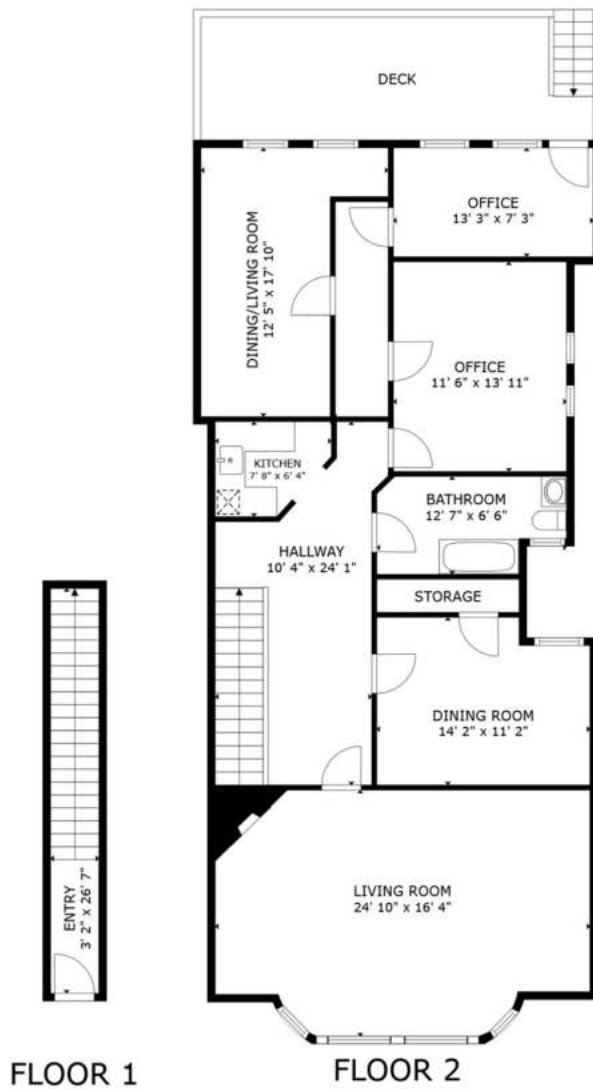
StretchLab is a wellness company specializing in assisted stretching services designed to enhance flexibility and range of motion. Their sessions, conducted by certified Flexologists, use techniques like Proprioceptive Neuromuscular Facilitation (PNF) and combine static and dynamic stretching. StretchLab aims to improve clients' mobility, reduce pain, and increase overall quality of life. The company has rapidly expanded, with numerous locations across the U.S. and internationally, supported by Xponential Fitness

1865 Union Street

FLOOR PLANS

FOR SALE

1865 Union St



GROSS INTERNAL AREA
FLOOR 1 84 sq.ft. FLOOR 2 1,389 sq.ft.
EXCLUDED AREAS : DECK 213 sq.ft.
TOTAL : 1,474 sq.ft.

Disclaimer: Rendering by Agent Stack. All measurements are approximate and may not be exact. Do not rely on the accuracy of this floor plan to determine the price of a property or making decisions regarding buying or selling properties without independent verification

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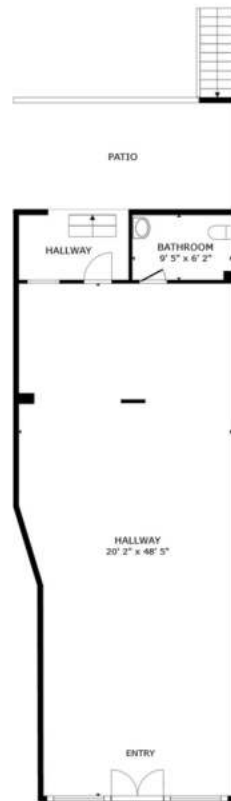
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FLOOR PLANS

FOR SALE

1869 Union St



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,053 sq.ft.
EXCLUDED AREAS : PATIO 208 sq.ft. SHED 396 sq.ft.
TOTAL : 1,053 sq.ft.

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RENT ROLL & INCOME

FOR SALE

Bldg-Unit	Unit Type (Bd/Bth)	SQFT	Unit Status	Resident	Move-In	Lease Start	Lease End	Expected Move-Out	Market Rent	Actual Charges	Scheduled Charges	Balance	Deposit Held
A	2/2.00	1,225.00	Occupied No Notice	White, Tyler	5/1/2023	11/1/2023			4,400.00	0.00	4,400.00	(152.06)	4,900.00
B	2/2.00	1,150.00	Occupied No Notice	Armstrong, Katherine	9/1/2023	9/1/2023	8/31/2024		4,300.00	0.00	4,125.00	0.00	4,125.00
C	0/1.00	950.00	Vacant Unrented Ready	-- Vacant -					2,800.00	0.00	0.00		0.00
Office	Office	1,520.00	Occupied No Notice	Inc., Codi	5/17/2024	6/17/2024	7/16/2025		6,500.00	0.00	6,080.00	0.00	6,080.00
Retail	Retail	1,300.00	Occupied No Notice	Db a StretchLab, Kodiak III LLC	3/15/2023	3/21/2022	3/21/2032		7,600.00	0.00	8,892.00	0.00	15,000.00
	Total:	6,145.00							25,600.00	0.00	23,497.00	(152.06)	30,105.00

Current T-12 Income

- Total Rental Income: \$192,080.54
- Total Other Income: \$15,504.59
- Total Income: \$207,585.13

Expenses

- Repairs & Maintenance: \$5,935.06
- General & Administrative: \$1,294.55
- Utilities: \$10,616.50
- Operating Expenses: \$62,739.77
- Total Operating Expenses: \$80,585.88

Net Operating Income

- Total Net Operating Income: \$126,999.25



Office Tenant Website:
<https://www.codi.com>



Retail Tenant Website:
<https://www.stretchlab.com>

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PLEASE CONTACT:

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