

Redevelopment or Investment Opportunity



FORTRESS

REAL ESTATE ADVISORS INC.

869 BRYANT STREET ASSEMBLY

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PROPERTY PROFILE

PROPERTY HIGHLIGHTS

WESTERN SOMA LOCATION

Well-located in the burgeoning Western SoMa submarket of downtown San Francisco

LARGE LAND ASSEMBLY

Assembled over decades, the property includes 10 individual parcels with 41,812 square feet of land

COVERED LAND PLAY

The existing buildings are leased and comprise almost 44,000 square feet of mixed-use warehouse and office space

MULTIPLE STREET FRONTAGES

The property fronts on Bryant Street, Boardman Place, Jeff Adachi Way, and Fargo Place

EXCELLENT FREEWAY ACCESS

On-ramps to and off-ramps from I-80, I-280, and Highway 101 lie within blocks of the property

SALI ZONING

Service, Arts, and Light Industrial uses are permitted in addition to affordable housing

BUILDING HEIGHT LIMIT

40 to 55-X: The base height of 40' may be increased to 55' if one floor is exclusively dedicated to "arts activities"



PROPERTY OVERVIEW

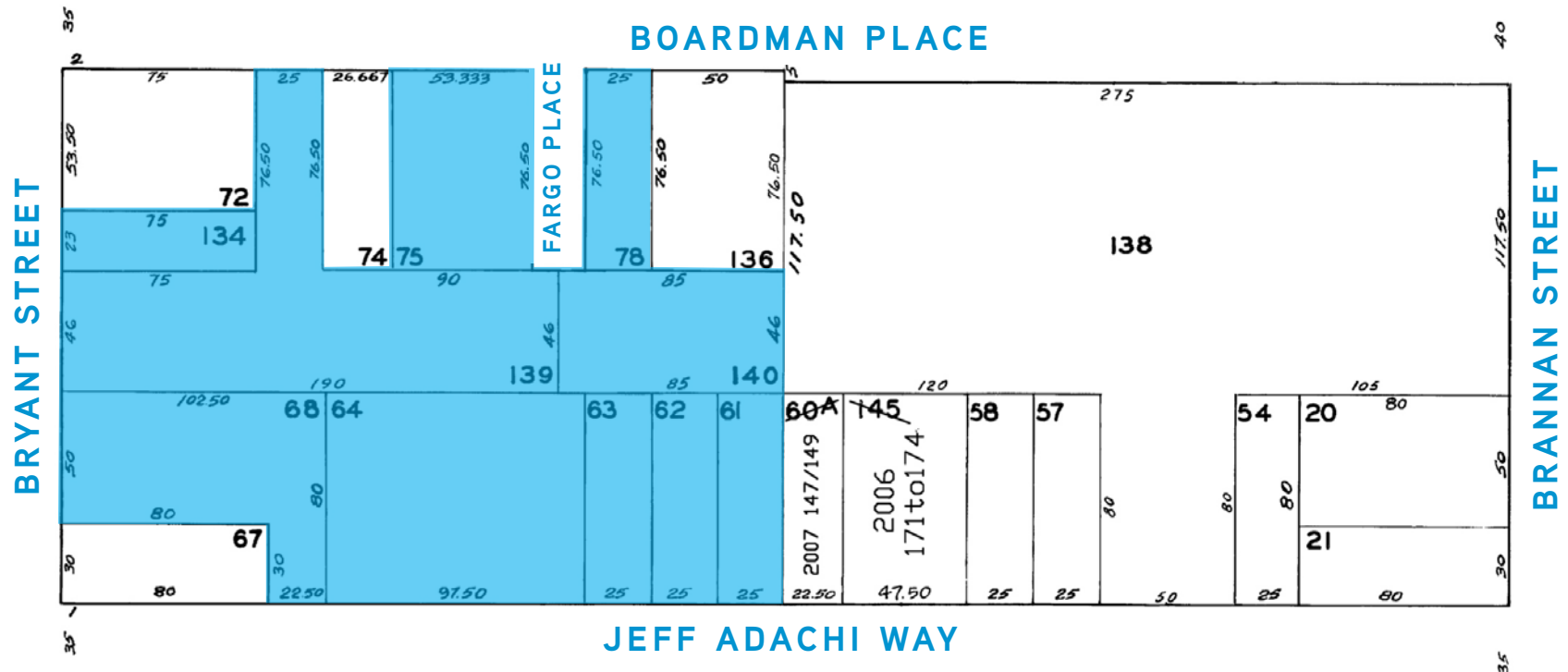
STREET ADDRESS	SCHEDULE #	LAND (SF)	BLDG (SF)	# Floors
863 Bryant Street	3779/139	10,650	8,740	1
35 Jeff Adachi Way	3779/064	7,797	7,797	1
869 Bryant Street	3779/068	5,797	6,475	1
34 Boardman Place	3779/075	4,027	4,942	3
19 Fargo Place	3779/140	3,907	3,907	1
43 Jeff Adachi Way	3779/063	1,999	4,000	2
45 Jeff Adachi Way	3779/062	1,999	2,000	1
47 Jeff Adachi Way	3779/061	1,999	2,000	1
9 Fargo Place	3779/078	1,912	800	1
859 Bryant Street	3779/134	1,725	3,312	2

The 869 Bryant Street Assembly is comprised of 10 adjacent parcels of land totaling approximately 41,812 square feet.

The parcels include 10 structures ranging in height from one-story to three-stories. Several of the buildings are internally connected. The buildings total approximately 43,973 square feet. The street addresses, schedule numbers, and estimated square footage for each parcel is listed in the chart.

A photo of each individual building can be found on the following pages.

TOTAL **41,812** **43,973**



PROPERTY IMAGES



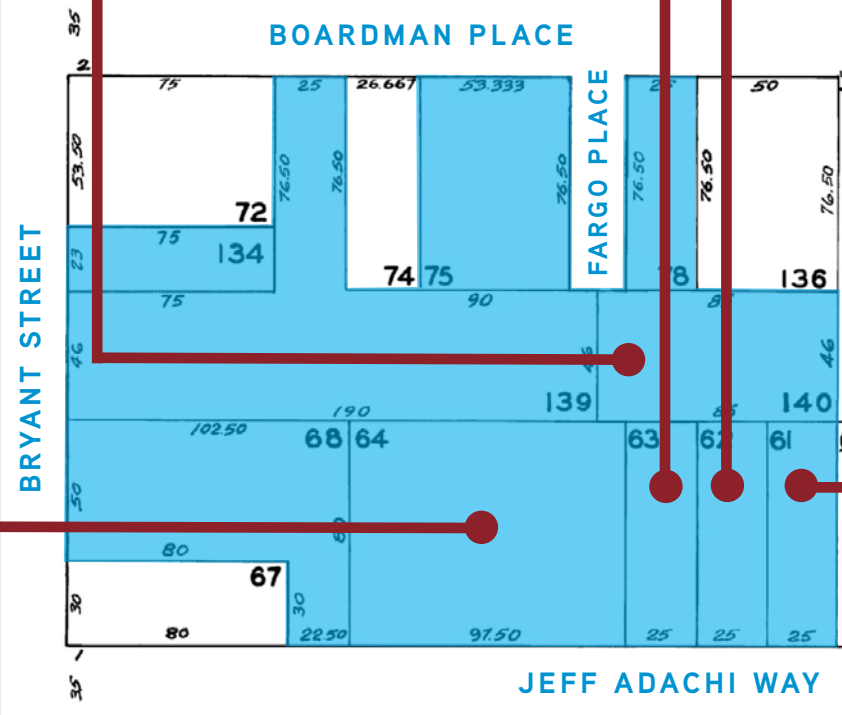
19 FARGO PLACE



43 JEFF ADACHI WAY



45 JEFF ADACHI WAY



35 JEFF ADACHI WAY



47 JEFF ADACHI WAY

PROPERTY ZONING

SALI

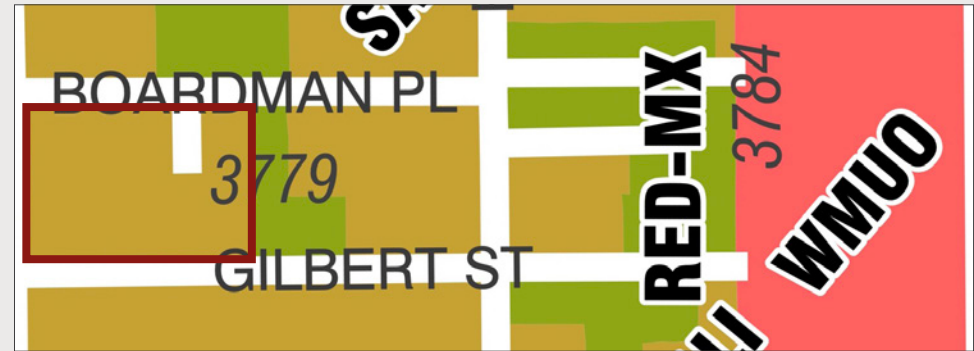
The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale buildings with production, distribution, and repair uses.

The district is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, and light manufacturing activities, with an emphasis on preserving and expanding arts activities. Nighttime entertainment is permitted—although limited—by buffers around RED and RED-MX districts. Residential, Office, Hotel, and Adult Entertainment uses are not permitted, except that certain Affordable Housing Projects are permitted pursuant to Section 846.24 of the San Francisco Planning Code. Accessory Dwelling Units are permitted pursuant to subsection 207(c)(4) of the Code.

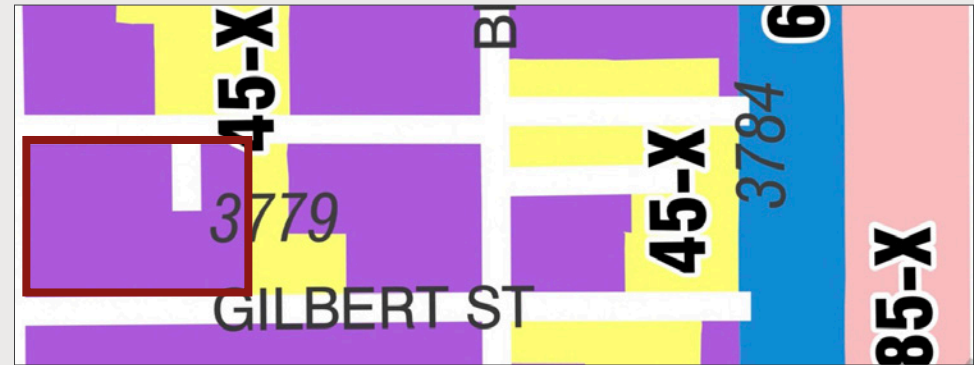
SELECT PERMITTED USES

MULTIFAMILY	Not Permitted
SINGLE ROOM OCCUPANCY	Not Permitted
STUDENT HOUSING	Not Permitted
GROUP HOUSING	Not Permitted
AFFORDABLE HOUSING	Permitted
MEDICAL CANNABIS DISPENSARY	Conditional
FORMULA RETAIL	Conditional
ENTERTAINMENT / RECREATIONAL USE	Permitted
LIGHT MANUFACTURING	Permitted
WHOLESALE SALES	Permitted
RETAIL SALES AND SERVICE USES	Conditional
OFFICE USES	Not Permitted
OFFICE USES (HALL OF JUSTICE-RELATED)	Permitted

ZONING MAP: SALI



HEIGHT MAP: 40-55X



PARCEL MAP: Block 3779

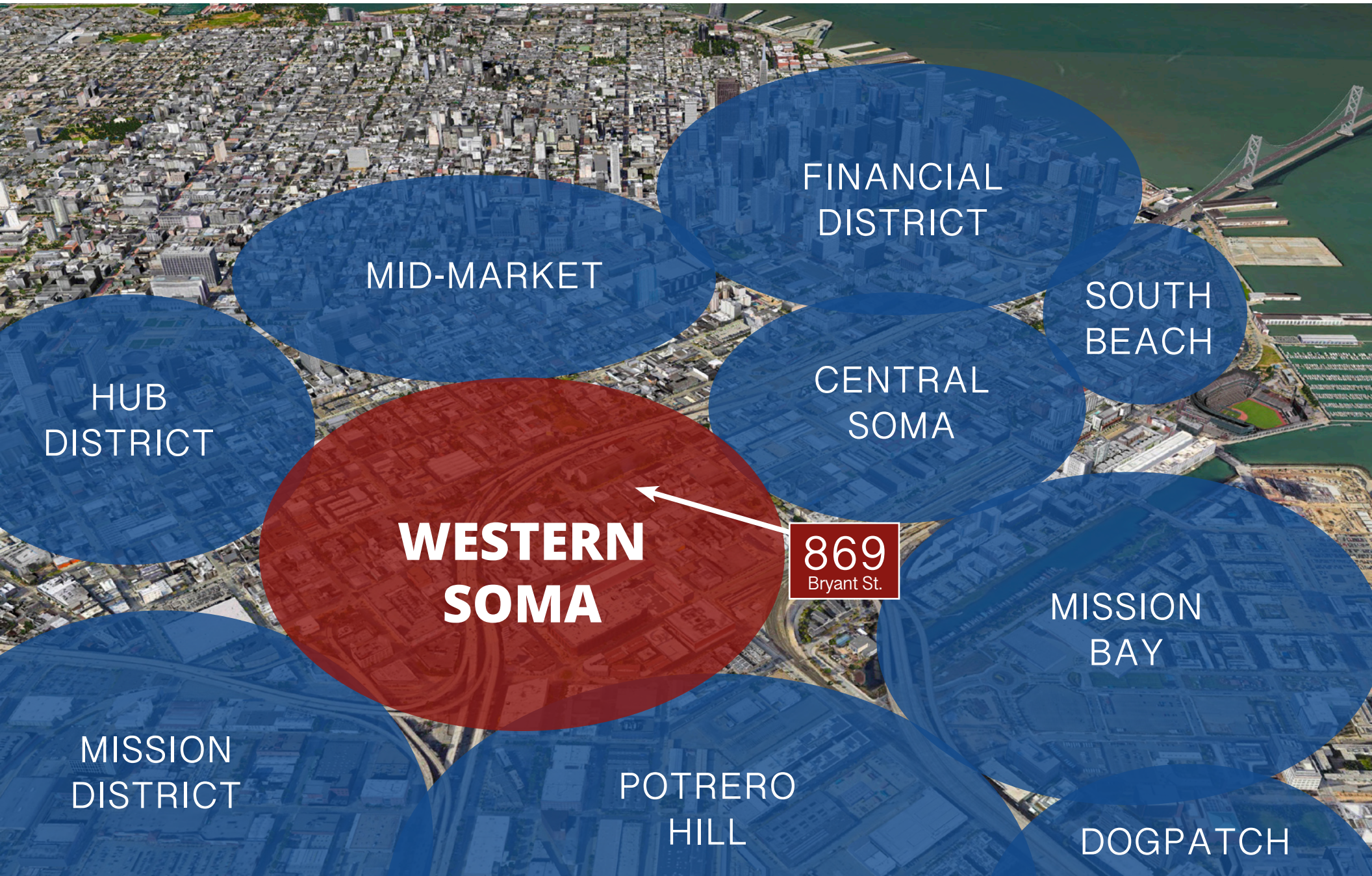




LOCATION PROFILE

WESTERN SOMA

LOCATION PROFILE



HUB
DISTRICT

MID-MARKET

FINANCIAL
DISTRICT

SOUTH
BEACH

CENTRAL
SOMA

**WESTERN
SOMA**

869
Bryant St.

MISSION
BAY

MISSION
DISTRICT

POTRERO
HILL

DOGPATCH

WESTERN SOMA DISTRICT



The Western SoMa District—a mixed-use neighborhood offering reasonably-priced housing, commercial/industrial spaces, retail shopping, restaurants, and nightlife—is hip and edgy. The area’s proximity to major freeways and mass transit (BART, CalTrain, MUNI) gives the neighborhood a strong regional draw.

An affordable option for companies seeking creative space, Western SoMa hosts diverse businesses, include high-tech manufacturing, robotics, research, and autonomous-driving vehicles. Buildings formerly utilized for industrial and warehouse uses are being renovated and repurposed to satisfy growing demand for affordable, accessible flex space.

Numerous residential development projects (both planned and under construction) sprung from the neighborhood’s combination of reasonably priced land, greater zoning allowances, and fewer political challenges than the nearby Mission District. Renters and owners of all income brackets enjoy an array of housing options.

Entertainment and retail options abound in Western SoMa. A growing density of off-the-beaten-path independent restaurants, Michelin Star restaurants, and nightclubs/lounges draw after-hours crowds. Major retailers with a one-store market strategy (Costco Wholesale, Best Buy, Rainbow Grocery, BMW of San Francisco, and Mercedes-Benz) have chosen the Western SoMa District for their sole brick-and-mortar location. Trader Joe’s and other national retailers with a multi-store market strategy opened in Western SoMa to round out their market presence. The strong, regional draw of Western SoMa as a commuter’s paradise offers competitive advantages over nearby districts.

EASTERN AERIAL



NORTHEASTERN AERIAL



NORTHWESTERN AERIAL



HUB DISTRICT

CIVIC CENTER

MID-MARKET

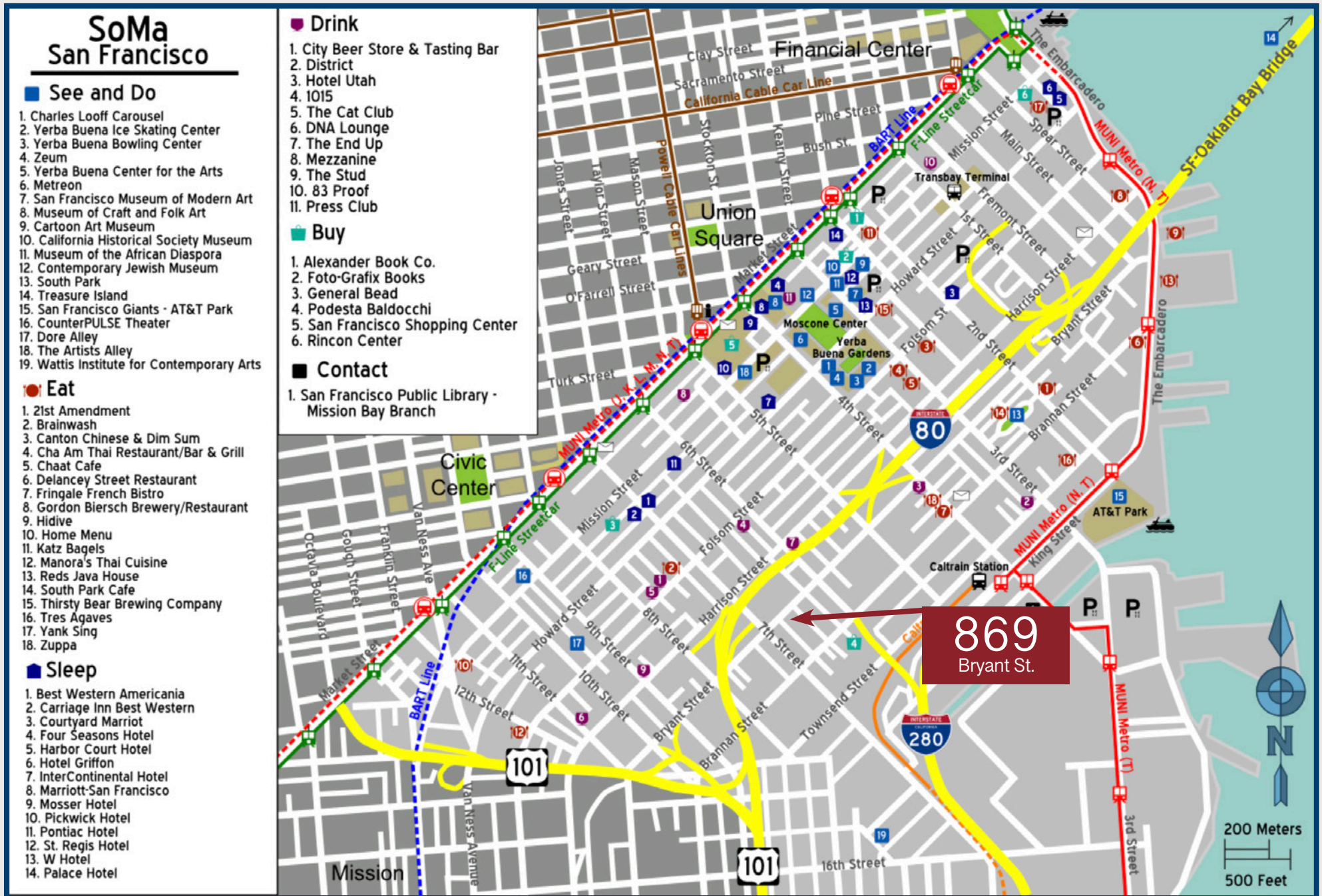
I-80

869
Bryant St.

PUBLIC TRANSIT ACCESS



NEARBY AMENITIES





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