1717 POWELL

FOR SALE & FOR LEASE

SELLER FINANCING AVAILABLE

+/- 10,000 SF MIXED-USE BUILDING

NORTH BEACH · SAN FRANCISCO

ASKING PRICE

$6,750,000

MIXED USE | OFFICE & RETAIL

ON WASHINGTON SQUARE PARK

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OFFICE INDUSTRIAL RETAIL TEAM

www.officeindustrialretailteam.com

PROPERTY HIGHLIGHTS

Address	**1717–1719 Powell St**
	San Francisco, CA 94133
Net Rentable Area	**+/- 10,000 SF**
Incl. Basement Storage	**+/- 10,300 SF**
Stories	**3**
Design	**Category I Art Deco**
	Significant Building
Ceiling Heights	**12–14 FT**
Built · Renovated	**1914 · 1953 · 2011 · 2024**
APN	**0101005**
Asset Type	**Core Neighborhood Office**
Site Area	**4,709 SF**
% Leased	**59%**

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OFFERING HIGHLIGHTS

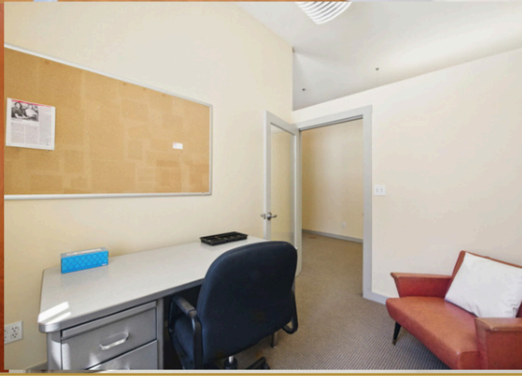
Building Square Footage	**+/- 10,000 SF**
Total Incl. Basement Storage	**+/- 10,300 SF**
Sale Price	**$6,750,000**
Sale Price Per Square Foot	**$675 PSF**
Lease Rates	**$45–$55 PSF IG**
Zoning	**NCD – North Beach Commercial**
Historical Designation	**Article 11 – Category I**
Current Gross Income	**$278,200**
Pro Forma Gross Income	**$544,700**

DEAL HIGHLIGHTS

- Newly renovated lobby,
- corridors & suites
- High ceilings (12–14 ft)
- Full building elevator
- Views of Washington Square Park
- Sold as-is, subject to existing
- tenancies · 50/50 transfer tax

SELLER FINANCING

Down Payment	**$2,600,000**
Interest Rate	**6.0% Fixed**
Term	**15 Years**
Amortization	**20-Yr Schedule**
Prepayment	**No Penalty**



SECOND FLOOR

FOR LEASE

Size	**+/- 2,600 SF**
Lease Rate	**$55 PSF IG**
Term	**2–5 Years**
Occupancy	**October 1**

Full floor · park views · elevator access

OCCUPANCY & PROFORMA

FLOOR BREAKDOWN

FLOOR	SIZE (SF)	ASKING	STATUS
Vault Level (Storage)	+/- 700	—	Storage
Ground – Retail	+/- 3,100	—	Leased
Ground – Rear Office	+/- 1,300	$45/SF/YR IG	**For Lease**
Second Floor	+/- 2,600	$55/SF/YR IG	**For Lease**
Third Floor	+/- 2,600	—	Sale-Leaseback
Total	**+/- 10,300**		

RENT ROLL – IN PLACE

TENANT	UNIT	SQ. FT.	ANNUAL INCOME	$ / SF	LEASE EXPIRATION
Basement	Storage	+/- 700	—	—	—
Washington Square Park Dental	Retail	+/- 3,100	$161,200	$52.00 IG	5-yr renewal exercised 2026
Vacant (former tennis club)	GF Rear Office	+/- 1,300	—	—	—
Vacant	2nd Office Floor	+/- 2,600	—	—	—
Flynn Investments	3rd Office Floor	+/- 2,600	$117,000	$45.00 IG	Sale-leaseback – 1 yr from COE
Total Gross Income		**+/- 10,300**	**$278,200**	**$48.81***	**59% Leased****

PROFORMA

TENANT	UNIT	SQ. FT.	ANNUAL INCOME	$ / SF	LEASE EXPIRATION
Basement	Storage	+/- 700	—	—	—
Washington Square Park Dental	Retail	+/- 3,100	$161,200	$52.00	Renewal exercised 2026
Pro Forma – New Tenant	GF Rear Office	+/- 1,300	$58,500	$45.00	1–5 year lease term
Pro Forma – New Tenant	2nd Office Floor	+/- 2,600	$143,000	$55.00	1–5 year lease term
Pro Forma – New Tenant	3rd Office Floor	+/- 2,600	$182,000	$70.00	1–5 year lease term
Total Pro Forma Gross Income		**+/- 10,300**	**$544,700**	**$56.74†**	**8.07% gross yield**

*Blended over 5,700 SF occupied. **Of +/- 9,600 SF office/retail area (excl. basement storage). †Blended over 9,600 SF income-producing area. Gross yield on $6,750,000 asking price.

SELLER FINANCING

FINANCING SUMMARY

Property Purchase Price	**$6,750,000.00**	Term	**15 years**
Down Payment	**$2,600,000.00**	Amortization Schedule	**20 years (240 months)**
Seller Note (Loan Amount)	**$4,150,000.00**	Prepayment	**No penalty — open**
Interest Rate	**6.00% fixed**	Loan-to-Value (LTV)	**61.48%**

PAYMENT SUMMARY

PERIOD	PAYMENT	NOTES
Months 1–180 (P&I)	**$29,731.89**	Fixed payment on a 20-year amortization schedule
At Maturity (Month 180)	**$1,537,898.63**	Balloon — remaining principal due at end of 15-year term

TOTALS

Total interest over 15-year term	**$2,739,638.63**
Total of payments incl. balloon	**$6,889,638.63**

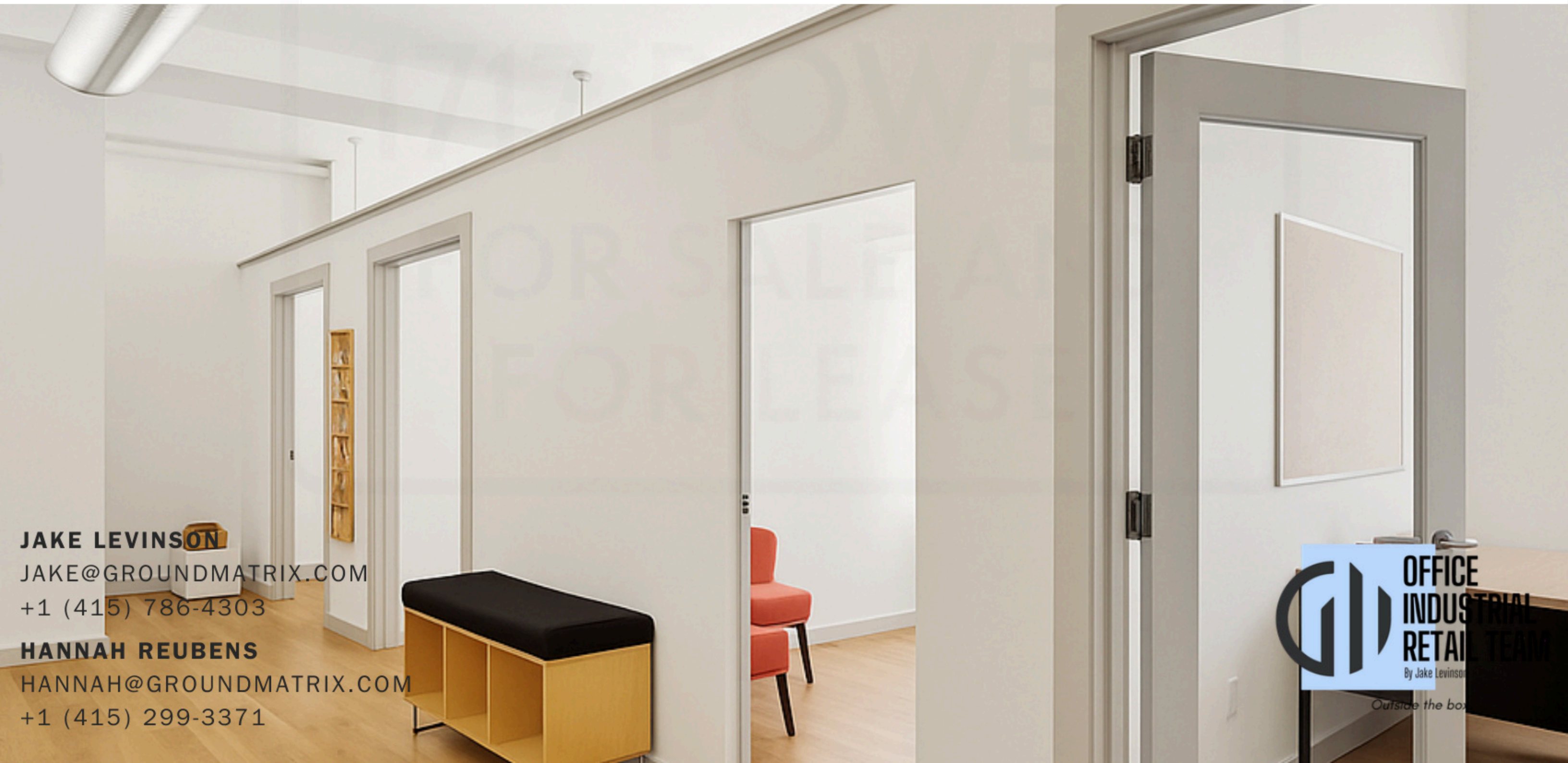
PRO FORMA CASH-ON-CASH RETURN

Pro Forma Gross Income	**$544,700**	Pre-Tax Cash Flow	**$108,086**
Property Taxes (reassessed)	**($79,831)**	Cash-on-Cash on $2.6M Down	**4.2%**
Pro Forma Net Income*	**$464,869**	Year-1 Principal Reduction	**$110,797**
Annual Debt Service (P&I)	**($356,783)**	Return incl. Principal Paydown	**8.4%**

TRANSACTION TERMS

- Property is purchased in as-is condition.
- Sale is subject to the existing tenancies mapped in this OM (see Rent Roll & Proforma).
- Buyer and seller shall each pay 50% of the transfer tax (≈$151,875 total at the current 2.25% tier; ~$75,938 each, est.).
- Seller financing per the terms above; note is open to prepayment at any time without penalty.

*Before insurance, utilities, maintenance & management (IG leases). Property taxes reassessed at the FY 2025–26 secured rate of 1.18268325% on the $6,750,000 purchase price. Assumptions: fixed 6.00% rate, monthly compounding, payments rounded to cents, no fees or impounds. Transfer tax figures are estimates. For discussion purposes only.



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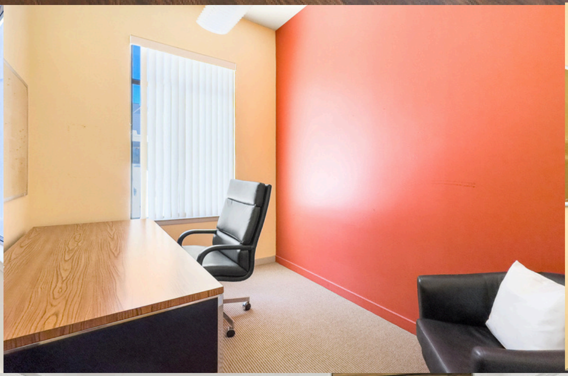
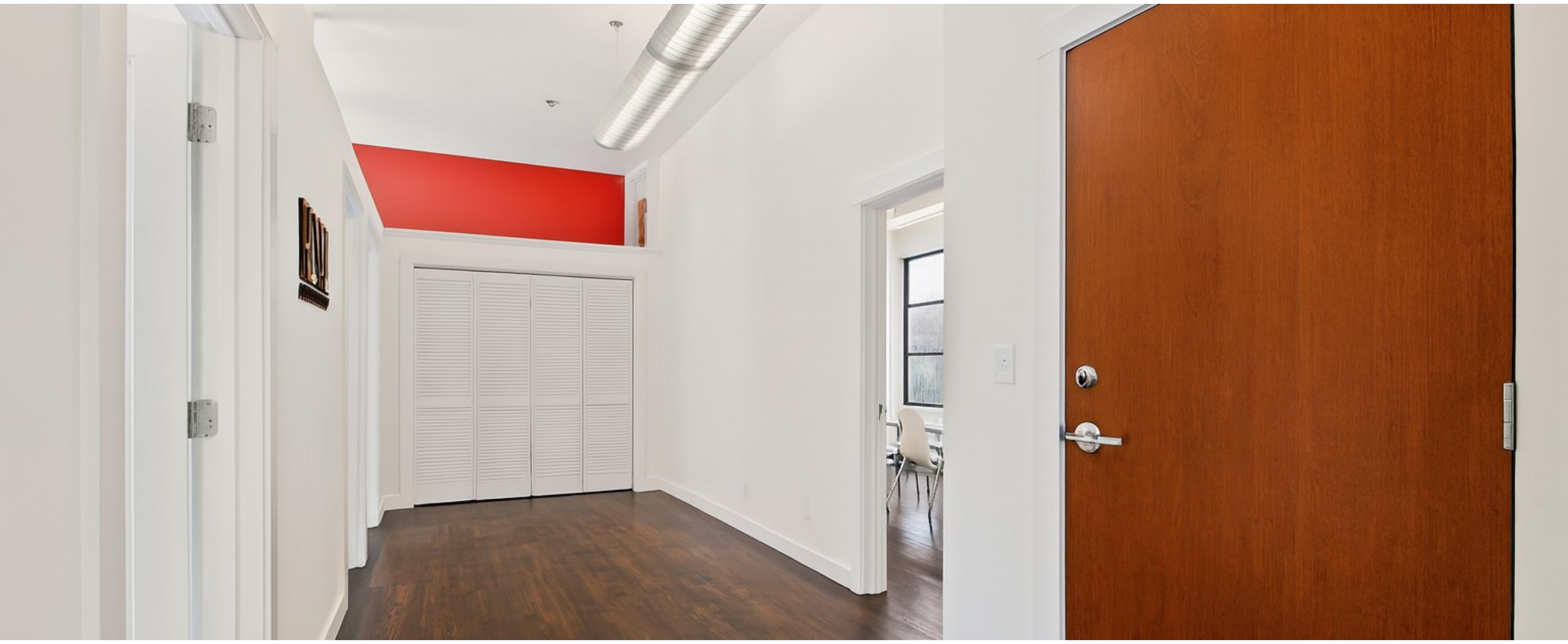


FULL-FLOOR OFFICE SUITES · 12-FT CLEAR CEILINGS · PARK VIEWS



SIGNIFICANT DISCOUNT TO REPLACEMENT COST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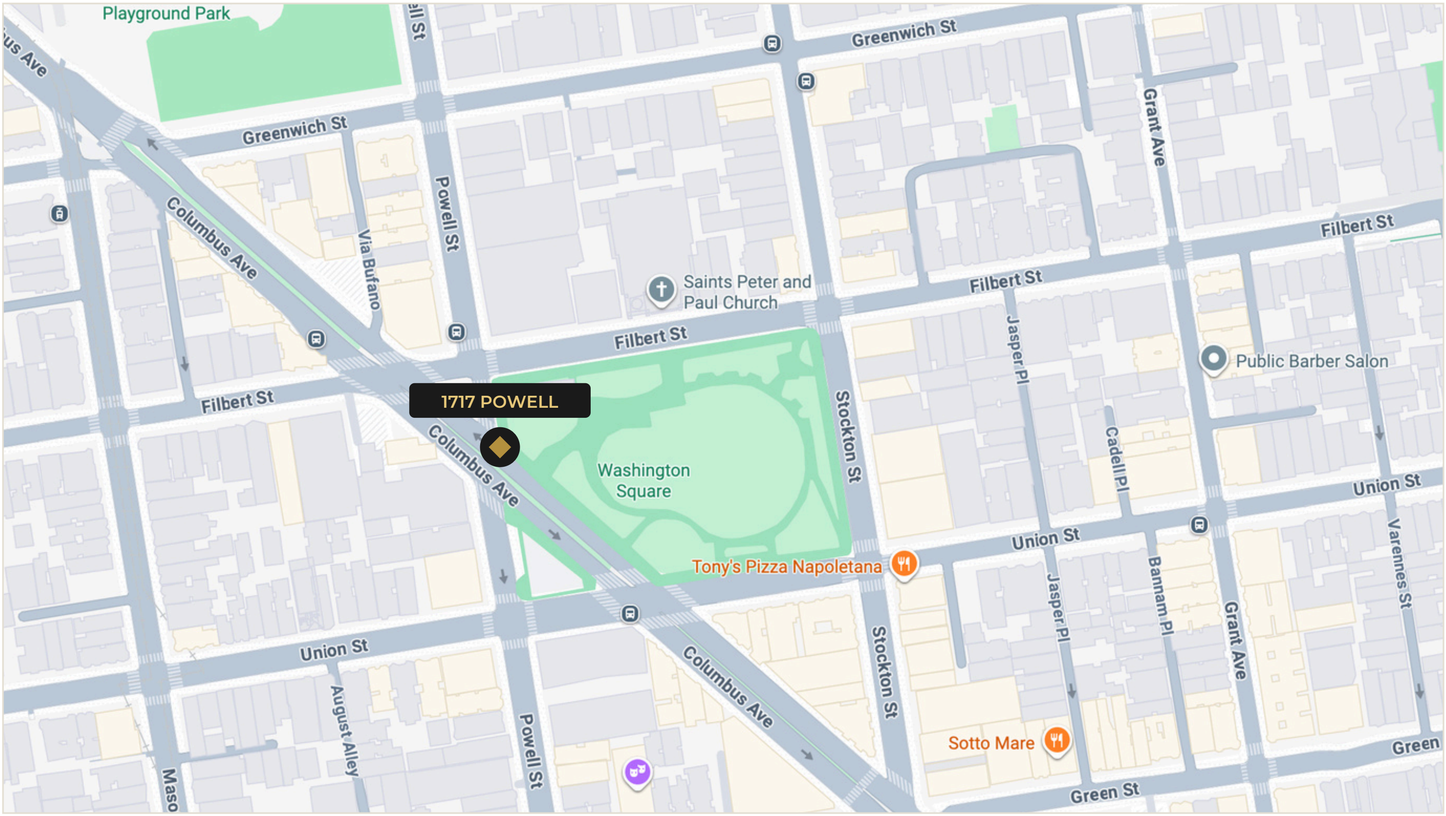
LOCATION



~6%
North Beach retail vacancy — among the lowest of SF's corridors

$9.9B
Record projected 2026 SF visitor spending — above the 2019 peak

$79 PSF
Top direct office rents citywide — Waterfront / North Beach submarket

Washington Square, Saints Peter & Paul, and the Columbus Avenue corridor — 1717 Powell fronts the park at the heart of North Beach.

AI LEASING MOMENTUM

Artificial intelligence is the engine of San Francisco's office recovery — and its fastest-growing tenant base.

413
AI tenants in San Francisco today — up from just 23 before ChatGPT (JLL, Aug 2026)

8.5M SF
occupied by AI firms — roughly 10% of the city's entire office stock (JLL)

3.8M SF
leased citywide in Q1 2026 — the strongest quarter since 2014 (Savills)

12.8M SF
of leasing projected for 2026 — SF ranks #1 nationally for office demand (VTS)

LANDMARK AI COMMITMENTS · 2024–2026

TENANT	LOCATION / SUBMARKET	SIZE	NOTE
Anthropic	300 Howard St · Transbay	~420,000 SF	Full 25-story tower, Jan 2026 — ~1M SF citywide on "AI Alley"
OpenAI	Mission Bay campus	~1,000,000 SF	Incl. 280,000 SF at the former Dropbox headquarters
Sierra AI	185 Berry St · China Basin	257,000 SF	Largest new San Francisco lease of 2025
Together AI	Financial District	154,350 SF	Q1 2026 expansion — among the quarter's largest deals
Anthropic	400 Howard St · Foundry Sq	~100,000 SF	Three floors added; occupancy from summer 2026
Harvey AI	201 Third St · SoMa	92,800 SF	Legal-AI headquarters expansion
Zip	680 Folsom St · SoMa	75,000 SF	Former Macys.com space
Thinking Machines	Mission District	72,500 SF	Standalone headquarters building
NVIDIA	Mission Rock	45,000 SF	First San Francisco office
Glean	634 Second St · South Park	30–45,000 SF	Sublease from Cloudflare
Greenlite AI	612 Howard St · SoMa	~10,000 SF	Full-floor startup lease — boutique-building scale
EvenUp	353 Sacramento St · FiDi	10,300 SF	Same footprint as 1717 Powell — the boutique AI profile

Sources: Commercial Observer, Savills, The Real Deal, SF Chronicle, JLL, CBRE · 2024–2026 reporting.

MARKET SIGNALS

01 Best year since 2019
2025 closed as San Francisco's strongest leasing year since 2019, with 14 of the 100 largest U.S. office leases landing in the Bay Area.
CBRE · SF Chronicle

02 Vacancy turning
Citywide vacancy posted its biggest annual drop since 2011; trophy buildings are ~85% occupied, pushing tenants toward well-located character stock.
CBRE

03 Momentum into 2026
First-half 2026 leasing reached ~7.0M SF, up 23% year-over-year; Brex and Coinbase both signed leases returning to the city.
Kidder Mathews · CoStar · SF Chronicle

04 Demand still building
AI tenants are actively seeking ~2.8M SF of additional space — roughly a third of all current tenant demand in the market.
CBRE

The spillover: as headquarters-scale users absorb downtown towers, smaller AI teams compete for full floors in character buildings in walkable neighborhoods — exactly the profile of 1717 Powell's 2,600 SF park-view suites, at a fraction of Class A downtown pricing.

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NORTH BEACH MOMENTUM

The next frontier of economic power in San Francisco — a historic corridor with tightening fundamentals.

~6%
North Beach commercial vacancy — among the city's lowest

5.6%
Citywide retail vacancy, Q2 2026 — 4th straight improvement

$3,559
PSF paid for Ghirardelli Sq Bldg A — SF's largest retail sale

$9.9B
Record projected 2026 visitor spending — above 2019 peak

01 One of the city's tightest commercial corridors

North Beach commercial vacancy runs about 6% — among the very lowest of San Francisco's roughly two dozen neighborhood corridors — a stability few districts matched through the downturn.

SF Chronicle, 2025

02 Citywide retail is tightening fast

SF retail vacancy fell to 5.6% in Q2 2026, a fourth straight quarterly improvement, with asking rents rising, sale pricing up ~6% year-over-year, and cap rates compressing to ~6.3%.

Kidder Mathews · CoStar, Q2 2026

03 Record-setting capital is trading nearby

Ghirardelli Square's Building A sold for ~$42.0M (≈$3,559 PSF) in Q2 2026 — the city's largest retail sale — in the same Waterfront / North Beach submarket as 1717 Powell.

Kidder Mathews · CoStar

04 Top-of-market rents surround the property

Waterfront / North Beach commands the highest direct office rents of any SF submarket (~$79 PSF). At $45–$55 IG, 1717 Powell offers tenants a deep relative discount in the same trade area.

Kidder Mathews, Q2 2026

05 Character districts are leading the recovery

Tenants are favoring neighborhood submarkets: Mission Bay (10.4%) and Van Ness / Chinatown (11.4%) carry the city's lowest office vacancy — far below the ~33% citywide average.

Kidder Mathews, Q2 2026

06 New retail flexibility is coming to the corridor

2025 District 3 legislation would permit storefront mergers up to 3,000 SF, walk-up service windows, and flexible co-located retail — opening North Beach storefronts to a wider set of operators.

SF Chronicle, 2025

07 A record visitor economy

SF projects a record $9.9B in 2026 visitor spending (24.2M visitors), surpassing the 2019 peak. Moscone room nights jumped 59% in 2025; Super Bowl LX and FIFA World Cup matches hit the region this year.

SF Travel Association, 2026

08 $10M Fisherman's Wharf revitalization next door

The Port of San Francisco is replacing shuttered waterfront buildings with a public plaza, floating dock, and upgraded infrastructure — minutes from Washington Square.

SF Chronicle

09 Daily-needs anchors are re-committing

A new Grocery Outlet opened in early 2026 at the neighborhood's edge, re-anchoring daily-needs retail after Safeway's 2023 departure — a bet on North Beach's resident spending power.

SF Chronicle

10 Durable cultural anchors

An American Planning Association “Great Neighborhood”: Washington Square, Saints Peter & Paul, the North Beach Festival, and the Italian Heritage Parade keep year-round foot traffic on Columbus and Powell.

APA

NEIGHBORHOOD SNAPSHOT · NORTHEAST SAN FRANCISCO

59,200
Workers employed in the NE SF area (North Beach, Chinatown, Russian Hill)

$1.43M
Median property value across the northeast neighborhoods

27.1%
Of residents walk to work — among the highest rates in the city

39.6%
Foreign-born residents — a deep well of entrepreneurial energy

Source: DataUSA · U.S. Census ACS, northeast San Francisco region.

The setup: a supply-constrained, culturally protected corridor with near-full retail, top-of-market surrounding rents, and a record visitor year — with 1717 Powell holding rare full-floor office and park-front retail at the center of it.

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PALISADES
260


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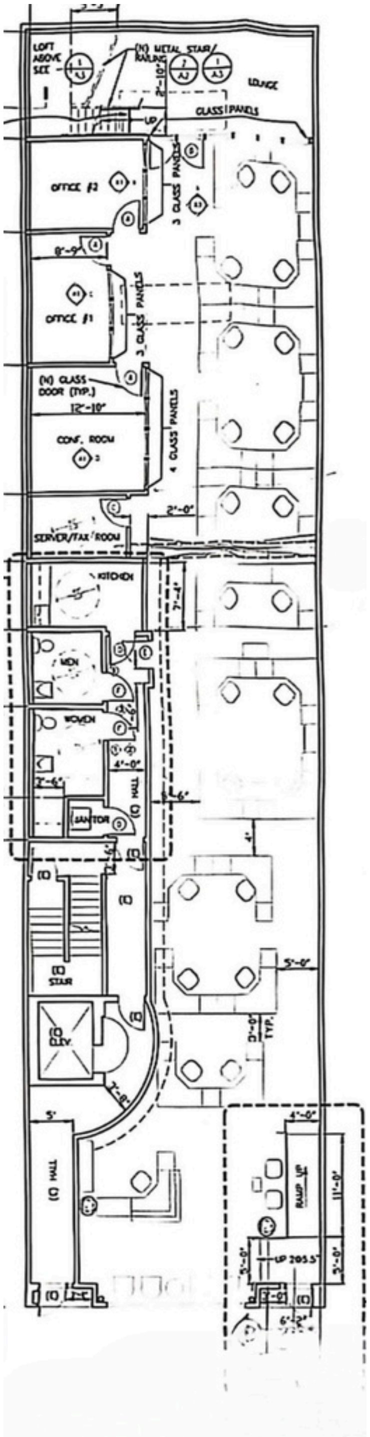
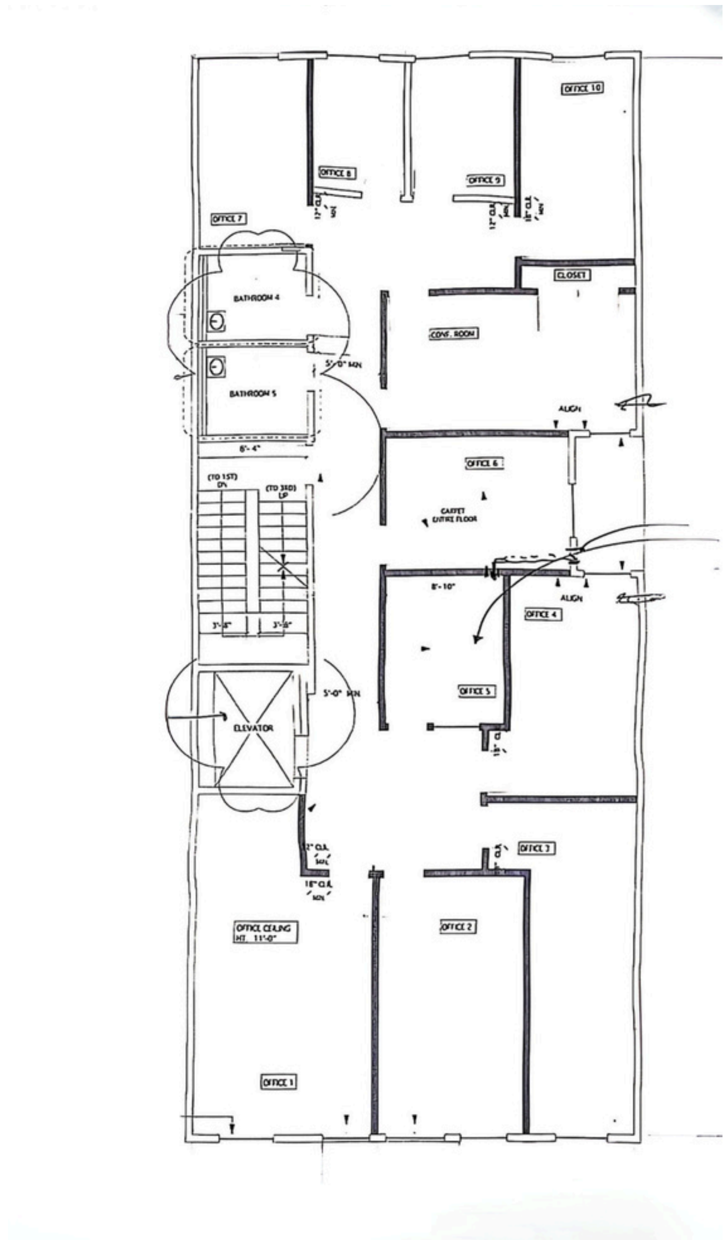
FLOOR PLANS



GROUND FLOOR



SECOND FLOOR

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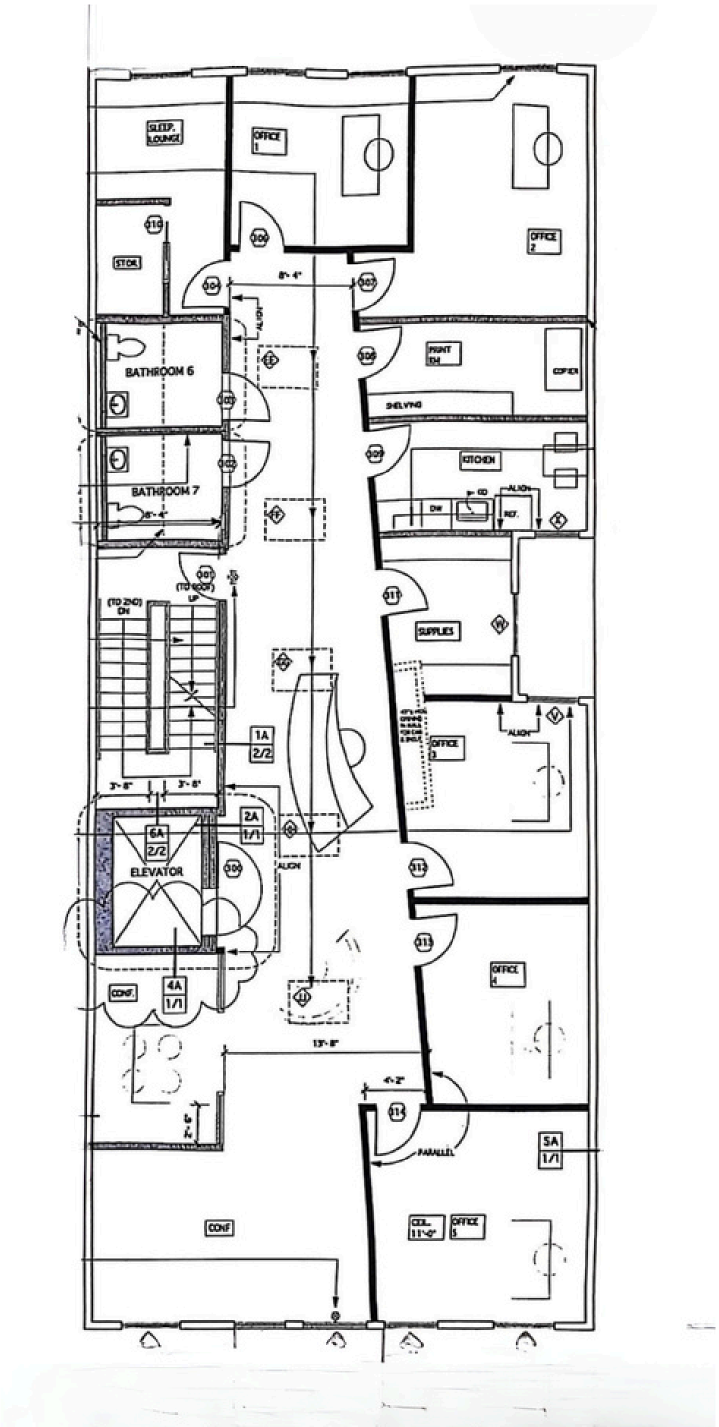
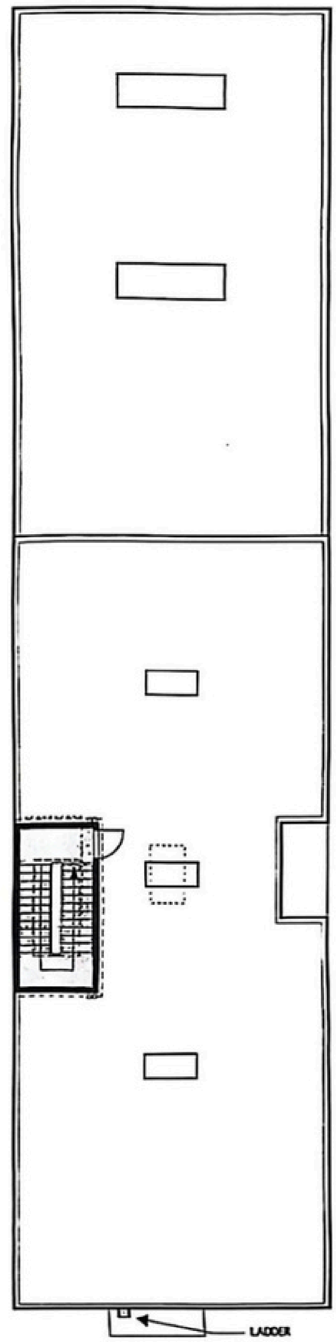
FLOOR PLANS



THIRD FLOOR



ROOF LEVEL

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