

1861 UNION STREET

SAN FRANCISCO, CA



GROUND MATRIX

**FOR SALE
& LEASE**



BUILDING SPECS

+/- 6,000 SQFT
MIXED USE BUILDING - RETAIL & MULTI FAMILY
NEW RETAIL RENOVATIONS
ADA ACCESSIBLE
FULLY VACANT RESIDENTIAL UNITS

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

UNION STREET RETAIL CENTERPIECE

ASKING PRICE:

\$3,950,000

\$65/PSF NNN



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RETAIL FLOOR

+/- 3,000 SQFT
TWO ADA BATHROOMS
\$2,000,000 IN RENOVATIONS
OUTDOOR PATIO
CAN BE SEPERATE CONDOMINIUM

ASKING RENT:

\$65/PSF NNN



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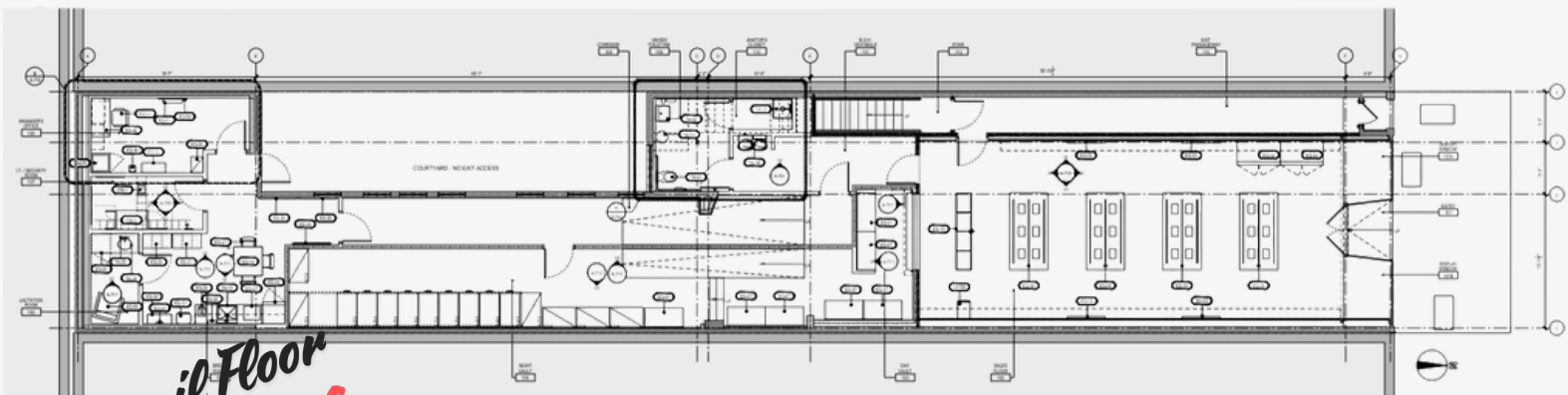
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*Retail Floor
Floorplans*

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RESIDENTIAL FLOOR

+/- 3,000 SQFT
TWO UNITS
UNIT A) 5 BEDROOM/2 BATHROOM
UNIT B) 1 BEDROOM/1 BATHROOM
OUTDOOR PATIO
CAN BE SEPERATE CONDOMINIUM



*Residential Suite
Floorplans*

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TRANSPORTATION

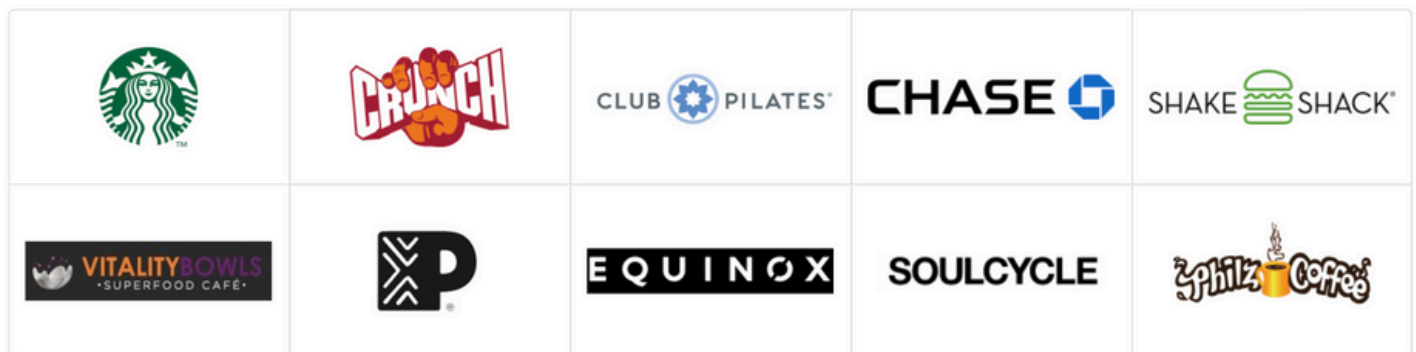
TRANSIT/SUBWAY

Hyde and Union Transit Stop	12 min walk	0.6 mi
Union and Hyde Transit Stop	12 min walk	0.6 mi
Hyde and Filbert Transit Stop	13 min walk	0.7 mi
Hyde and Green Transit Stop	13 min walk	0.7 mi
Hyde and Vallejo Transit Stop	14 min walk	0.7 mi

COMMUTER RAIL

San Francisco 4th & King Commuter Rail (Caltrain)	8 min drive	3.1 mi
22nd Street Commuter Rail (Caltrain)	10 min drive	4.6 mi
Bayshore Commuter Rail (Caltrain)	15 min drive	8.2 mi
South San Francisco Commuter Rail (Caltrain)	21 min drive	12.1 mi
San Bruno Commuter Rail (Caltrain)	25 min drive	14.7 mi

NEARBY MAJOR RETAILERS



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LOCATION MAP



**12 MINUTE
WALK TO**



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CONTACT INFORMATION

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