

1717  
MISSION  
*San Francisco*

FOR SALE

True Value-Add  
Opportunity With Income  
Through 2026



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# THE OFFERING

## INVESTMENT HIGHLIGHTS

1717 Mission Street offers a prime investment opportunity in the heart of San Francisco's rapidly improving real estate market. The property is located in the Mission District, a vibrant and dynamic neighborhood that has been experiencing renewed growth, driven by the expansion of the tech sector and overall economic recovery. San Francisco's market is showing increasing strength, especially with emerging industries like AI, which contribute to a revitalized urban landscape and continued long-term property value appreciation.

This makes 1717 Mission Street an attractive basis play with substantial future upside. The flexible nature of the building makes it suitable for a wide range of potential uses, allowing it to easily adapt to future market demands. The parking lot is a valuable amenity in this area, making the property even more desirable for potential tenants or future redevelopment.

The Mission District remains one of San Francisco's most sought-after locations, known for its cultural richness, vibrant dining scene, and proximity to amenities like Dolores Park. With excellent access to public transit and major roadways, this neighborhood continues to attract investment and development, ensuring strong future demand and value growth for the property.



Gross Annual Income of \$564,000 Through December 2026 Per Lease (only 14% of the Building)



Deeply Discounted Relative Basis with Substantial Upside Potential



Flexible Building With High Level of Adaptability in an Evolving Market



Centrally Located with Strong Parking Lot Access on 3 of the 4 Lot Lines

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## PROPERTY SUMMARY

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## SPECIFICATIONS

Address	1717 Mission Street, San Francisco
Zoning	PDR-1-G - production, distribution & repair - 1 - general
Square Footage	+/- 95,000 Sq Foot Building
Lot Area	+/- 61,245 (1.406 Acres)
Parking	+/- 50 car parking (ability to optimize for an additional 20 stalls)
Heavy Power	2000 Amp 120/240 Volt 3-Phase AND 1200 Amp 120/240 Volt 3-Phase Mains
Access	3-sided access with in direct proximity to 101/Central Fwy South On-Ramp
Structural	Full Seismic Retrofit
Fire/Life Safety	Fully Sprinklered
Elevators	Two High-Capacity Passenger Elevators

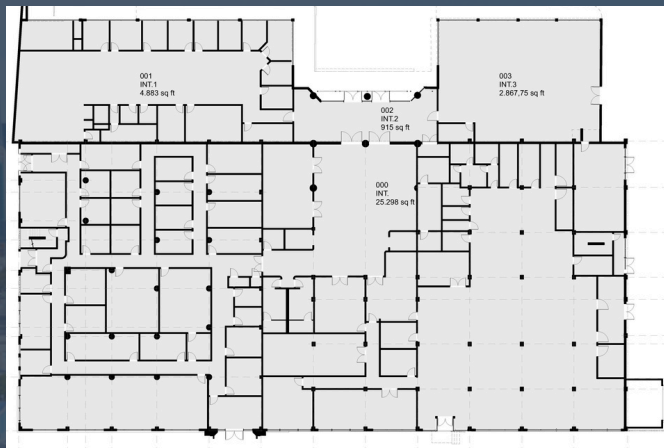


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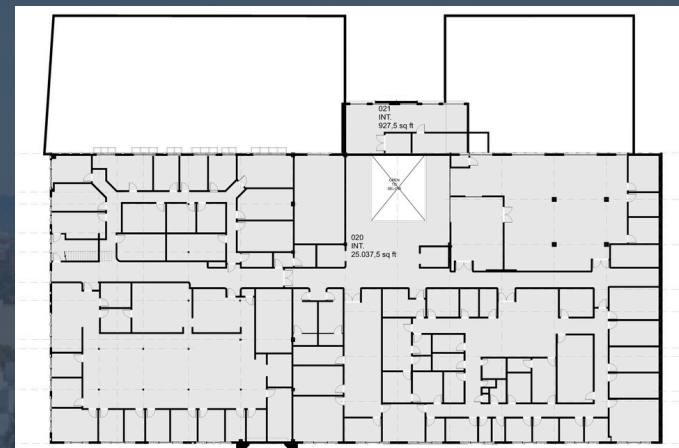
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## FLOOR PLANS

Floor 1

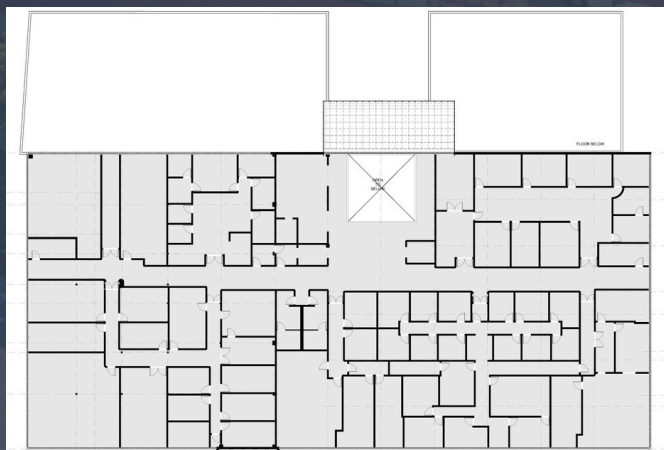


Floor 2

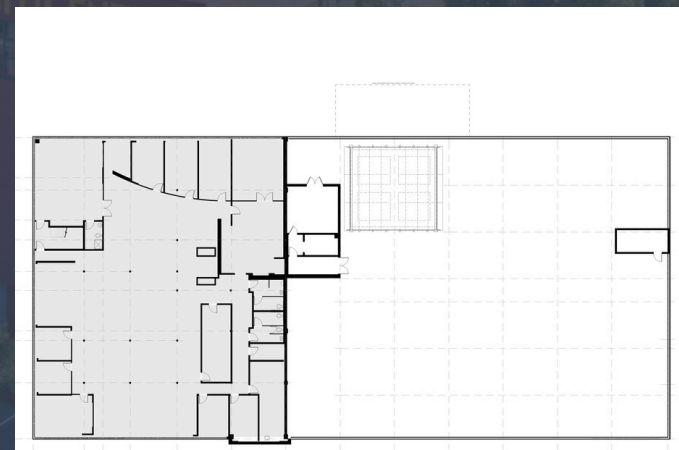


FLOOR 1: +/- 33,964 RSF  
FLOOR 2: +/- 25,965 RSF  
FLOOR 3: +/- 24,942 RSF  
PENTHOUSE: +/- 10,087 RSF  
TOTAL: +/- 94,958 RSF

Floor 3



Penthouse



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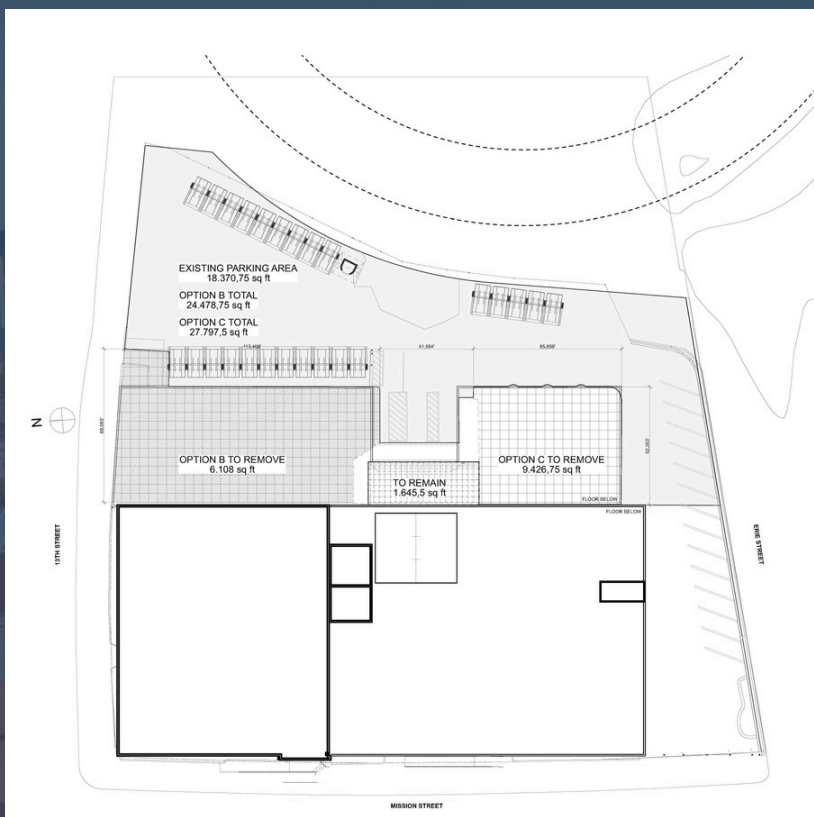
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## PARKING OPTIMIZATION



## Increase Parking Capacity with Minimal Demo

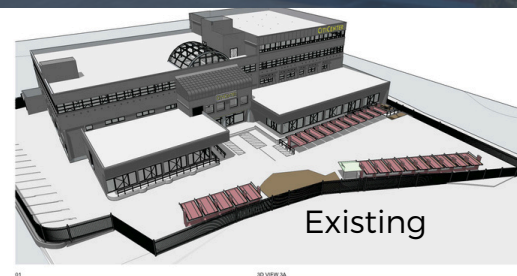
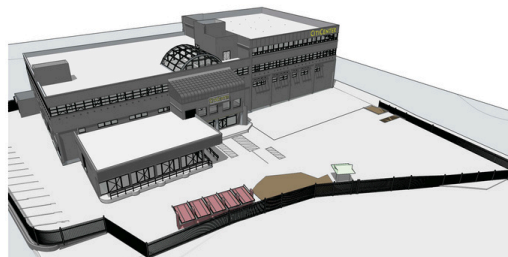
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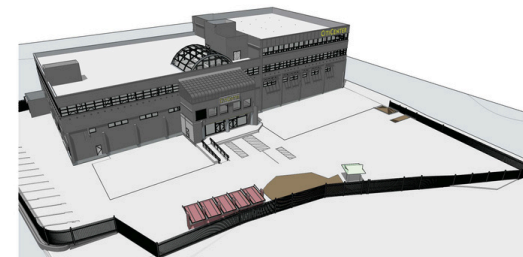
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Option B



Existing

Option C





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## PROPERTY PHOTOS



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## PROPERTY MAP

FIDI

SOMA



Central Freeway

Hwy 101

Mission

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#### Disclaimer

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