



580 O'Farrell Street

**Premier 100% Vacant Residential Investment Property
Located in the Heart of the Tenderloin**

CBRE

580 O'FARRELL STREET, SAN FRANCISCO, CA 94102



Leavenworth Street

O'Farrell Street



580 O'Farrell Street

San Francisco, CA 94102

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CBRE



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O'Fa



580
O'Farrell Street

580

O'Farrell Street

San Francisco, CA 94102

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CBRE



Offering *Summary*

580 O'Farrell Street is a 22,550 square foot residential hotel and SRO property on a 4,726 square foot lot in the Tenderloin neighborhood, located in San Francisco. The property includes seventy-seven (77) rooms with seventy one (71) rentable units, one manager's unit, community kitchen, community lounge, laundry room, housekeeping room, business center and storage room. The property does not contain any commercial square footage. The residential units are master metered for water & electricity.

From 2015 to 2016, the property underwent major renovations totaling an estimated \$1,200,000. The renovations included: flooring in the hallways and bedrooms, interior paint, bedroom furniture replacement, key system, security system upgrades, window replacements, bathroom repairs, and common area improvements, among others. Additionally, approximately \$300,000 was spent in 2013 to renovate the exterior, lobby, and other common areas, and curing some deferred maintenance.

The Tenderloin neighborhood is tucked in downtown San Francisco's urban setting and is a place of new opportunities and second chances. Each population that has inhabited the Tenderloin has brought its own sense of community, culture, and cuisine. From upscale French food and jazz clubs to affordable Senegalese and Vietnamese food, the Tenderloin is indeed the mark of any proper city: that one place where no one can show enough respect for the rich culture.

The Tenderloin Recreational Center and Boeddeker Park both are situated less than a five minute walk from the Property. In addition, the property also has accessibility to the lively bar and dining scene four blocks away on Polk Street, is four blocks from The Olympic Club, is eight blocks from Grace Cathedral, and lies within one mile from both the Museum of Modern Art & The Yerba Buena Center for Arts.

The \$4 million Tenderloin Community Action Plan (TCAP) reflects a broader push to transform the Tenderloin into a vibrant neighborhood through community-drive initiatives, cultivating new capacities, and interagency collaborations. The TCAP has provided services such as Night Safety Support, Expanding Green Spaces, Cleaner and Safer Public Spaces, Food Security, Youth Enrichment and Support, Small Business Support, and Housing. In addition, a new \$3.3 million transformation of the Tenderloin Recreation Center's outdoor area was recently approved in early 2025.

Below, please find a list of establishments to eat, drink and shop in the area:

RESTAURANTS:

A La Turca
Azalina's
Brenda's French Soul Food
Halal Guys
Kin Khao
Lers Ros Thai
Mensho Tokyo SF
Ox & Tiger
Villon

BARS:

620 Jones
Aunt Charlie's Lounge
Bourbon and Branch
Chambers
Charmaine's
Cityscape
Dark Bar
Emperor Norton's

TO DO:

Union Square
The Yerba Buena Center for Arts
Museum of Modern Art
Asian Art Museum
San Francisco Cable Car Museum
Grace Cathedral
Orpheum Theater
The Warfield Theater
Black Cat Jazz Supper Club



O'Farrell Street

The Property

PROPERTY INFORMATION

Address	580 O'Farrell Street, San Francisco, CA 94102
District	Tenderloin
Property Type	Residential Hotel and SRO
Units	71 units
Bathrooms	43 private bathrooms, Floors 2-5 have two common bathrooms on each floor, ground floor has one bathroom for a total of 9 shared bathrooms
Occupancy	0%
Stories	5 (plus basement)
APN	0318-013
Building Square Feet	22,550 Square Feet
Lot Size	4,726 Square Feet
Constructed	1911/1938
Zoning	RC-4
Walk Score	99/100
Transit Score	100/100

BUILDING SYSTEMS

Foundation	Concrete slab-on-grade
Structure	Site-cast concrete perimeter walls with wood interior floor and roof framing
Facade	Painted concrete and masonry
Plumbing	Copper
Windows	Single Paned Wood Frame
Roof Composition	Modified bitumen
Electrical Service	Master Metered
Gas Service	Master Metered
Fire Protection System	Wet-pipe sprinkler system, 100% coverage
Fire Alarm	Central system with outside dialer
Fire Escapes	Yes
Heat Source	Steam heat system comprised of cast-iron registers and steam heat boiler
Water Supply Piping	Copper
Electrical Branch Wiring	Copper
Building Access	Gated Entry & Fob System
Mailboxes	Lobby
Elevator	One basement drum passenger elevator
Apartment Access	Central stairwell and/or elevator
Common Areas	Carpeted & Vinyl
Laundry	6 - 3 LG Washers & 3 LG Dryers
Garbage	Garbage room on each floor



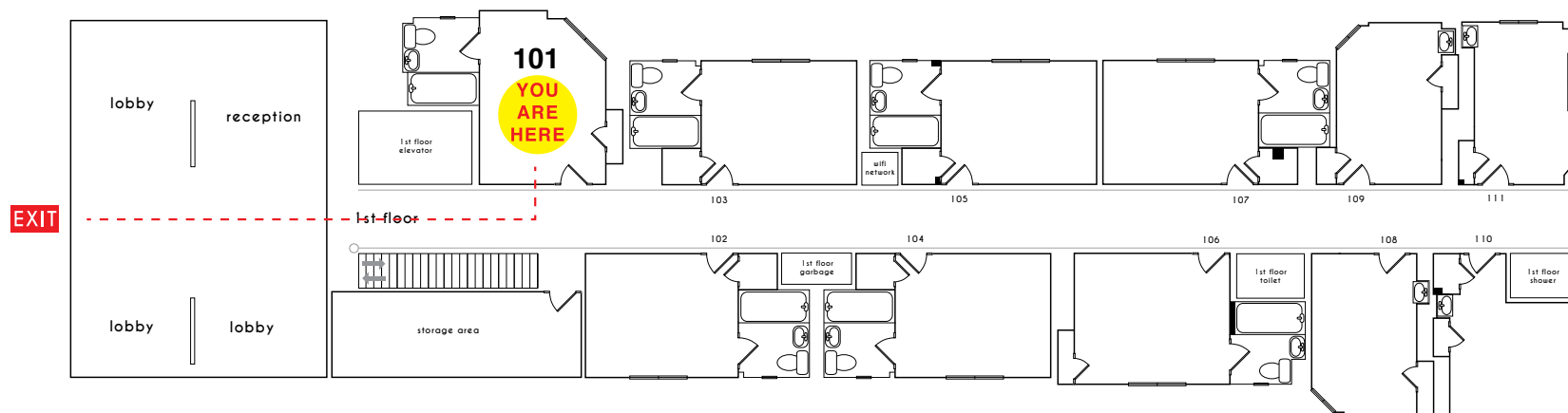
Floor Plans

REPORTED CAPITAL EXPENDITURES

Per Partner PCR dated August 17, 2017, according to property management, the following capital improvements were completed within the last three years:

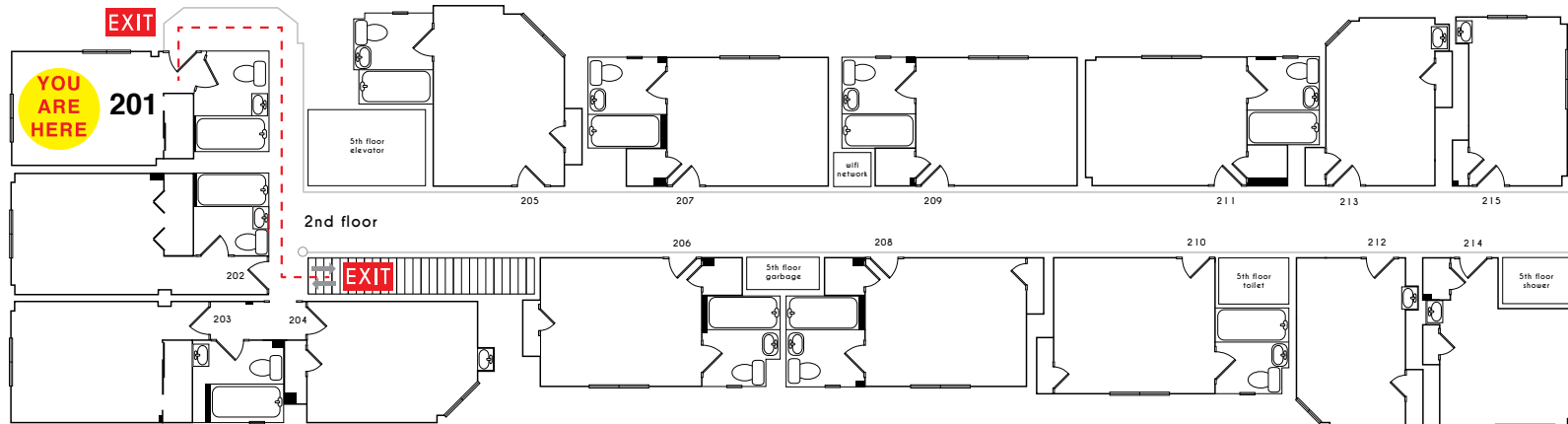
- Flooring in the hallways and bedrooms at a reported cost of \$115,000;
- Interior paint at a reported cost of \$93,400;
- Bedroom furniture replacements at a reported cost of \$185,520;
- Key system at a reported cost of \$26,850;
- Security system upgrades at a reported cost of \$12,009;
- Window replacements at a reported cost of \$125,000;
- Bathroom repairs at a reported cost of \$439,204;
- Common area improvements at a reported cost of \$7,871
- Miscellaneous upgrades at a reported cost of \$50,243

1ST FLOOR

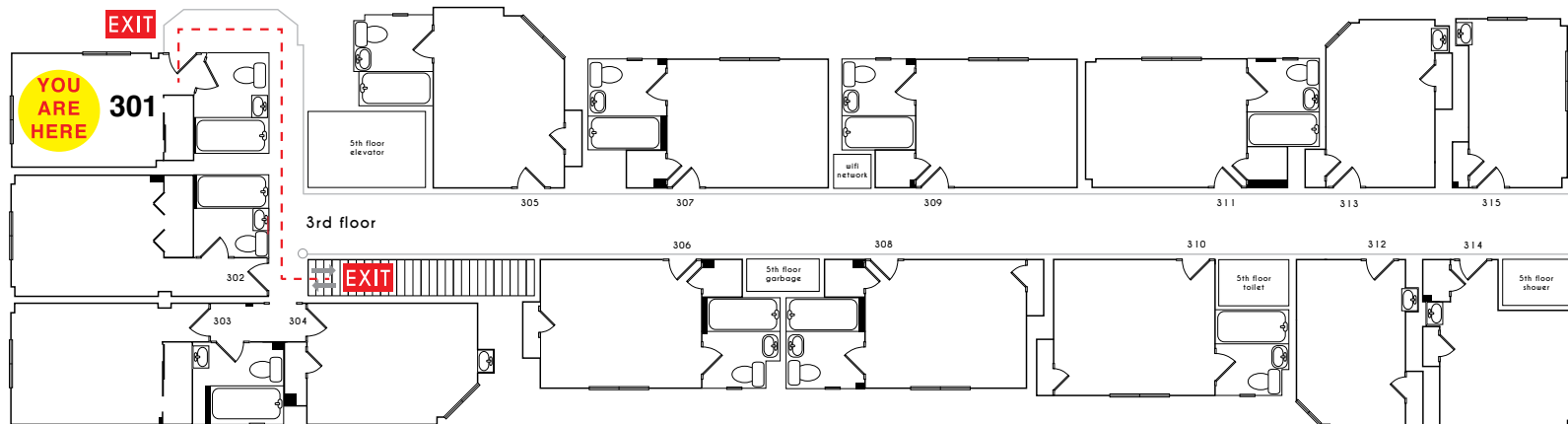


Floor Plans

2ND FLOOR

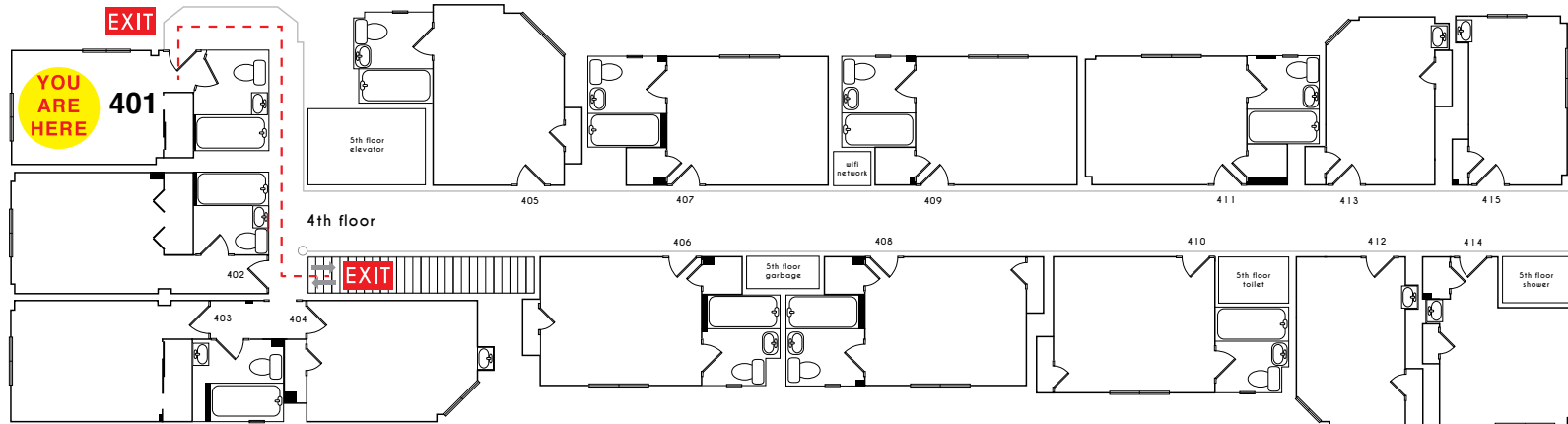


3RD FLOOR

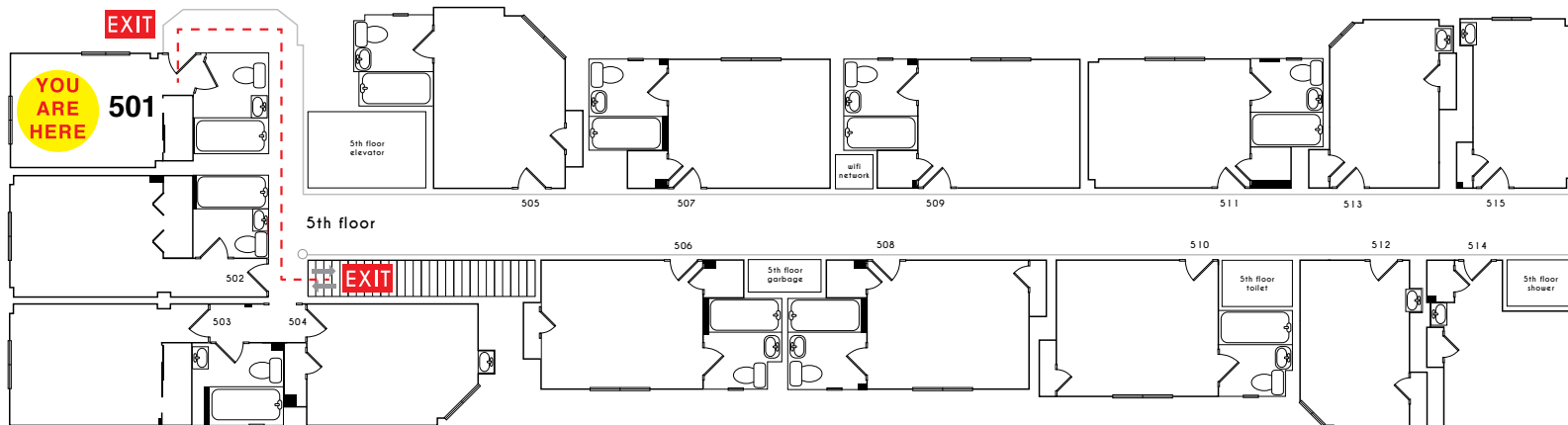


Floor Plans

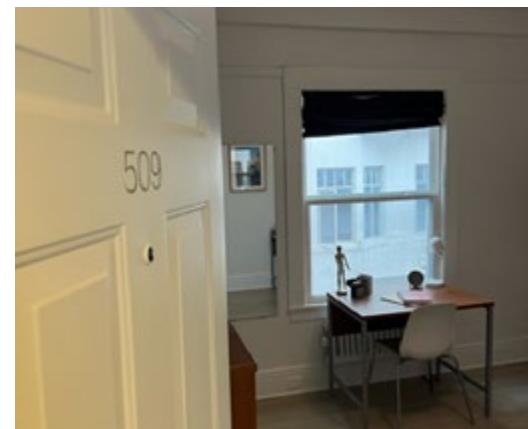
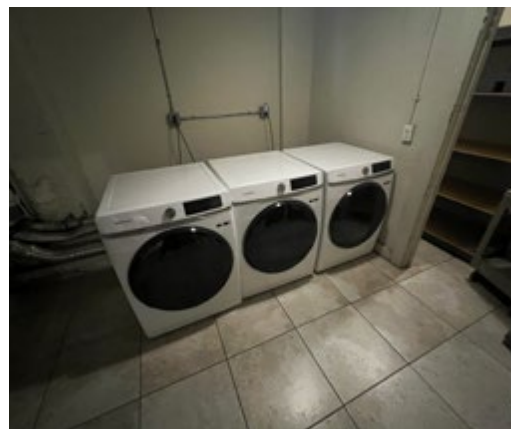
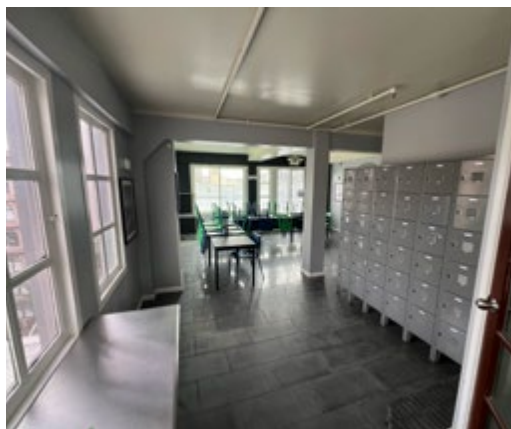
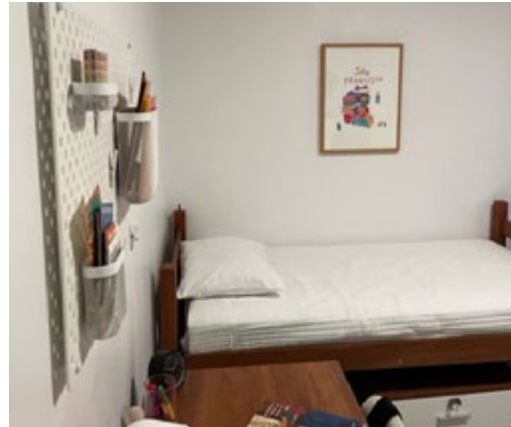
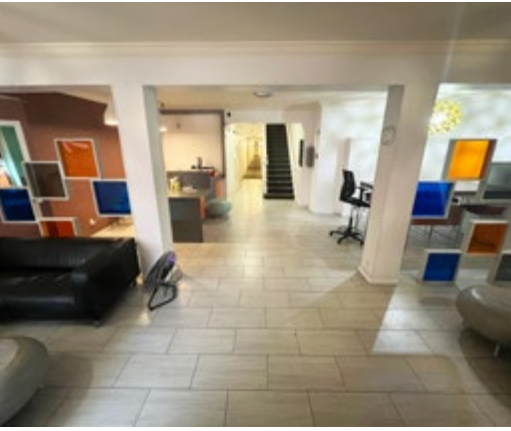
4TH FLOOR



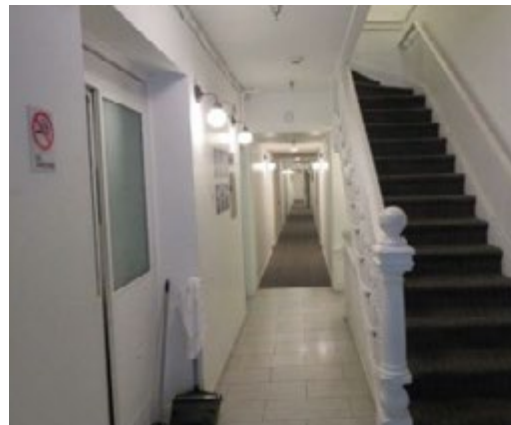
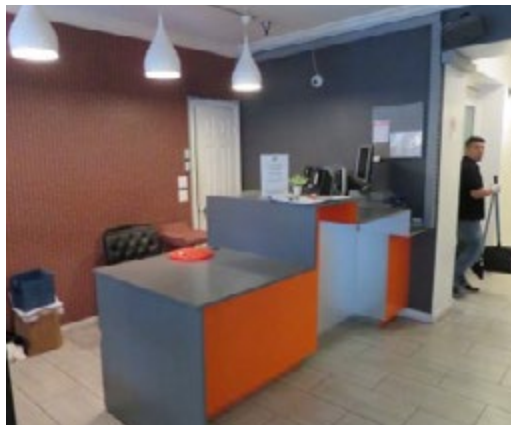
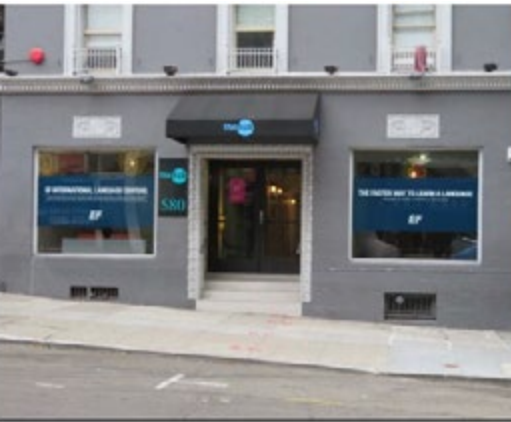
5TH FLOOR



Building Photos



Building Photos



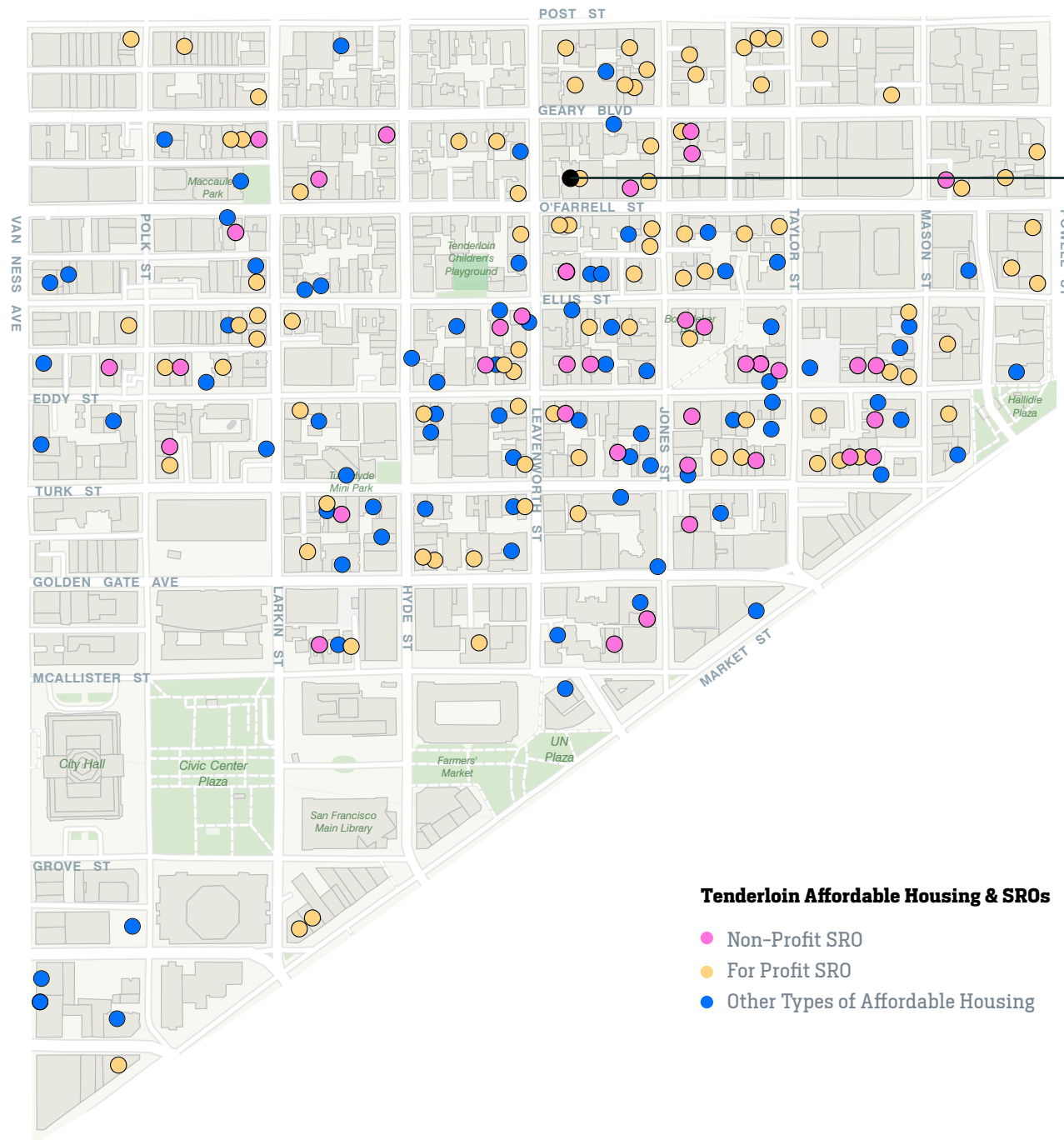
Building Photos



Bay Area Q4 2024 Fundamentals

Market/Submarket	Existing Inventory (Units)	Under Construction		Completions			Net Absorption			Vacancy Rate		Rent per Unit			
		Due By Year End 2024 (Units)	as a % of Existing Inventory	YTD (Units)	Current Qtr. (Units)	Current Qtr. (% of E.I.)	YTD (Units)	Current Qtr. (Units)	Current Qtr. Absorption Ratio	Current Qtr. (%)	YoY Change (BPS)*	Current Qtr. (\$)	Q1 2024 (\$)	QoQ Change (\$)	YoY Change (%)
San Francisco / SF Peninsula	260,442	4,086	1.6%	4,086	906	0.3%	7,758	3,352	3.70	3.7	130	3,297	3,317	-20	2.2
Downtown San Francisco	86,718	586	0.7%	586	0	0.0%	2,425	1,477		4.0	-216	3,132	3,141	-9	0.3
SoMa	49,556	1,683	3.4%	1,683	221	0.4%	2,508	412		4.2	-187	3,495	3,482	13	2.8
Marin County	19,421	50	0.3%	50	0	0.0%	78	53		4.1	-16	3,161	3,179	-17	1.6
West San Francisco	39,586	166	0.4%	166	166	0.4%	720	831		2.2	-141	3,312	3,360	-49	1.7
Central San Mateo County	23,466	130	0.6%	130	0	0.0%	212	7		3.7	-37	3,298	3,327	-29	4.0
North San Mateo County	19,840	36	0.2%	36	36	0.2%	233	27		2.6	-100	2,800	2,878	-79	4.7
South San Mateo County	21,855	1,435	6.6%	1,435	483	2.2%	1,582	545		3.9	-100	3,739	3,767	-28	3.3
Silicon Valley	177,745	6,032	3.4%	6,032	1,153	0.6%	6,193	1,381	1.20	4.3	-31	3,143	3,210	-67	3.0
Central San Jose	26,568	360	1.4%	360	140	0.5%	572	169		4.2	-87	3,027	3,092	-65	4.4
East San Jose	12,712	130	1.0%	130	80	0.6%	337	135		5.2	-170	2,772	2,742	29	3.2
Mountain View/Palo Alto/Los Altos	33,189	1,757	5.3%	1,757	405	1.2%	1,322	452		6.1	104	3,459	3,500	-42	4.0
North San Jose/Milpitas	14,339	15	0.1%	15	0	0.0%	78	-17		3.7	-45	3,142	3,231	-89	6.3
North Sunnyvale	17,469	1,965	11.2%	1,965	0	0.0%	2,007	25		3.3	-68	3,227	3,319	-92	5.2
Santa Clara	20,859	576	2.8%	576	528	2.5%	581	556		4.3	-14	3,240	3,340	-100	7.0
South San Jose	21,300	755	3.5%	755	0	0.0%	902	11		3.9	-86	2,940	2,949	-8	3.0
South Sunnyvale/Cupertino	10,672	0	0.0%	0	0	0.0%	81	11		4.3	-76	3,291	3,386	-96	5.6
West San Jose/Campbell	20,637	474	2.3%	474	0	0.0%	313	39		5.0	68	2,891	2,949	-58	5.5
Oakland/East Bay	228,647	3,599	1.6%	3,599	195	0.1%	5,528	1,258	6.45	4.9	-93	2,574	2,602	-28	-1.1
Concord/Martinez	16,610	356	2.1%	356	0	0.0%	391	10		5.0	-32	2,327	2,319	9	0.9
Fremont	21,682	360	1.7%	360	0	0.0%	625	53		3.7	-130	2,674	2,727	-53	2.2
Hayward/San Leandro/Union City	31,923	57	0.2%	57	0	0.0%	506	283		4.2	-141	2,380	2,425	-45	1.1
Livermore/Pleasanton	9,029	0	0.0%	0	0	0.0%	71	-22		4.9	-79	2,710	2,705	5	-1.4
Northeast Contra Costa County	11,144	100	0.9%	100	100	0.9%	201	91		5.3	-96	2,239	2,233	6	1.1
Northwest Contra Costa County	16,187	33	0.2%	33	0	0.0%	417	174		4.1	-239	2,416	2,436	-21	-0.3
Oakland/Berkeley	100,206	2,151	2.1%	2,151	74	0.1%	2,728	590		7.2	-75	2,712	2,744	-32	-3.5
San Ramon/Dublin	8,923	542	6.1%	542	21	0.2%	606	26		3.2	-98	2,655	2,716	-61	2.0
Walnut Creek/Lafayette	12,943	0	0.0%	0	0	0.0%	-17	53		4.9	13	2,664	2,655	9	1.1
Total Bay Area Market	666,834	13,717	2.1	13,717	2,254	0.3%	19,479	5,991	2.66	4.3	-91	3,008	3,043	-35	1.4

Tenderloin Overview

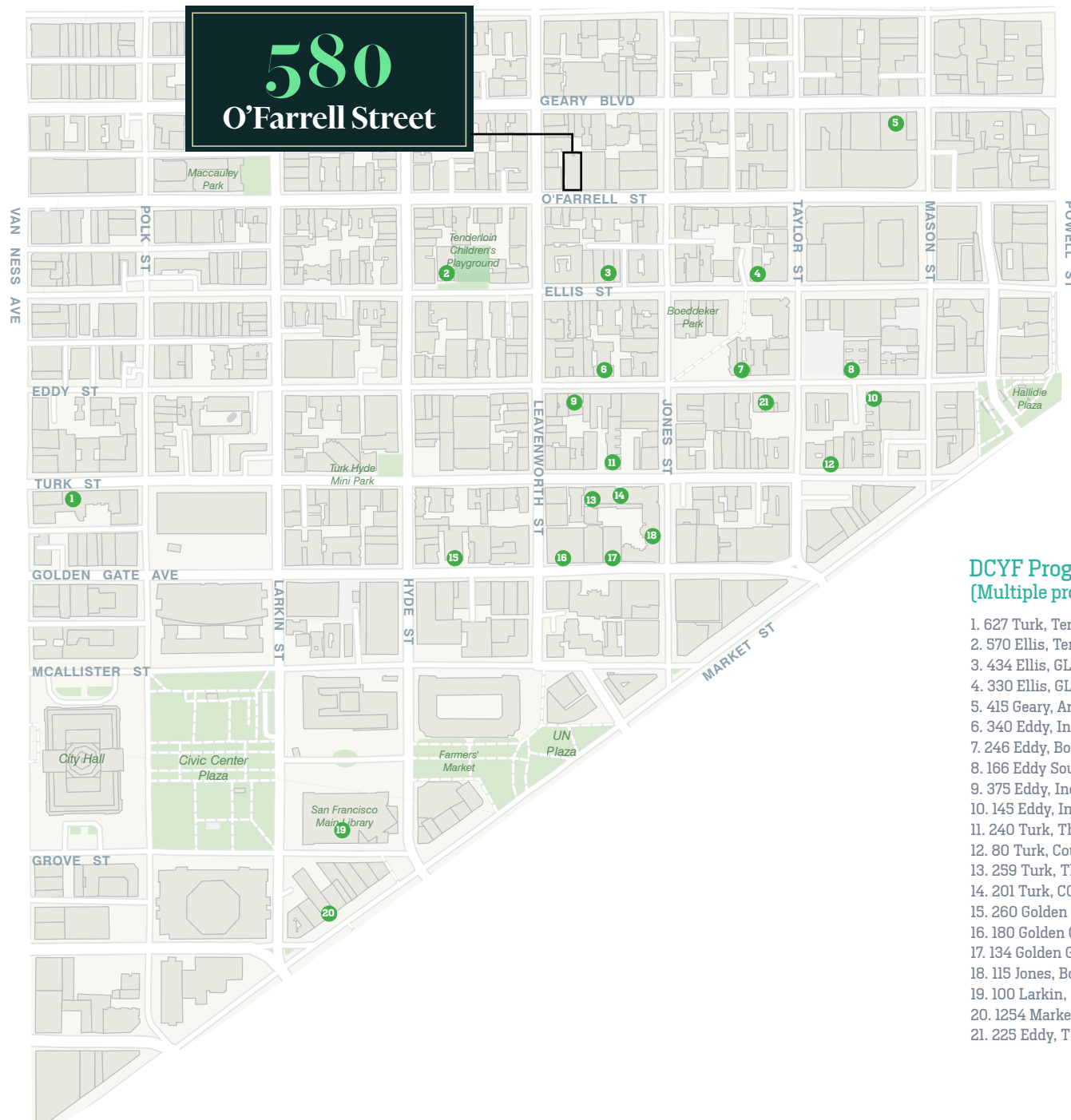


580
O'Farrell Street

Tenderloin Affordable Housing & SROs

- Non-Profit SRO
- For Profit SRO
- Other Types of Affordable Housing

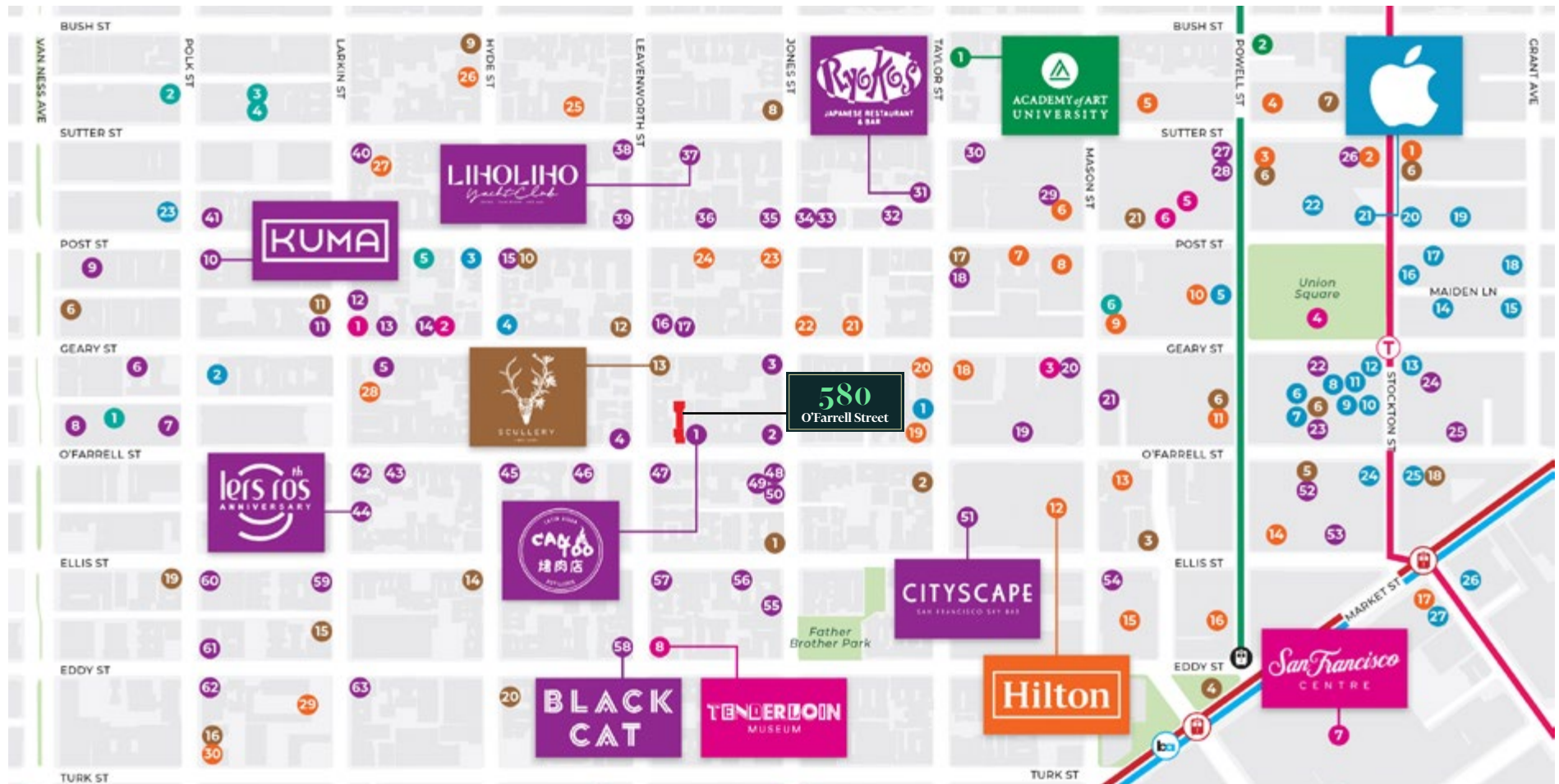
Tenderloin Overview



DCYF Program Sites in the Tenderloin (Multiple programs can co-locate in one site)

1. 627 Turk, Tenderloin Community School
2. 570 Ellis, Tenderloin Recreation Center
3. 434 Ellis, GLIDE Foundation
4. 330 Ellis, GLIDE Memorial Church
5. 415 Geary, American Conservatory Theater
6. 340 Eddy, Indochinese Housing Development Corporation
7. 246 Eddy, Boedderker Park Clubhouse
8. 166 Eddy Southeast Asian Development Center
9. 375 Eddy, Indochinese Housing Development Corporation
10. 145 Eddy, Indochinese Housing Development Corporation
11. 240 Turk, The Salvation Army Kroc Center
12. 80 Turk, CounterPulse
13. 259 Turk, The Corss Cultural Family Center
14. 201 Turk, CCDC Housing
15. 260 Golden Gate, Hamilton Families
16. 180 Golden Gate, 826 Valencia Tenderloin Center
17. 134 Golden Gate, Larkin Street Youth Services
18. 115 Jones, Boys & Girls Clubs of San Francisco
19. 100 Larkin, San Francisco Public Library
20. 1254 Market, Legal Services for Children
21. 225 Eddy, TNDC

Amenities



EATERIES

- 1 Cantoo Latin Asian Fusion
- 2 Bourbon & Branch
- 3 Kinara Fusion Kitchen
- 4 Ararat Kebab & Gyros
- 5 A La Turca
- 6 Taniku Izakaya
- 7 Ike's Love & Sandwiches
- 8 City Smoke House
- 9 Taisho SF Asian Fusion
- 10 Kuma Sushi + Sake
- 11 House of Thai
- 12 Aria Korean Street Food
- 13 Domino's Pizza
- 14 Fishmandu Sushi
- 15 Propagation
- 16 Osha Thai BBQ
- 17 Mensho Tokyo SF
- 18 Cocobang
- 19 The Halal Guys
- 20 Pinecrest Diner
- 21 Mason Diner
- 22 The Cheesecake Factory
- 23 Boudin Bakery Cafe
- 24 The Rotunda
- 25 Chotto Matte Asian Fusion
- 26 OneUp Restaurant & Lounge
- 27 Golden Gate Tap Room
- 28 Sears Fine Food
- 29 Level III Restaurant
- 30 Matador Mexican
- 31 Ryoko's Japanese Restaurant
- 32 Fino Italian
- 33 Helst Restaurant
- 34 Lapisara Eatery
- 35 Thai Bangkok Street Food
- 36 Farm + Table
- 37 Liholiho Yacht Club
- 38 Berlin Doner & Kebab House
- 39 The Royale
- 40 DACHA Kitchen & Bar
- 41 Jackalope
- 42 Piccolo Italia
- 43 Sai Jal Thai
- 44 Lers Ros Thai
- 45 Nite Cap Bar
- 46 Dong Baek
- 47 El Tesoro Taqueria & Grill
- 48 Pakwan Pakistani
- 49 The Zombie Village
- 50 Pho Tan Hoa Vietnamese
- 51 Cityscape
- 52 ONE65 SF
- 53 Tad's Steakhouse
- 54 Kin Khao
- 55 Lin's Kitchen
- 56 Falafel City
- 57 Azalina's Malaysian
- 58 Black Cat Jazz Supper Club
- 59 Hal Ky Mi Gia Chinese
- 60 Zen Yai Thai
- 61 Son and Garden
- 62 Brenda's French Soul Food
- 63 Saigon Sandwich

CAFES

- 1 Cafeclito
- 2 Taylor Street Coffee Shop
- 3 Mellis Cafe
- 4 Cable Car Coffee
- 5 Caffe Central
- 6 Starbucks
- 7 Sutter Street Cafe
- 8 Cafe Bean
- 9 Crostini & Java
- 10 Sammie Cafe
- 11 Jane on Larkin
- 12 Angel Cafe & Deli
- 13 Scullery
- 14 Tu Kim Coffee Shop
- 15 Lafayette Coffee Shop
- 16 Unexpected Era Cafe
- 17 Honey Honey Cafe & Crepery
- 18 Little Sweet
- 19 Sam's Bakery
- 20 Mong Thu Cafe
- 21 Cafe Encore

SHOPPING

- 1 Napa Valley Winery Exchange
- 2 California Produce
- 3 Kayo Books
- 4 Geary & Hyde Market
- 5 Victoria's Secret & PINK
- 6 Boss
- 7 Sunglass Hut
- 8 Macy's
- 9 MAC Cosmetics
- 10 Macy's Backstage
- 11 Louis Vuitton
- 12 Heelsinn
- 13 Neiman Marcus
- 14 Suitsupply
- 15 Hermes
- 16 Gucci
- 17 Kerns
- 18 Cartier
- 19 ZARA
- 20 Nike
- 21 Apple
- 22 Tiffany & Co
- 23 New India Bazar
- 24 Nespresso Boutique
- 25 Givenchy
- 26 Ross Dress for Less
- 27 Trader Joe's
- 1 Taj Campton Place
- 2 Grand Hyatt
- 3 Beacon Grand
- 4 Marriott Union Square
- 5 Hotel Emblem
- 6 JW Marriott
- 7 Hotel Zeppelin
- 8 The Donatello
- 9 Hotel G
- 10 The Westin St. Francis
- 11 The Barnes
- 12 Hilton Union Square
- 13 Hotel Nikko
- 14 citizenM
- 15 Parc 55
- 16 Axiom Hotel
- 17 Hotel Zelos
- 18 The Clift Royal Sonesta
- 19 Hotel Spero
- 20 The Marker
- 21 Hotel Adagio
- 22 Staypineapple
- 23 Beresford Arms Hotel
- 24 Courtyard Union Square
- 25 Hotel Julian
- 26 Nob Hill Hotel
- 27 FOUND Hotel Carlton
- 28 Cathedral Hill Hotel
- 29 Phoenix Hotel
- 30 The Embassy Hotel

LODGING

FITNESS

- 1 NCZ Fitness
- 2 Coach Mike Fitness
- 3 HIT Fit SF
- 4 Rock Steady Boxing
- 5 SF Movement Group
- 6 Rae Dance & Fitness Studio

ATTRACTIONS

- 1 Moth Belly Gallery
- 2 Book and Job Gallery
- 3 American Conservatory Theater
- 4 Union Square
- 5 Chloe Gallery
- 6 San Francisco Playhouse
- 7 San Francisco Centre
- 8 Tenderloin Museum

SCHOOLS

- 1 AoAU - School of Photography
- 2 AoAU - School of Illustration

Transit Map

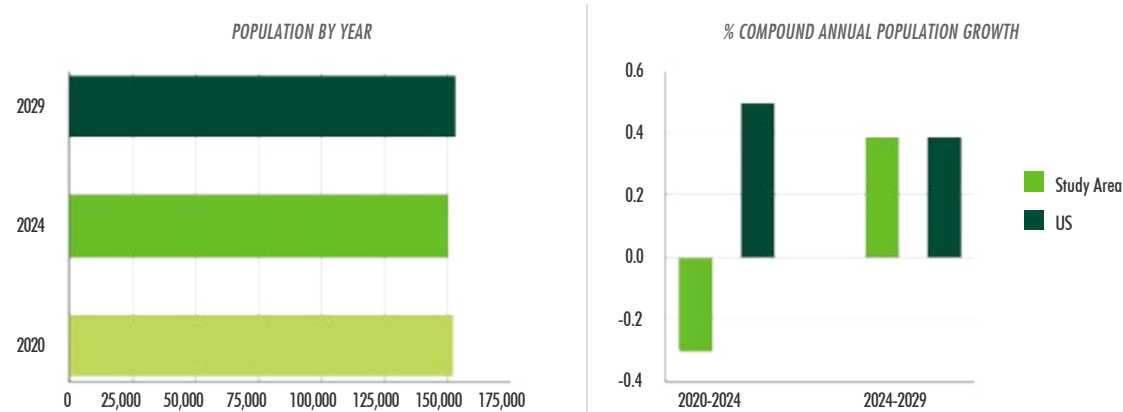


Demographics

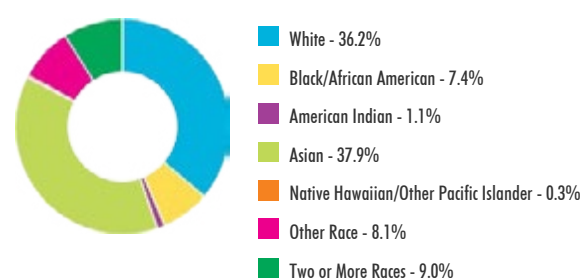
Demographic Brief	1 Mile		3 Miles		5 Miles	
POPULATION						
2024 Population - Current Year Estimate	149,588		457,685		722,535	
2029 Population - Five Year Projection	152,446		467,835		736,483	
2020 Population - Census	151,532		472,954		753,507	
2010 Population - Census	131,866		415,585		685,934	
2020-2024 Annual Population Growth Rate	-0.30%		-0.77%		-0.98%	
2024-2029 Annual Population Growth Rate	0.38%		0.44%		0.38%	
HOUSEHOLDS						
2024 Households - Current Year Estimate	81,851		232,216		329,443	
2029 Households - Five Year Projection	83,512		237,676		335,977	
2020 Households - Census	80,622		232,761		332,535	
2010 Households - Census	73,152		211,434		307,617	
2020-2024 Compound Annual Household Growth Rate	0.36%		-0.06%		-0.22%	
2024-2029 Annual Household Growth Rate	0.40%		0.47%		0.39%	
2024 Average Household Size	1.70		1.88		2.12	
HOUSEHOLD INCOME						
2024 Average Household Income	\$148,572		\$207,351		\$203,880	
2029 Average Household Income	\$172,056		\$236,785		\$233,356	
2024 Median Household Income	\$87,267		\$149,458		\$146,872	
2029 Median Household Income	\$104,855		\$174,802		\$172,653	
2024 Per Capita Income	\$82,265		\$105,733		\$93,333	
2029 Per Capita Income	\$95,163		\$120,812		\$106,820	
HOUSING UNITS						
2024 Housing Units	95,885		266,752		372,944	
2024 Vacant Housing Units	14,034	14.6%	34,536	12.9%	43,501	11.7%
2024 Occupied Housing Units	81,851	85.4%	232,216	87.1%	329,443	88.3%
2024 Owner Occupied Housing Units	10,595	11.0%	55,349	20.7%	106,965	28.7%
2024 Renter Occupied Housing Units	71,256	74.3%	176,867	66.3%	222,478	59.7%
EDUCATION						
2024 Population 25 and Over	127,702		381,124		585,564	
HS and Associates Degrees	39,590	31.0%	85,334	22.4%	149,616	25.6%
Bachelor's Degree or Higher	70,807	55.4%	266,122	69.8%	382,904	65.4%
PLACE OF WORK						
2024 Businesses	19,006		42,474		50,409	
2024 Employees	224,093		503,693		561,424	

Demographics

POPULATION



RACE & ETHNICITY



15.0% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$87,267
MEDIAN HOUSEHOLD INCOME

\$82,265
PER CAPITA INCOME

HOME OWNERSHIP

12.9%
OWNER-OCCUPIED UNITS

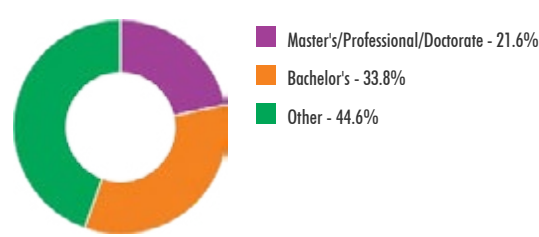
EMPLOYMENT

224,093 EMPLOYEES

19,006 BUSINESSES

5.9% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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