

NEW PRICE!

RETAIL/OFFICE BUILDING FOR SALE | COW HOLLOW 1827-1829 UNION STREET, SAN FRANCISCO, CA 94123



JONATHAN BLATTEIS
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DRE #00812015

PROPERTY SUMMARY

Blatteis Realty Co. is proud to present 1827-1829 Union Street, a terrific commercial building that brings together location, foot traffic, and visibility for a truly exceptional investment. Situated along Union Street, this property offers the perfect blend of convenience and visibility with a beautiful facade.

Located in the Cow Hollow District, one of San Francisco's most popular neighborhoods offering local shops, restaurants and cafes that bring plenty of foot and vehicle traffic.

The building is comprised of a ground floor retail space currently available for lease and the second floor office is currently occupied. This property is an ideal opportunity for an investor, or developer to purchase a property in one of San Francisco's well located and sought-after neighborhoods.

PROPERTY DETAILS:

New Asking Price:	\$2,785,000 \$2,450,000
New Cap Rate:	5.03%
Property Type:	Commercial
Building Size:	±3,248 Square Feet (Per Realquest)
Lot Size:	±1,415 Square Feet (Per Realquest)
Cross Streets:	Octavia and Laguna
Year Built:	1900
APN:	0543-032



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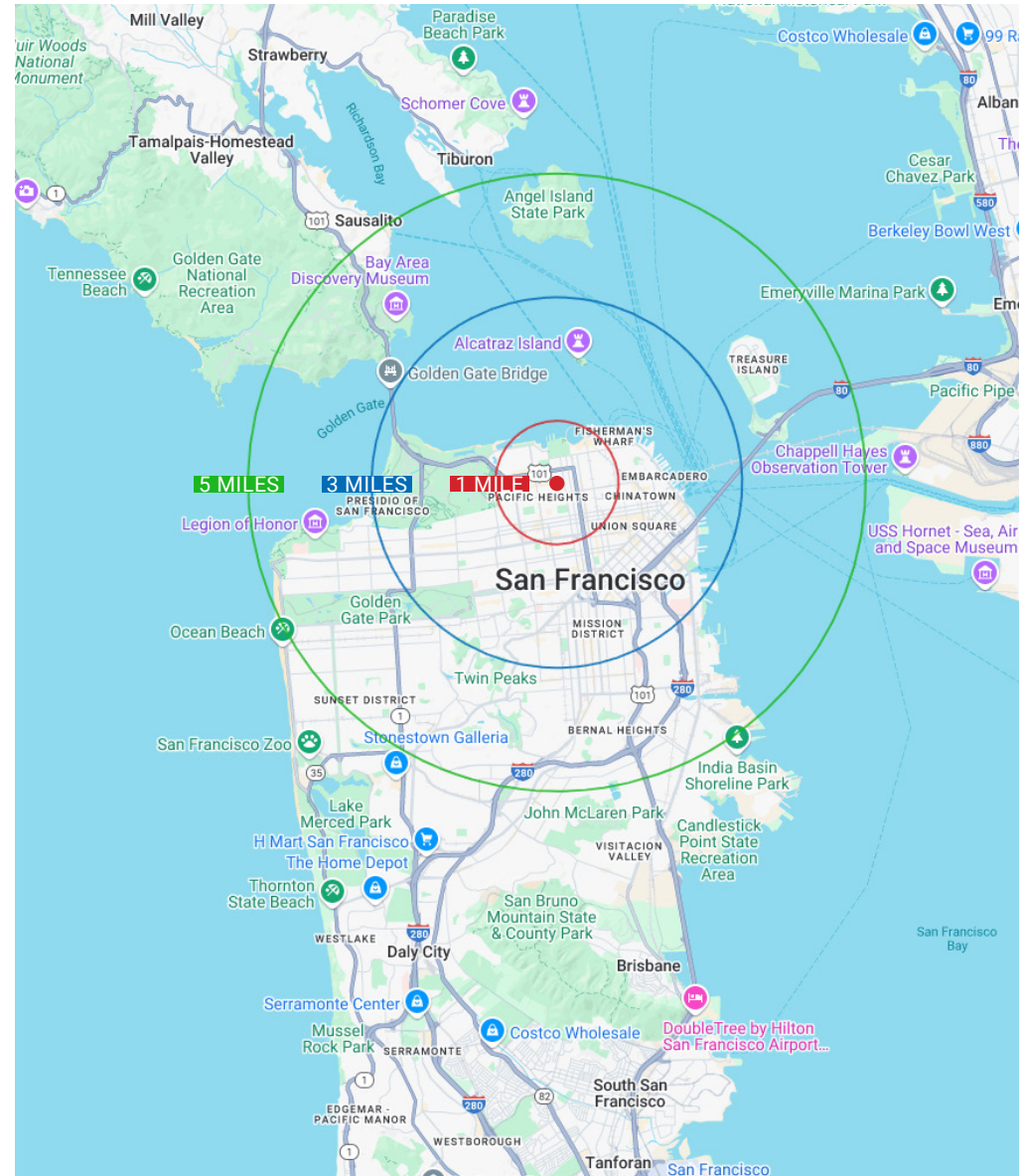
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	91,649	403,461	648,563
2029 Population	85,352	376,311	601,985
Pop Growth 2024-2029	-6.87%	-6.73%	-7.18%
Average Age	43	42	42
2024 Total Households	49,917	198,679	292,601
HH Growth 2024-2029	-7.42%	-7.26%	-7.61%
Median Household Inc	\$146,151	\$127,370	\$132,529
Avg Household Size	1.80	1.90	2.10
2024Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,107,927	\$1,101,017	\$1,108,564
Median Year Built	1948	1949	1948

Source: Loopnet



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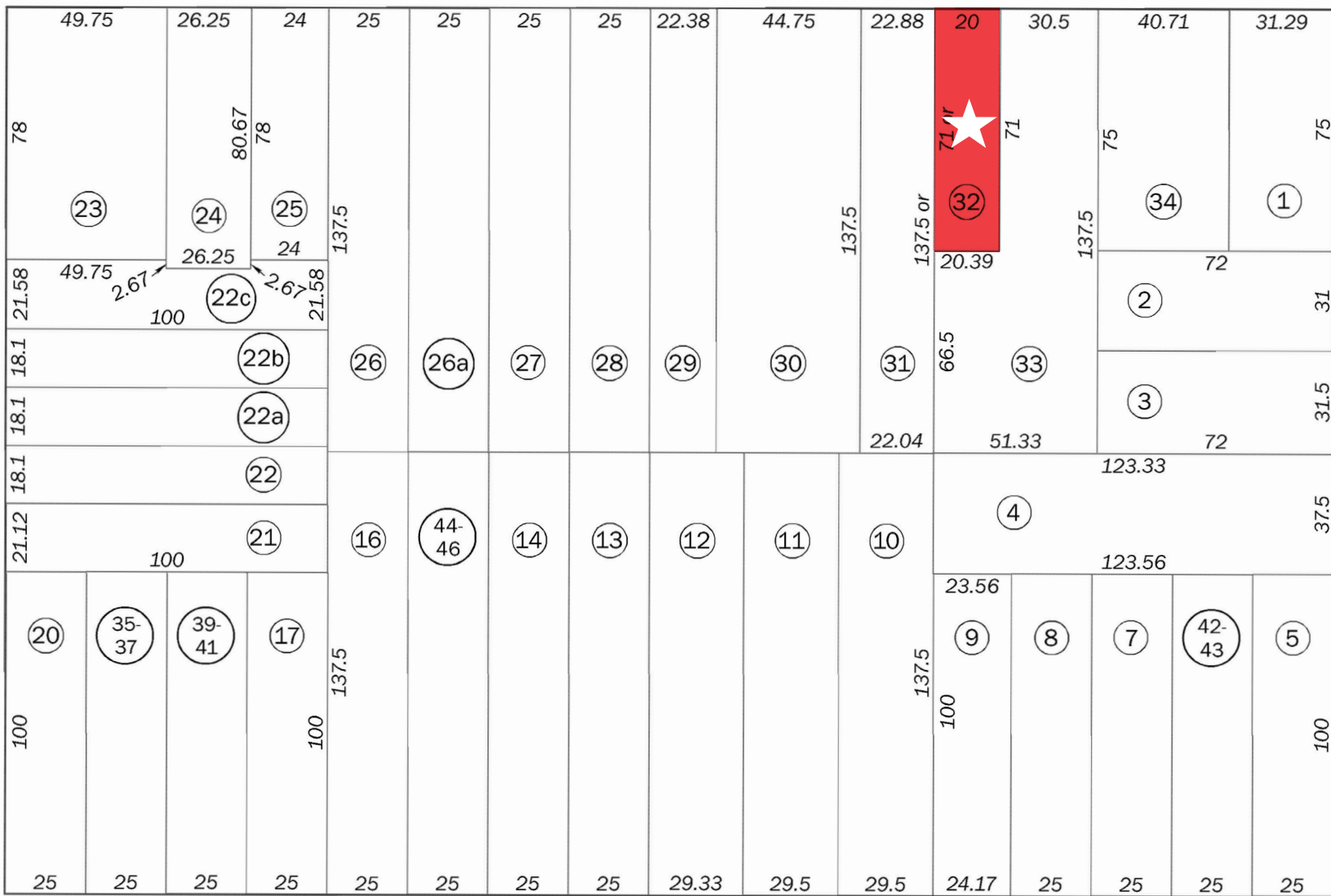
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PARCEL MAP UNION STREET

LAGUNA STREET

OCTAVIA STREET



GREEN STREET



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UNION STREET TENANT MAP

GOUGH TO STEINER

FOR MORE LISTINGS,
VISIT SFRETAIL.NET

OCTAVIA STREET

California Weight Clinic	1700
Colorful Bunch	1714
Union French Cleaners	1718
Available Retail Space for Lease	1728
Dermaplus Skin + Body	
Current Clothing	1738
Dermal Essentials	
Urban Green Investments	1746
Moulin Pooch	1750
The Hive Thai Massage	1764
Unveiled Bridal	1770
Pink Bunny	1772
Chic Nails Salon	
Dazzle Bar	1782
Dantone Boutique	1784
Palm Acai Cafe	1796

Camino Alto	1715
Office Space for Lease	1717
Crunch Fitness	1725
CryoSF	1735
City Living SF	1737
Pyarful	1739
VW Nail Care	1745
Cow Hollow Shoe Repair	1747
Chez Berlué, Partners in Crime	1749
Salon Macias, Red Union Salon	1757
Marina Dental Care	1763
ML Hair Studio	1771
Lotus Method	1775
Roam Artisan Burgers	1785

UNION STREET

GetzWell Pediatrics	1800
Organic Shimmer	1804
SF Color Collective	1808
Bare Beauty Lounge	1810
Available Retail Space for Lease	1814
Available Salon Space for Lease	1816
Tonal Gym	1824
Sprout	1828
Roaming Goat	1830
Available Retail Space for Lease	1832
KAIYO	1838
Topdrawer	1840
O'Dette Mortgage Group	1842
G Grover Interiors	1844
Blue Sky Bridal	1846
Nanskin, Limited Watches, Inc., Various Office Spaces	1850
Ambiance	1858
Shannon Leahy Events	1862
Kryolan City San Francisco	1864
Retail Space	1870
UNTUCKit	1872
Laser Away	1878
Perfect Fit Personal Training	1888
Yoga Flow SF	1892
Neomodern	1898

Retail Space for Lease	1801
B&A Estate	1803
Union Dumpling	1809
Acorn Home Furnishings & Design	1815
One Medical	1823
SKIN Medical Spa	1825
Commercial Building for Sale	1827
Alma's European Skincare	1831
Carats & Stones	1833
Candid Studio	1837
Available Retail Space for Lease	1843
6 Tables	1849
Trinity Bar & Restaurant	1851
Available Retail Space for Lease	1861
StretchLab	1869
Sacred Taco	1875
Biohack Health	1877
Mar's Super Fried Chicken	1887
Thermal Reconditioning SF	1889
Starbucks	1899

1827-1829 UNION ST

UNTUCKit



LAGUNA STREET



Wells Fargo Bank	1900
Karma Yoga	1906
Public Parking	1910
Birdies	1934
Available Retail Office Space for Lease	1942
Perry's	1944
State Farm Insurance	1952
Lashfully, The Caviar Co.,	1954
Various Medical Offices	1956
Redmint	1958
Bonobos	1964
Extreme Pizza	1980
Juice Shop	1994
Union Hair	1996
Gio Gelati	1998



Bus Stop Saloon	1901
Left Door	1905
Available Retail Space for Lease	1907
Epicurean Trader	1909
Italian Homemade Co.	1919
Office Space for Lease	1929
Union Street Jewelers,	1931
Zen Beauty Spa, Jinza Couture	1933
Dreamy Angels	1943
B Brow Lounge	1945
HELPER'S Artisan Bazaar	1947
Mabel Chong	1949
Closet 1951	1951
Salon Sulca	1957
Dahlia, High Society, Golden Lotus	1969
Vegan Picnic, Pacific Heights Place	1977
The Blue Light	1979
Lululemon Athletica	1981
Flagship	1995

LA BOULANGERIE
- SAN FRANCISCO -



BUCHANAN STREET

wildseed

Honey
& Stardust

VUORI

Wildseed	2000
Flores San Francisco	2030
Palm House, Union Street Shoe Repair	2032
Impact Builders, LLC	2034
Images of the North	2036
Milvali Salon, Rosewater Skin Care	2040
The Naked Market, G T Financial Group	2044
West Coast Leather, Cucalon Orthodontics	2060
Various Chiropractic Offices	2064
Le Marcel Bakery	2066
Honey and Stardust	2070
Prado Flowers Evolve Therapy	2072
B12 LOVE	2082
Various Spaces	2086
Vuori	2090
	2098

Union Street Plaza & Garage	2001
Comerica Bank, Firuze	
Shaw Shoes, Hunan Empire	
ARTEMIA Communications Inc	
Various Commercial and Medical Offices	2001
Upscale Construction	2031
Folio Avenue Publishing Service	
Bien-Etre Beaute, Mina's Tailor Studio,	
Greenforce Clean Team, Luxe Premier Travel	
Blue Whale Restaurant & Bar	
Bleu Coffee & Tea	2033
Equinox, Muesi Cafe, Earthbar	2035
	2055
Kühl	2071
Sephora	2083
Serenity Wellness Spa	2087
Soul Cycle	2095

EQUINOX
SEPHORA
SOULCYCLE

WEBSTER STREET

Casper



Veo Optics	2100
Practice SF Yoga - Mighty Minds	2104
Equity One	2106
JAMAROO Kids	2116
Barre Union	2118
Available Retail Space for Lease	2120
Mishka Dog Boutique	2124
Casaro Osteria	2136
Brixton	2140
Available Retail Space for Lease	2150
Available Retail Space for Lease	2154
Verizon, Pressed Juicery	2162
Union Street Papery	2166
Alana Leigh Designs	
Casper Mattress	2174
Sushi Hakko	2184
Luke's Local	2190
Michael's Wine & Spirits	2198

Adair Design Group	2101
	2103
Summerall Law	2107
	2111
Joy Joy Nail	2113
Motion Wireless & Gifts	2115
isalis, Available Retail Space for Lease	2117
Available Retail Space for Lease	2127
Eyes in Disguise	2133
AT&T Store	2135
ATYS Contemporary Living, P-Fits/Fitted by Pedro	2147
Jo Malone	2149
Vera Weiler Electrolysis	2157
Available Retail Space for Lease	2161
Telve Cafe	2163
STYLEDASH Beauty Lounge	2165
Oh La Lash	2171
Nikiniko Gift Shop	2181
Cameron James Salon	2185
Bobby London	2187
Noapure	2189
Union Street Coffee Roastery	2191



FILLMORE STREET

Rose's Café

Prudential California Realty, The Bud Stop	2200
Law Offices	2204
The Bud Stop	2206
Allstate Insurance	2208
Retail Space Available for Lease	2224
Ace Physical Therapy	2238
Wanderlust Salon, Bella Bridesmaid,	2250
Jutta Reichart Associates, Union Street Dental Care	
Available Retail Space for Lease	2254
True Jerkey, Lovely Bride	2266
Lili Henry - Personal Fashion Stylist	2272
Bridal Breeze	2274
2nd Floor Office Space for Lease	2276
Danielle	2278
Legal Offices	2280
Various Clinical Offices	2282
Bamboo Wellness Salon	2284
Great Tan	2286
eSalon	2288
Jenkins Garage Door Repair	2292
Rose's Cafe	2298

Coffee Bodega Farm-to-Table	2201
Images For Hair	2203
Le Bouquet Flower Shop	2205
Nails 2001	2213
Sofa U Love	2217
Various Clinical Services, The Pure Skin	2225
Union Street Inn	2229
Teevan Restoration	2247
Available Retail Space for Lease	2253
Available Retail Space for Lease	2263
Wrecking Ball Coffee Roasters	2271
Lisa's Lash	2277
Arthur Sebastian Hair Salon	2285
Fondue Lab	2289
Marina Submarine	2299



NEARBY TENANTS



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