

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.

*Entire properly can be delivered for an Owner/User

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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101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

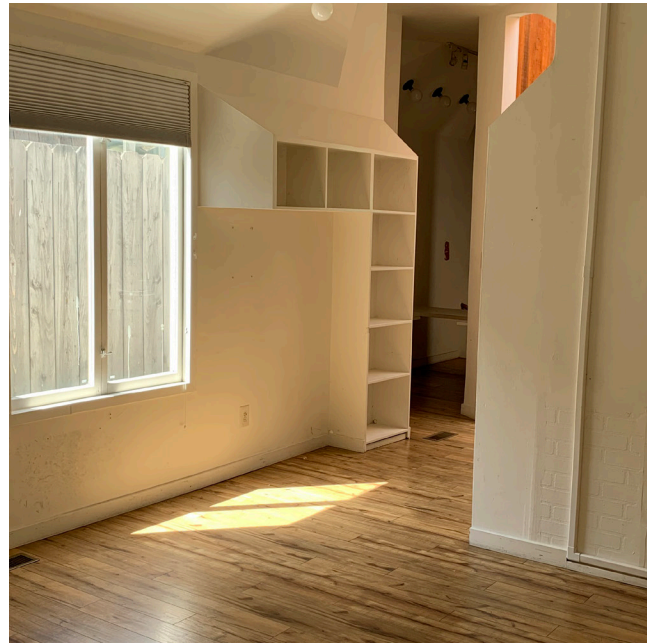
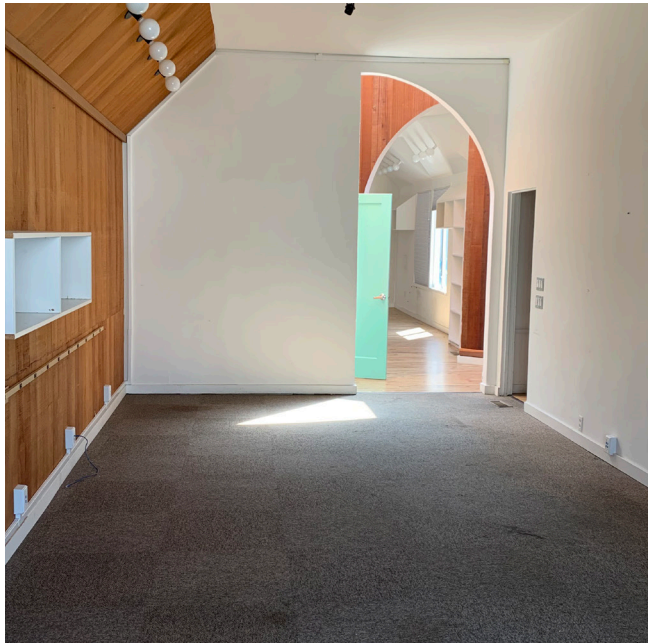


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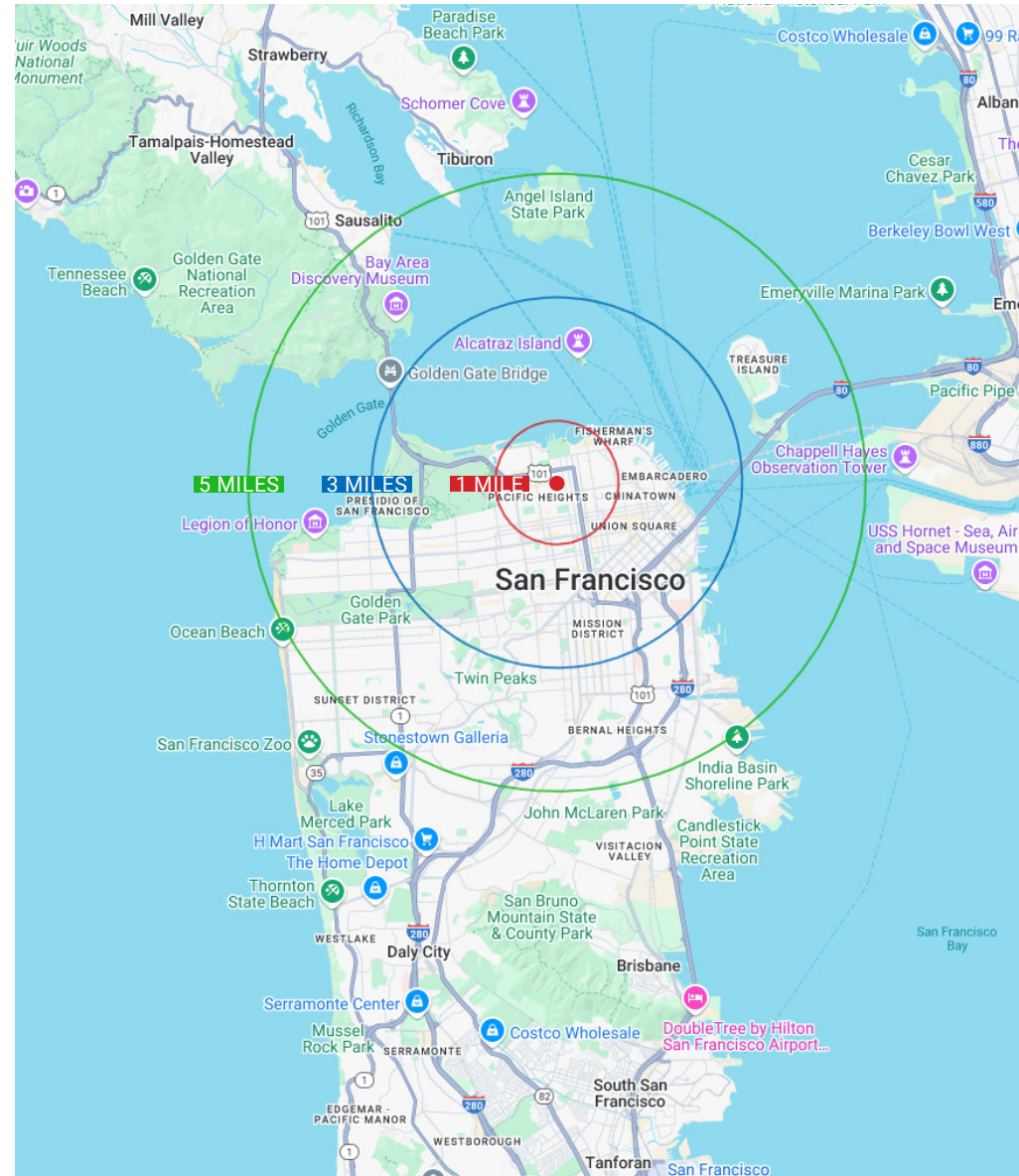
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DEMOGRAPHICS

	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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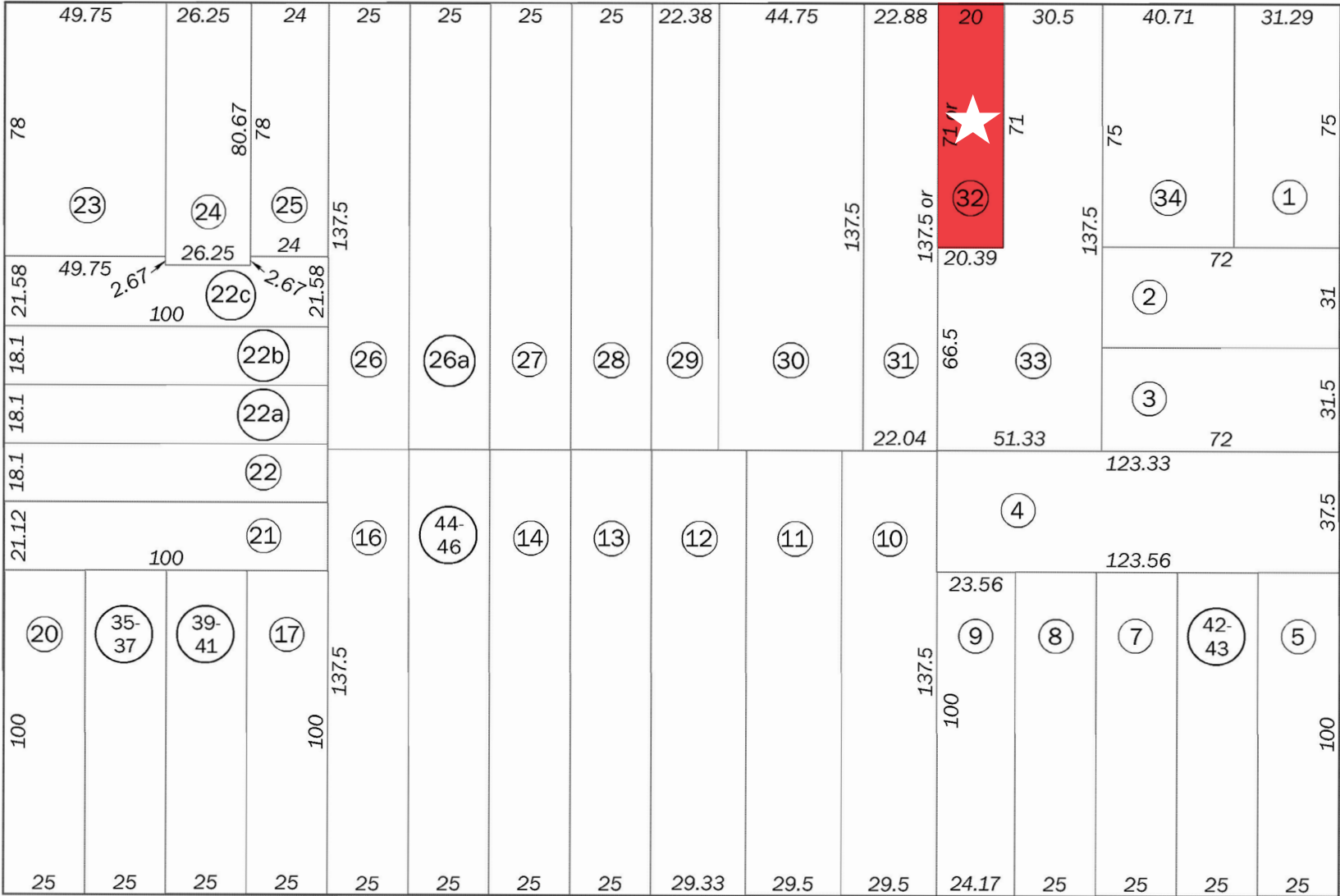
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PARCEL MAP UNION STREET

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 1737
Current Clothing 1738
Dermal Essentials 1746
Urban Green Investments 1750
Moulin Pooch 1750
The Hive Thai Massage 1764
Unveiled Bridal 1770
Pink Bunny 1772
Chic Nails Salon 1782
Dazzle Bar 1784
Palm Acat Cafe 1796

GetzWell Pediatrics 1800
Physician Office 1808
SF Union Collective 1810
Bare Beauty Lounge 1814
Available Retail Space for Lease 1816
Available Salon Space for Lease 1824
Tonal Gym 1824
Sprout 1828
Roaming Goat 1830
Available Retail Space for Lease 1836
KAYE 1836
Tondrawer 1840
O'Dette Mortgage Group 1842
G Grover Interiors 1844
Blue Sky Bridal 1846
Various Office Spaces 1850
Ampliance 1858
Shannon Leahy Events 1862
Kryolan City Spa 1864
Retail Space 1870
UNTUCKIT 1872
Laser Away 1878
Perfect Fit Personal Training 1888
Yoga Flow SF 1892
Neomodern 1898

Nanskin, Limited Watches, Inc., Various Office Spaces 1850



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

BUCHANAN STREET



Wildseed 2000
Flores San Francisco 2030
Palim House, Union Street Shoe Repair 2032
Impact Builders, LLC 2034
Images of the North 2036
Milvalli 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 2088
Vuori 2090



WEBSTER STREET

Practice SF Yoga - Mighty Minds 2100
Equity One 2106
JAMAROO Kids 2116
Barre Union 2118
Available Retail Space for Lease 2120
Mishka Dog Boutique 2124
Casatro 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 2174
Casper Mattress 2174
Sushi Hakko 2184
Luke's Local 2190
Michael's Wine & Spirits 2198



FILLMORE STREET

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
Available Retail Space for Lease 2254
True Jerky, Lovely Bride 2256
Lili Henry - Personal Fashion Stylist 2272
Bridal Freeze 2274
2nd Floor Office Space for Lease 2276
Delle 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



Camino Alto 1715
Office Space for Lease 1715
Crunch Fitness 1725
CryoSF 1735
City Living SF 1737
Pyaful 1739
VW Nail Care 1745
Cow Hollow Shoe Repair 1747
Chez Berthe, 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

Retail Space for Lease

B&A Estate 1800
Union Dumpling 1803
Acorn Home Furnishings & Design 1815
SKIN Medical Spa 1823
SKIN Medical Spa 1825
Commercial Building for Sale 1827
Alma's European Skincare 1831
Carla's Stones 1833
Carand Studio 1837
Available Retail Space for Lease 1843
G Tables 1849
Trinity Bar & Restaurant 1851
Available Retail Space for Lease 1861
StretchLab 1875
Sacred Taco 1877
Biohackr Health 1887
Mar's Super Fried Chicken 1889
Thermal Reconditioning SF 1899
Starbucks



1827-1829
UNION ST

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 Bazzar 1947
Mabel Chong 1949
Closet 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 -

2001 Union Street Plaza & Garage
Comerica Bank, Fruzze
Shaw Shoes, Hunan Empire
ARTEMIA Communications Inc

2001 Various Commercial and Medical Offices
2031 Upscale Construction
Folio Avenue Publishing Service
Blen-Etre Beaute, Mina's Tailor Studio,
Greenforce Clean Team, Luxe Premier Travel
Blue Whale Restaurant & Bar
Bleu Coffee & Tea

2033 Equinox, Miles Cafe, Earthbar
2055 Kuhl
2071 Sephora
2083 Serenity Wellness Spa
2087 Soul Cycle
2095

EQUINOX
SEPHORA
SOULCYCLE

2101 Adair Design Group

2109 Summerall Law
2107
2113 Joy Joy Nail
2118 Motion Wireless & Gifts
2117 Isalis, Available Retail Space for Lease
2127 Available Retail Space for Lease
2152 Eyes Disguise
2136 Eye Store
2149 ATYS Contemporary Living, P-Fits/Fitted by Pedro

2140 Jo Malone
2146 Vera Wellen Electrolysis
2157 Available Retail Space for Lease
2161 Teve Carli
2168 STYLEDASH Beauty Lounge
2193 Nili La Lash
2161 Nikimiko Gift Shop
2185 Cameron James Salon
2187 Bobby London
2189 Noapure
2191 Union Street Coffee Roastery



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



NEARBY TENANTS



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