

NEW REDUCED
PRICE!

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



**BLATTEIS
REALTY CO**
INCORPORATED | EST. 1922



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 Reduced Price:	\$2,295,000
New Cap Rate:	5.03%
Property Type:	Commercial
Building Size:	±3,248 Square Feett (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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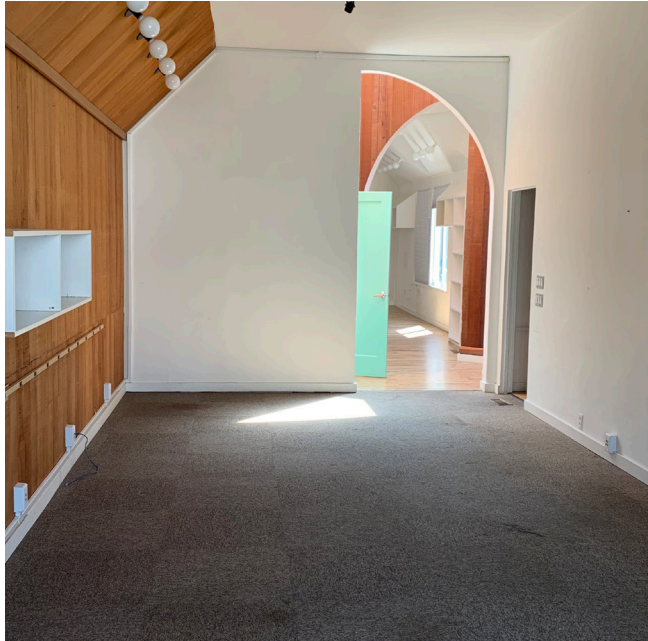
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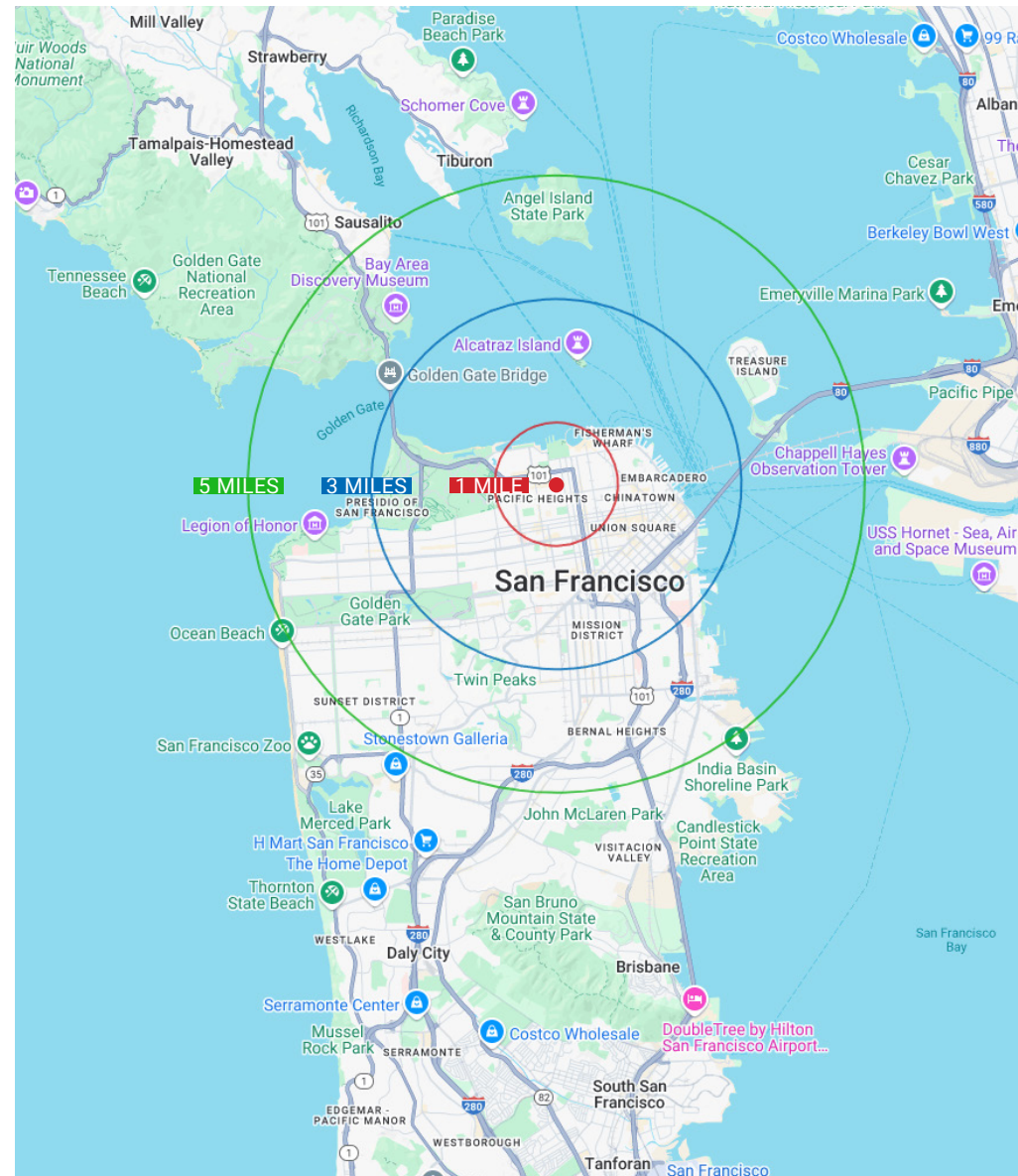
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DEMOGRAPHICS

	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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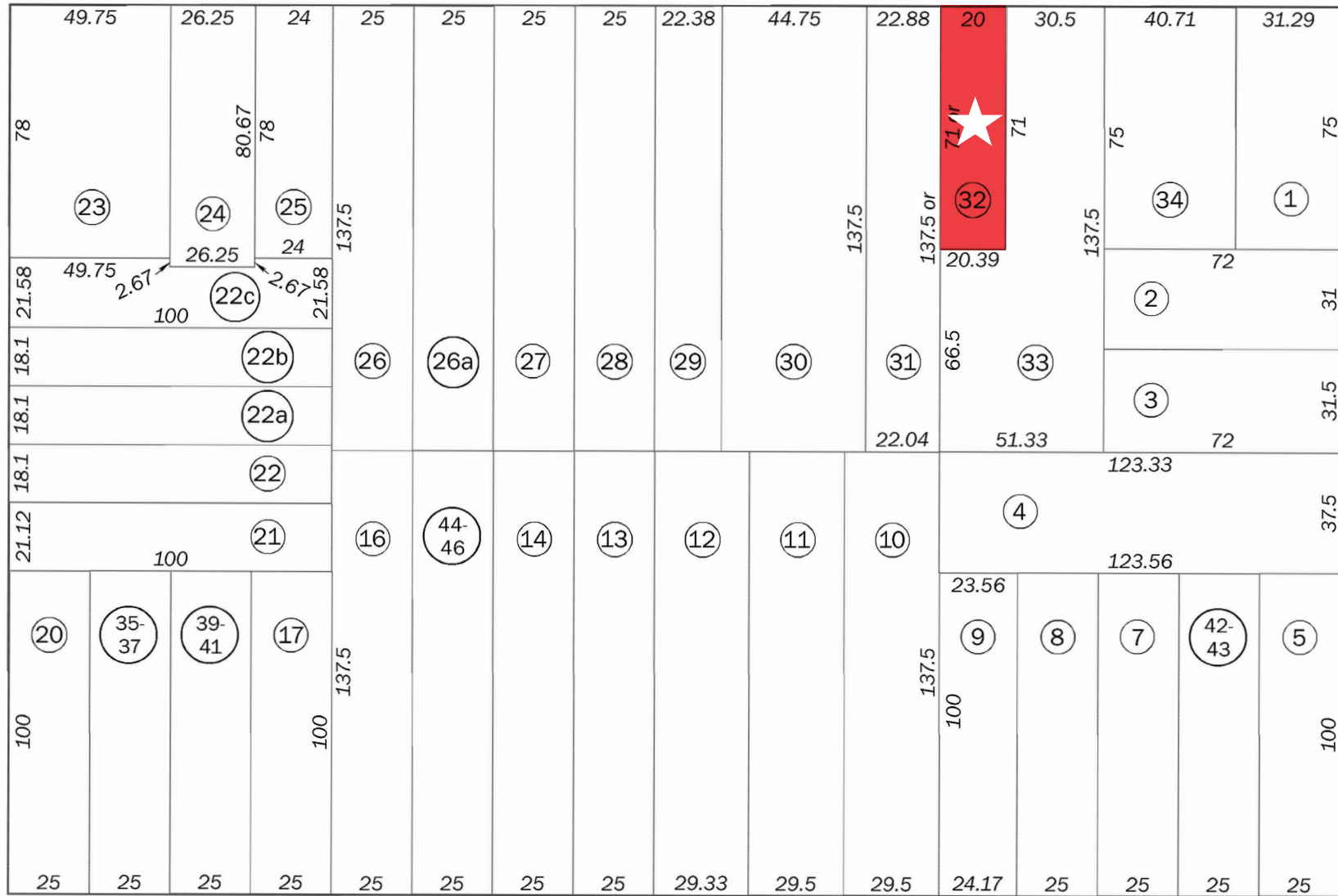
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PARCEL MAP

UNION STREET

LACUNA 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 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
Dantone Boutique 1784
Palm Acai Cafe 1796

GetzWell Pediatrics 1800
Vegan Planet 1800
SF Photo 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
KAYE 1836
TODRAWER 1840
O'Dette Mortgage Group 1842
G Grover Interiors 1844
Blue Sky Bridal 1846
Various Office Spaces 1850
Ambiance 1858
Shannon Leahy Events 1864
Kryolan City Salon 1864
Available Retail Space 1870
UNTUCKIT 1872
Laser Away 1878
Perfect Fit Personal Training 1888
Yoga Flow SF 1892
Neomodern 1898

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



LA BOULANGERIE
- SAN FRANCISCO -



BUCHANAN STREET

wildseed

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
West Coast Leather, Cucalon Orthodontics 2060
Various Chiropractic Offices 2064
Le Marcel Bakery 2066
Honey and Stardust 2070
Prado FlowersEvolue Therapy 2072
B12 LOVE 2082
Various Spaces 2086
Vuori 2090

Henry
Stanford



WEBSTER STREET

Yeo 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
Casara 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

Casper



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 Jerkey, Lovely Bride 2256
Lili Henry - Personal Fashion Stylist 2256
Bridal Presse 2274
2nd Floor Office Space for Lease 2276
Jutta Reichart Associates, Union Street Dental Care 2254
Available Retail Space for Lease 2256
Bridal Presse 2274
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 1717
Crunch Fitness 1725
CryoSF 1735
City Living SF 1737
Pyarful 1739
VW Nail Care 1745
Cow Hollow Shoe Repair 1747
Chez Berlie, 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 1801
Union Dumpling 1809
Acorn Home Furnishings & Design 1815
SKIN Medical Spa 1825
Commercial Building for Sale 1827
Alma's European Skincare 1831
Carla's 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

Bus Stop Saloon

Left Door 1901
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

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

Various Commercial and Medical Offices 2001
Upscale Construction 2031
FolioAvenue Publishing Service 2031
Blen-Etre Beaute, Mina's Tailor Studio, 2031
Greenforce Clean Team, Luxe Premier Travel 2031
Blue Whale Restaurant & Bar 2031
Bleu Coffee & Tea 2031
Equinox, Muesli Cafe, Earthbar 2031
Kuhl 2071
Sephora 2083
Serenity Wellness Spa 2087
Soul Cycle 2095

EQUINOX
SEPHORA
SOULCYCLE

Adair Design Group

Summerall Law 2101
Joy Joy Nail 2107
Motion Wireless & Gifts 2111
Isalis, Available Retail Space for Lease 2117
Available Retail Space for Lease 2127
Eyes Disguise 2136
AT&T Store 2136
ATYS Contemporary Living, P-Fits/Fitted by Pedro 2147
Jo Malone 2149
Vera Wellen Electrolysis 2157
Available Retail Space for Lease 2161
Teve Carl 2163
STYLEDASH Beauty Lounge 2163
Nili La Lash 2193
Nikimiko Gift Shop 2191
Cameron James Salon 2185
Bobby London 2187
Noapure 2189
Union Street Coffee Roastery 2191



NEARBY TENANTS



DUMPLING UNION



TOPDRAWER



CAROTS & STONES



BLUE SKY BRIDAL



TRINITY



BUS STOP SALOON



WELLS FARGO



SACRED TACO



STARBUCKS



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