

INVESTMENT SUMMARY

UCSF

515
SPRUCE
STREET

SAN FRANCISCO BOUTIQUE
RECENTLY RENOVATED MEDICAL OFFICE BUILDING

100% LEASED TO UCSF THROUGH DECEMBER 2031 | PRIME LAUREL HEIGHTS LOCATION

CBRE National Office Partners

THE OFFERING

CBRE National Office Partners, as exclusive advisor, is pleased to present the opportunity to acquire 515 Spruce Street, a 4,403-square foot fully renovated medical office building in San Francisco's Laurel Heights neighborhood.

The Property has been leased to The Regents of the University of California (the "Tenant") since 1986 and is currently operating as UCSF's Department of Dermatology office. The Tenant has proven its commitment to this Property through its tenure and the current lease extends through December 31, 2031.

As one of the few dedicated dermatology offices and the only one that offers phototherapy to patients, 515 Spruce Street is a mission-critical location for the Regents of the University of California. 515 Spruce presents the rare opportunity to acquire a boutique historical medical office building 100% leased to an investment grade tenant. The offering is being made on an "as-is, where-is" basis.

Rare opportunity to acquire a recently renovated historical medical office building with investment grade tenancy.

Property Profile

Property Address	515 Spruce Street, San Francisco, California
Rentable Area	4,403 Sq. Ft.
% Leased	100%
Tenancy	Regents of the University of California LED : 12/31/31
APN	Block 1036, Lot 002
Site Area	7,623 square feet
Zoning	NC-S Neighborhood Commercial, Shopping Center
Submarket	Laurel Heights



INVESTMENT HIGHLIGHTS



PREMIER MEDICAL OFFICE BUILDING

4,403-square foot medical office building, which was recently renovated, including a seismic retrofit.



100% LEASED TO AN INVESTMENT GRADE TENANT

The Building is fully leased to The Regents of the University of California through 2031, providing long-term security to an investor.



MISSION CRITICAL LOCATION FOR TENANT

The Regents of the University of California has been a tenant at the Property for 40 years.



PREMIER LAUREL HEIGHTS LOCATION

The Property is surrounded by a highly affluent demographic and in close proximity to multiple bus stops, providing easy commuter access for patients.

THE PRESIDIO



3700 CALIFORNIA
ENTITLED FOR:
492 APARTMENTS

LAUREL VILLAGE

PACIFIC HEIGHTS

515
SPRUCE
STREET

3333 CALIFORNIA
ENTITLED FOR:
752 RESIDENTIAL UNITS
35,000 SQ. FT. RETAIL

MASONIC AVE

PRESIDIO AVE

Demographics | 1 Mile Radius



3,175

NUMBER OF BUSINESSES

30,927

NUMBER OF EMPLOYEES

35.7

MEDIAN AGE

80%

BACHELOR'S DEGREE+

\$238,431

AVERAGE HOUSEHOLD INCOME

\$1,933,527

MEDIAN VALUE OF OCCUPIED HOUSING UNITS

INVESTMENT CONTACTS

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