



**1717 POWELL
FOR SALE AND
FOR LEASE**

**SELLER FINANCING
AVAILABLE**



**+/- 10,000 SF BUILDING
Asking Price: \$6,495,000**

MIXED USE | OFFICE & RETAIL
ON WASHINGTON SQUARE PARK

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**OFFICE
INDUSTRIAL
RETAIL TEAM**
By Jake Levinson
Outside the box.

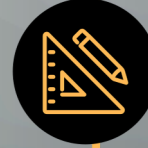


PROPERTY HIGHLIGHTS



ADDRESS

1717-1719 Powell Street
San Francisco, CA
94133



NET RENTABLE AREA

+/- 10,000 SQFT



STORIES

3 Stories



DESIGN

Category I
ART DECO
Significant Building



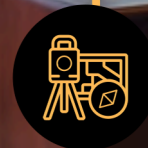
CEILING HEIGHTS

12-14 ft



YEAR BUILT/RENOVATED

1914 / 1953 / 2011 / 2024



APN

0101005



ASSET TYPE

CORE Neighborhood
Office



SITE AREA

4,709 SF

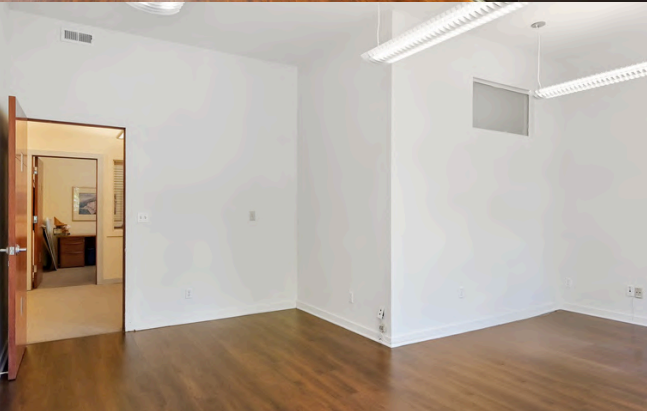


% LEASED

69%



Outside the box.



OFFERING HIGHLIGHTS

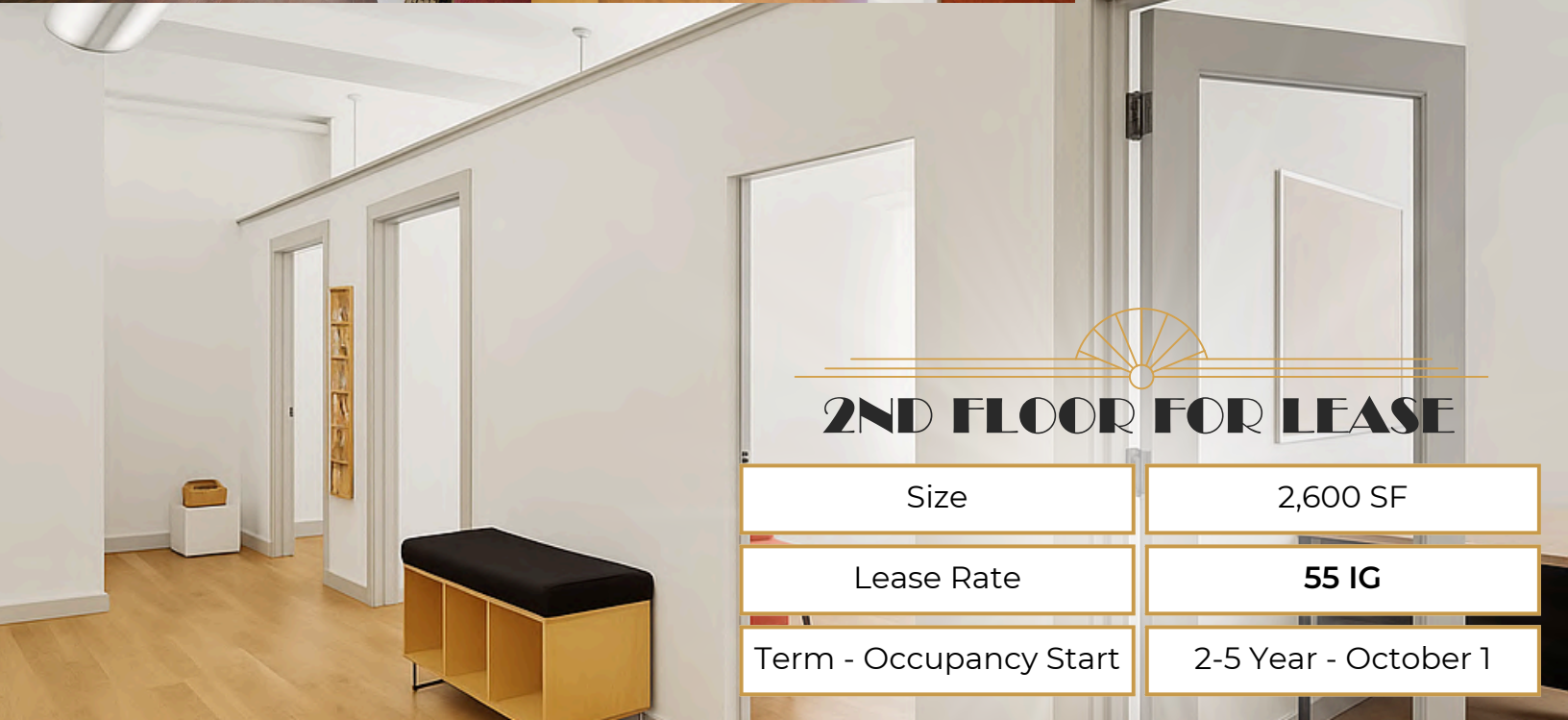
Building Square Footage	+/- 10,000
Sale Price	\$6,495,000
Lease Rate	\$55 IG
Sale Price Per Square Foot	\$649 PSF
Zoning	NCD (North Beach Neighborhood Commercial)
Historical Designation	Class A Designation
Current Gross Income	\$281,480

DEAL HIGHLIGHTS

- Newly renovated lobby, corridors, and suites.
- High ceilings
- Full building elevator
- Refinished restrooms
- Views of Washington Square Park
- Seller financing available

SELLER FINANCING

Down Payment	\$2,400,000
Interest Rate	5.5%
Term	15 Years
Interest Only	First Year



2ND FLOOR FOR LEASE

Size	2,600 SF
Lease Rate	55 IG
Term - Occupancy Start	2-5 Year - October 1

OCCUPANCY BREAKDOWN & PROFORMA



FLOOR BREAKDOWN

Floor	Size (SF)	Asking Price	Status
Vault Level (Storage)	+/- 800		Storage
Ground Level	+/- 4,300		LEASED
Second Floor	+/- 2,600	\$55/PSF/YR IG	VACANT
Third Floor	+/- 2,600		SALE LEASEBACK
Total	+/- 10,300		

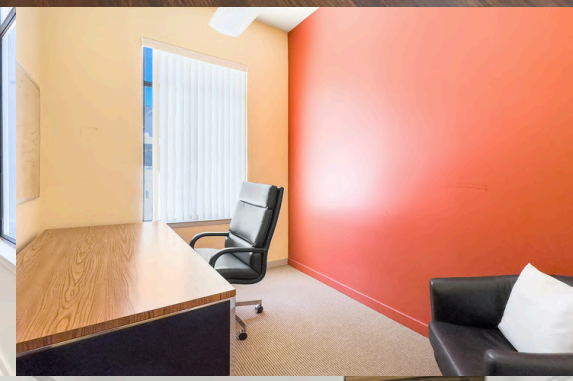
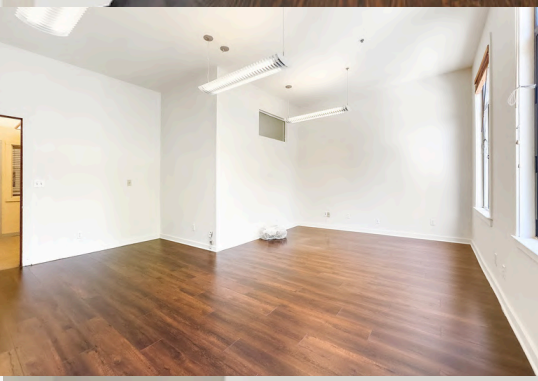
RENT ROLL

Tenant	Unit	Sq. Ft.	Annual Income	\$/SF	Lease Expiration
	Basement	+/- 800			
	Retail	+/- 3,100	\$136,400	\$44.00	2026 - 1, 5-year option at 3%
	GF Office	+/- 1,200	\$28,080	\$23.40	M2M
Vacant	2nd Office Floor	+/- 2,600			
	3rd Office Floor	+/- 2,600	\$117,000	\$45.00	One Year from COE
Total Gross Income		+/- 10,300	\$281,480	\$37.47	

PROFORMA

Tenant	Unit	Sq. Ft.	Annual Income	\$/SF	Lease Expiration
	Basement	+/- 800			
	Retail	+/- 3,100	\$136,400	\$44.00	New Ten Year Lease
Pro Forma - New Tenant	GF Office	+/- 1,200	\$60,000	\$50.00	1-5 year lease term
Pro Forma - New Tenant	2nd Office Floor	+/- 2,600	\$130,000.00	\$50.00	1-5 year lease term
Pro Forma - New Tenant	3rd Office Floor	+/- 2,600	\$130,000	\$50.00	1-5 year lease term
Total Pro Forma Gross Income		+/- 10,300	\$456,400		

Outside the box.

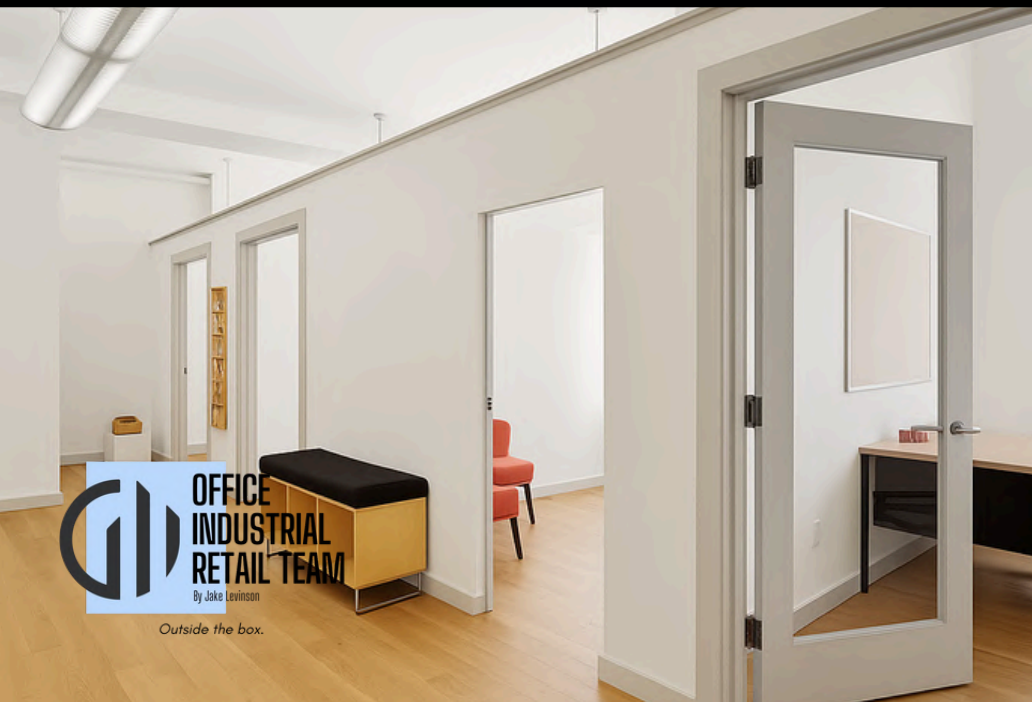





Full Floor office suites with 12ft clear ceiling heights and park views



Significant Discount to Replacement Cost



Outside the box.



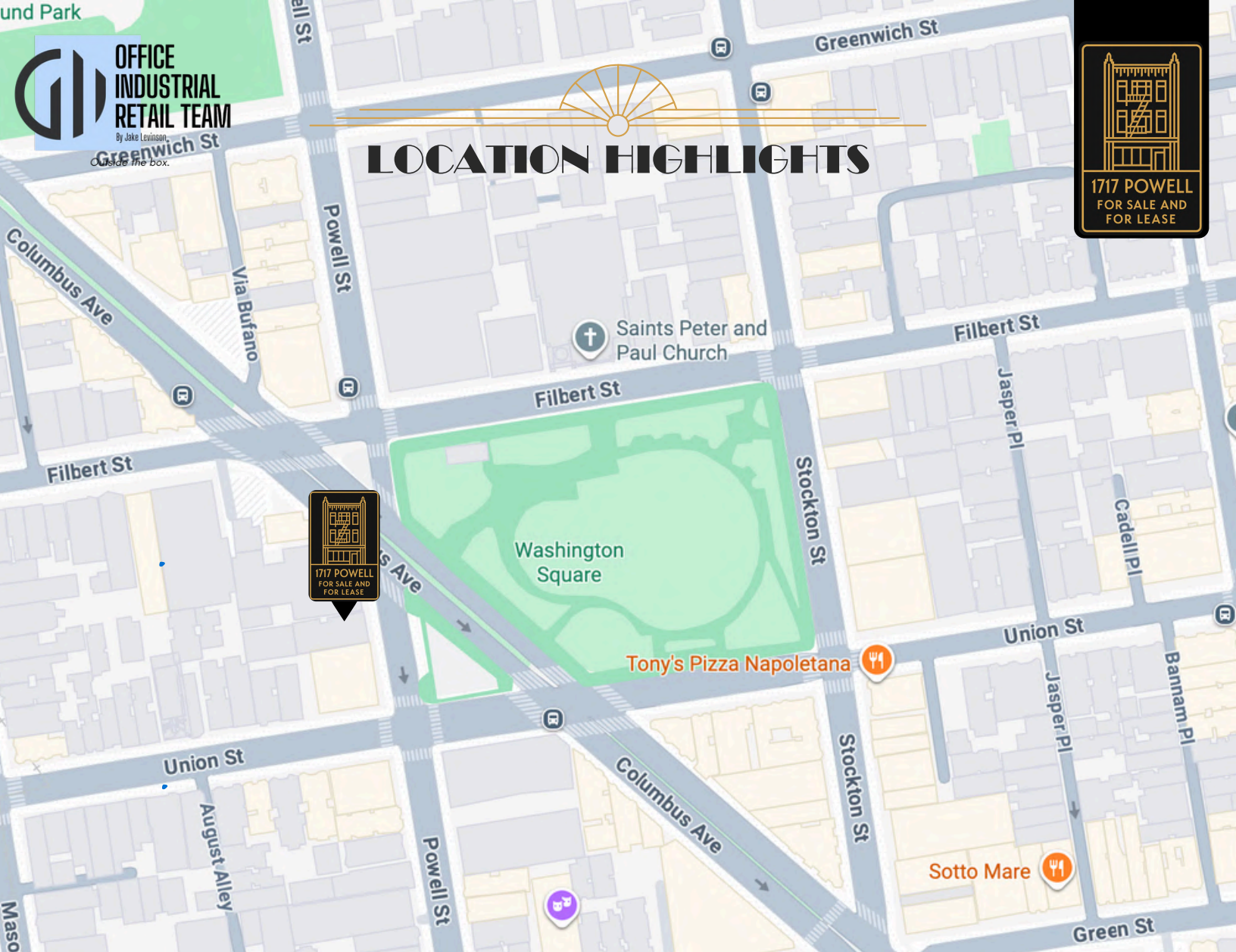
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LOCATION HIGHLIGHTS





TOP AI LEASES IN SAN FRANCISCO (AUG 2024 – AUG 2025)

- 1. OPENAI:** LEASED APPROXIMATELY 315,000 SQUARE FEET AT 550 TERRY FRANCOIS BOULEVARD IN MISSION BAY, FORMERLY THE OLD NAVY HQ. THIS MARKED ONE OF THE LARGEST LEASES OF 2024 AND EXPANDED OPENAI'S PRESENCE IN MISSION BAY.
- 2. ANTHROPIC:** TOOK OVER 230,000 SQUARE FEET AT 500 HOWARD STREET IN THE TRANSBAY/SOMA AREA, PREVIOUSLY SLACK'S HEADQUARTERS. THIS CEMENTED ANTHROPIC'S ROLE AS ONE OF SF'S BIGGEST AI OCCUPIERS.
- 3. SCALE AI:** SECURED 180,000 SQUARE FEET AT 650 TOWNSEND STREET IN SHOWPLACE SQUARE, SUBLEASED FROM AIRBNB. THIS DEAL WAS ONE OF THE EARLY SIGNS OF AI DRIVING LARGE-SCALE OFFICE DEMAND.
- 4. DATABRICKS:** EXPANDED INTO 150,000 SQUARE FEET AT ONE SANSOME STREET IN THE FINANCIAL DISTRICT. THIS MOVE REINFORCED DATABRICKS' GROWING PRESENCE AS A TOP ENTERPRISE AI AND DATA COMPANY.
- 5. TOOLS FOR HUMANITY (WORLDCOIN):** SIGNED FOR 87,000 SQUARE FEET AT 600 TOWNSEND STREET EAST BUILDING IN SHOWPLACE SQUARE. THE LEASE REPRESENTS A MAJOR SCALING-UP OF THEIR OPERATIONS.
- 6. HARVEY AI:** LEASED 92,800 SQUARE FEET AT 201 THIRD STREET (KILROY PROPERTY) IN YERBA BUENA/SOMA. THE TRANSACTION, COMPLETED IN MID-2025, POSITIONED HARVEY AI FOR SIGNIFICANT GROWTH.
- 7. ZIP:** COMMITTED TO 75,000 SQUARE FEET AT 680 FOLSOM STREET, PREVIOUSLY OCCUPIED BY MACYS.COM. THIS REINFORCED AI-DRIVEN DEMAND FOR DOWNTOWN SOMA SPACE.
- 8. THINKING MACHINES LAB:** ESTABLISHED A HEADQUARTERS IN THE MISSION DISTRICT WITH 72,500 SQUARE FEET IN A STANDALONE BUILDING. THIS BECAME ONE OF THE LARGEST INDEPENDENT AI LEASES OUTSIDE THE DOWNTOWN CORE.
- 9. GLEAN:** TOOK SPACE AT 634 SECOND STREET IN SOUTH PARK/SOMA, REPORTEDLY BETWEEN 30,000 AND 45,000 SQUARE FEET, SUBLEASED FROM CLOUDFLARE. THE LEASE DEMONSTRATES STRONG AI DEMAND FOR CREATIVE SOMA BUILDINGS.
- 10. GREENLITE AI:** LEASED A FULL FLOOR AT 612 HOWARD STREET IN SOMA, ESTIMATED AT AROUND 10,000 SQUARE FEET. THIS DEAL HIGHLIGHTS THE ENTRY OF NEW AI STARTUPS INTO SAN FRANCISCO'S CORE.
- 11. EVENUP (LEGAL AI):** SIGNED FOR 10,300 SQUARE FEET AT 353 SACRAMENTO STREET IN THE FINANCIAL DISTRICT, REINFORCING THE TREND OF NICHE AI COMPANIES SEEKING CENTRAL SF OFFICES.
- 12. RESOLVE AI:** MOVED INTO 37,000 SQUARE FEET AT 350 RHODE ISLAND STREET IN POTRERO HILL, WITHIN THE EMERGING "AREA AI" CLUSTER.

- CONTEXT:**
- THESE TWELVE LEASES REPRESENT THE LARGEST CONFIRMED AI TRANSACTIONS OVER THE PAST 12 MONTHS IN SAN FRANCISCO.
 - CBRE AND CUSHMAN & WAKEFIELD REPORT THAT AI TENANTS ACCOUNTED FOR MORE THAN 800,000 SQUARE FEET OF LEASING IN THE FIRST HALF OF 2025 ALONE, AND AI FIRMS ARE EXPECTED TO LEASE 2.7 MILLION SQUARE FEET ANNUALLY THROUGH 2030.
 - TRADE PRESS INDICATES THERE WERE DOZENS OF AI LEASES IN SAN FRANCISCO IN 2024 (OVER 80 DEALS), BUT ONLY THE MOST SUBSTANTIAL AND WELL-DOCUMENTED ARE LISTED HERE.

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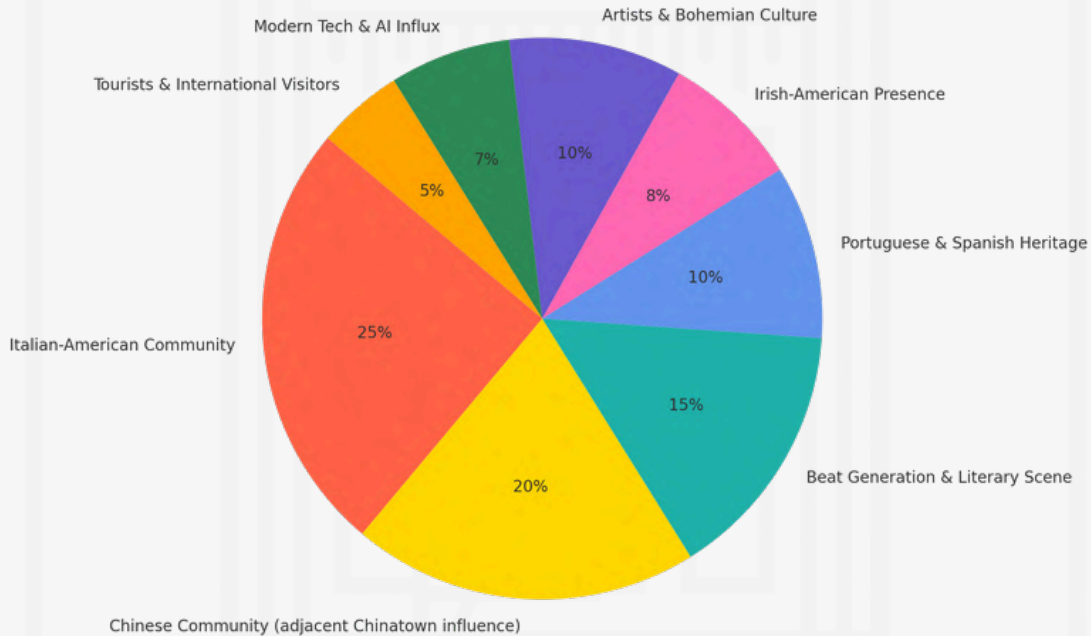
NORTH BEACH SENTIMENT

NORTH BEACH IS THE NEXT FRONTIER OF
ECONOMIC POWER IN SAN FRANCISCO



Cultural Mosaic of North Beach, San Francisco

A neighborhood shaped by layers of heritage, creativity, and new innovation.



NORTH BEACH ECONOMIC POSITIVITY

1. EXCEPTIONAL NEIGHBORHOOD BRANDING & VIBRANCY
 - THE AMERICAN PLANNING ASSOCIATION HAS RECOGNIZED NORTH BEACH AS ONE OF AMERICA'S "GREAT NEIGHBORHOODS," REINFORCING ITS CULTURAL PRESTIGE AND DRAWING BOTH TOURISTS AND BUSINESSES. [EN.WIKIPEDIA.ORG+1](https://en.wikipedia.org)
2. HIGH HOUSEHOLD AND PROPERTY WEALTH
 - IN THE BROADER NORTHEAST SF REGION (COVERING NORTH BEACH, CHINATOWN, RUSSIAN HILL), MEDIAN HOUSEHOLD INCOMEREACHED \$76,890 IN 2023, AND MEDIAN PROPERTY VALUES HIT APPROXIMATELY \$1.43 MILLION, REFLECTING STRONG PURCHASING POWER AND REAL ESTATE DEMAND. [DATAUSA.IO](https://datausa.io)
3. DOMINANT INDUSTRIES AND WORKFORCE RESILIENCE
 - THAT SAME AREA EMPLOYS NEARLY 59,200 WORKERS, WITH LEADING INDUSTRIES INCLUDING COMPUTER SYSTEMS DESIGN, RESTAURANTS AND FOOD SERVICES, AND FINANCE—KEY ENGINES OF BOTH INNOVATION AND EVERYDAY ECONOMIC ACTIVITY.[DATAUSA.IO](https://datausa.io)
4. DIVERSE AND EDUCATED HUMAN CAPITAL
 - ABOUT 39.6% OF RESIDENTS ARE FOREIGN-BORN, INFUSING THE ECONOMY WITH CULTURAL RICHNESS AND ENTREPRENEURIAL ENERGY. [DATAUSA.IO](https://datausa.io)
 - RESIDENTS WALK TO WORK AT ONE OF THE HIGHEST RATES (27.1%) AND ENJOY STRONG ACCESS TO TRANSIT, FOSTERING A WALKABLE, CONNECTED COMMERCIAL ENVIRONMENT. [DATAUSA.IO](https://datausa.io)
5. ICONIC EVENTS FUELING LOCAL COMMERCE
 - ANNUAL EVENTS LIKE THE NORTH BEACH FESTIVAL AND THE ITALIAN HERITAGE PARADE (ONE OF THE LONGEST-RUNNING IN THE U.S.) DRAW SIGNIFICANT FOOT TRAFFIC, FUELING RESTAURANTS, SHOPS, AND THE BROADER LOCAL ECONOMY. [EN.WIKIPEDIA.ORG](https://en.wikipedia.org)
6. TRANSIT-DRIVEN ACCESSIBILITY
 - THE F-MARKET & WHARVES STREETCAR RUNS FREQUENTLY THROUGHOUT THE DAY, ENHANCING CONNECTIONS BETWEEN NORTH BEACH, FISHERMAN'S WHARF, AND THE DOWNTOWN CORE—BOOSTING VISITOR FLOW AND RETAIL VITALITY. [EN.WIKIPEDIA.ORG](https://en.wikipedia.org)
7. WATERFRONT DEVELOPMENT & PUBLIC SPACE INVESTMENT
 - THE PORT OF SAN FRANCISCO IS SPEARHEADING A \$10 MILLION REVITALIZATION OF FISHERMAN'S WHARF, REPLACING SHUTTERED BUILDINGS LIKE ALIOTO'S WITH A VIBRANT PUBLIC PLAZA, FLOATING DOCK, AND IMPROVED INFRASTRUCTURE—AIMED AT RESTORING VISITATION AND ECONOMIC VIBRANCY. [SFCHRONICLE.COM](https://sfchronicle.com)
8. RESTAURANT EXPANSION & LOCAL ENTREPRENEURSHIP
 - THE BELOVED EVERETT & JONES BARBECUE RESTAURANT FROM OAKLAND IS OPENING A TWO-STORY LOCATION AT FISHERMAN'S WHARF, SIGNALING CONFIDENCE IN LOCAL DEMAND AND DIVERSIFIED CULINARY OFFERINGS. [SFGATE.COM](https://sfgate.com)
9. MIXED-USE VITALITY IN MISSION ROCK (NEARBY WATERFRONT)
 - ON THE NEARBY NORTH WATERFRONT, THE MISSION ROCK DEVELOPMENT—A 28-ACRE MIXED-USE NEIGHBORHOOD—IS ATTRACTING LEADING RESTAURANTS, RETAIL, OFFICES, AND HOUSING, POWERED BY A \$1.5 BILLION INVESTMENT FROM THE GIANTS AND TISHMAN SPEYER. [SFCHRONICLE.COM+1](https://sfchronicle.com+1)
10. MAJOR CIVIC-PRIVATE ENHANCEMENTS
 - A NEW EMBARCADERO PLAZA PARK, OVER TWICE THE SIZE OF UNION SQUARE, IS IN THE WORKS VIA A PUBLIC-PRIVATE PARTNERSHIP WITH \$2.5M ALREADY ALLOCATED AND UP TO ~\$30M MORE IN PLANNING. THIS WILL SIGNIFICANTLY ENHANCE WATERFRONT APPEAL AND DAILY ECONOMIC ENGAGEMENT.

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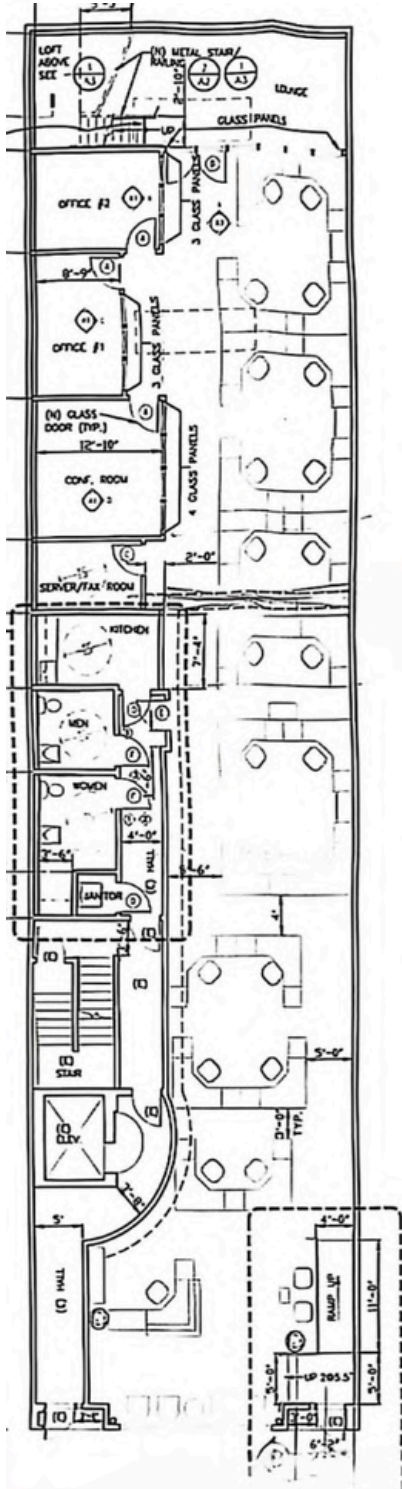
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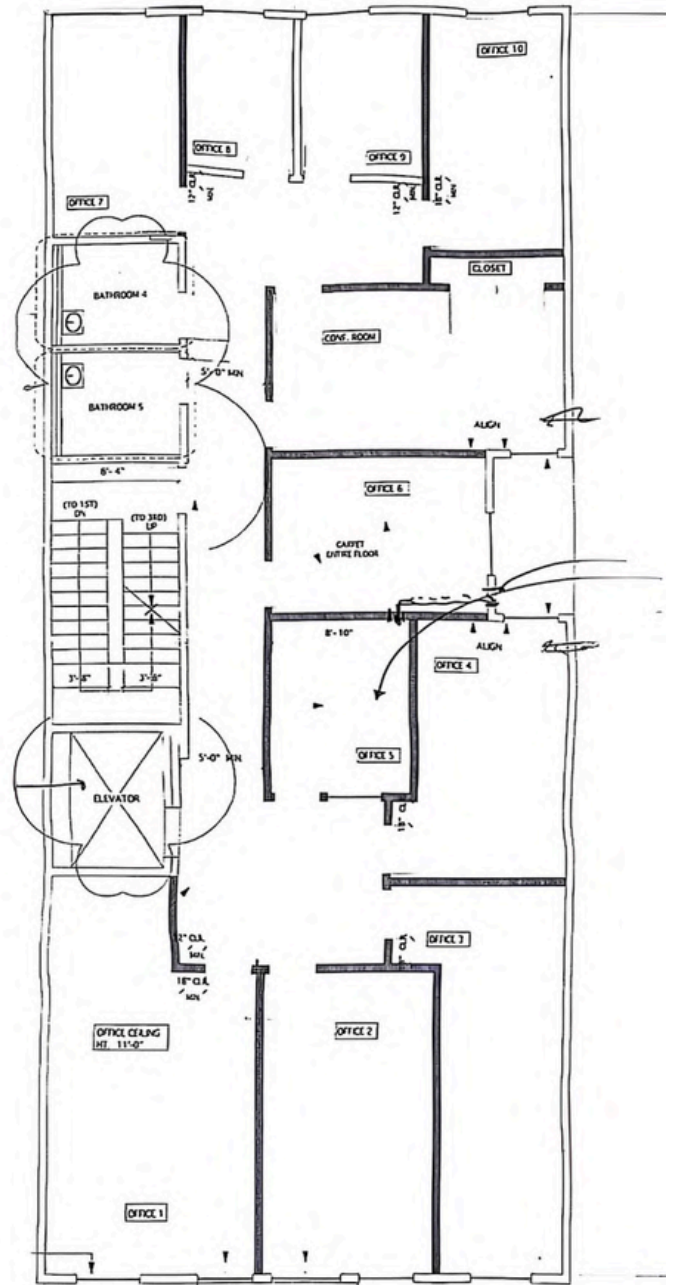
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GROUND FLOOR



SECOND FLOOR

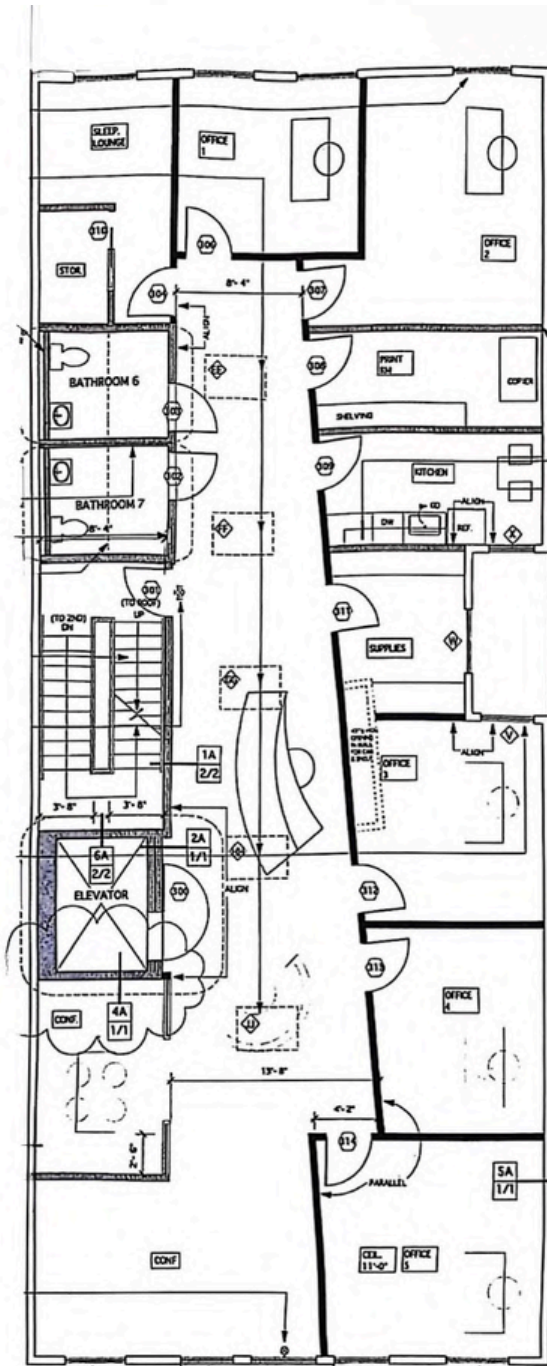
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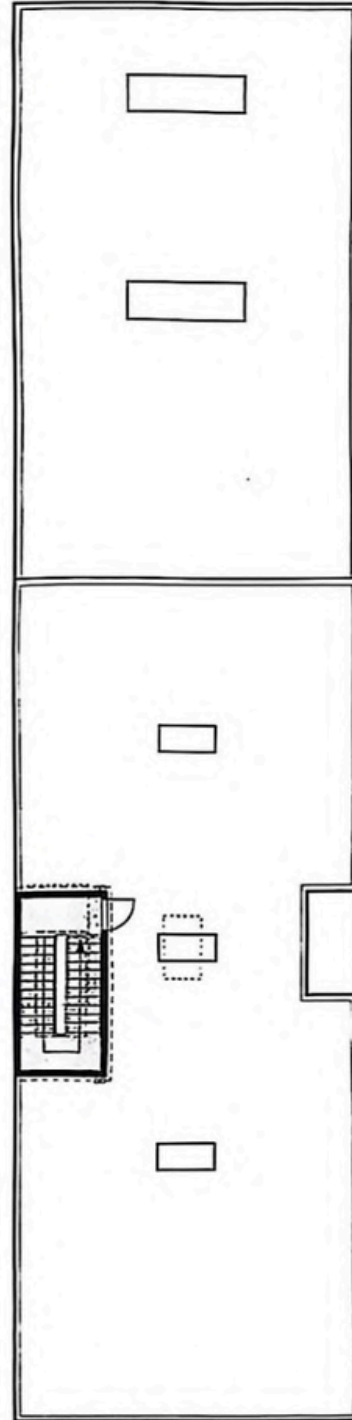
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FLOOR PLANS



THIRD FLOOR



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