

Waterfront Multifamily Development

Candlestick Point

San Francisco, CA

5.5 +/- Acres of Waterfront Land

**AVISON
YOUNG**

Welcome to San Francisco



Contacts:

Rachel McKinney

rachel.mckinney@avisonyoung.com

+1 (858) 243-0604

CA DRE Lic. #02115595

Michael Longi

michael.longi@avisonyoung.com

+1 (702) 340-7184

CA DRE License #01714778

Damian McKinney

damian.mckinney@avisonyoung.com

+1 (562) 889-2001

CA DRE Lic. #00777218

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YOUNG**



The 5.5 Acre Multifamily Land Opportunity

Candlestick Point offers multifamily developers a rare opportunity to achieve scale, strong cash flow, and long-term appreciation through a prime waterfront redevelopment site in one of San Francisco's most valuable and supply-constrained housing markets.

Candlestick Point represents one of San Francisco's most significant large-scale multifamily redevelopment opportunities, offering rare waterfront positioning, a master-planned community with infrastructure readiness within a larger development focus for the City.

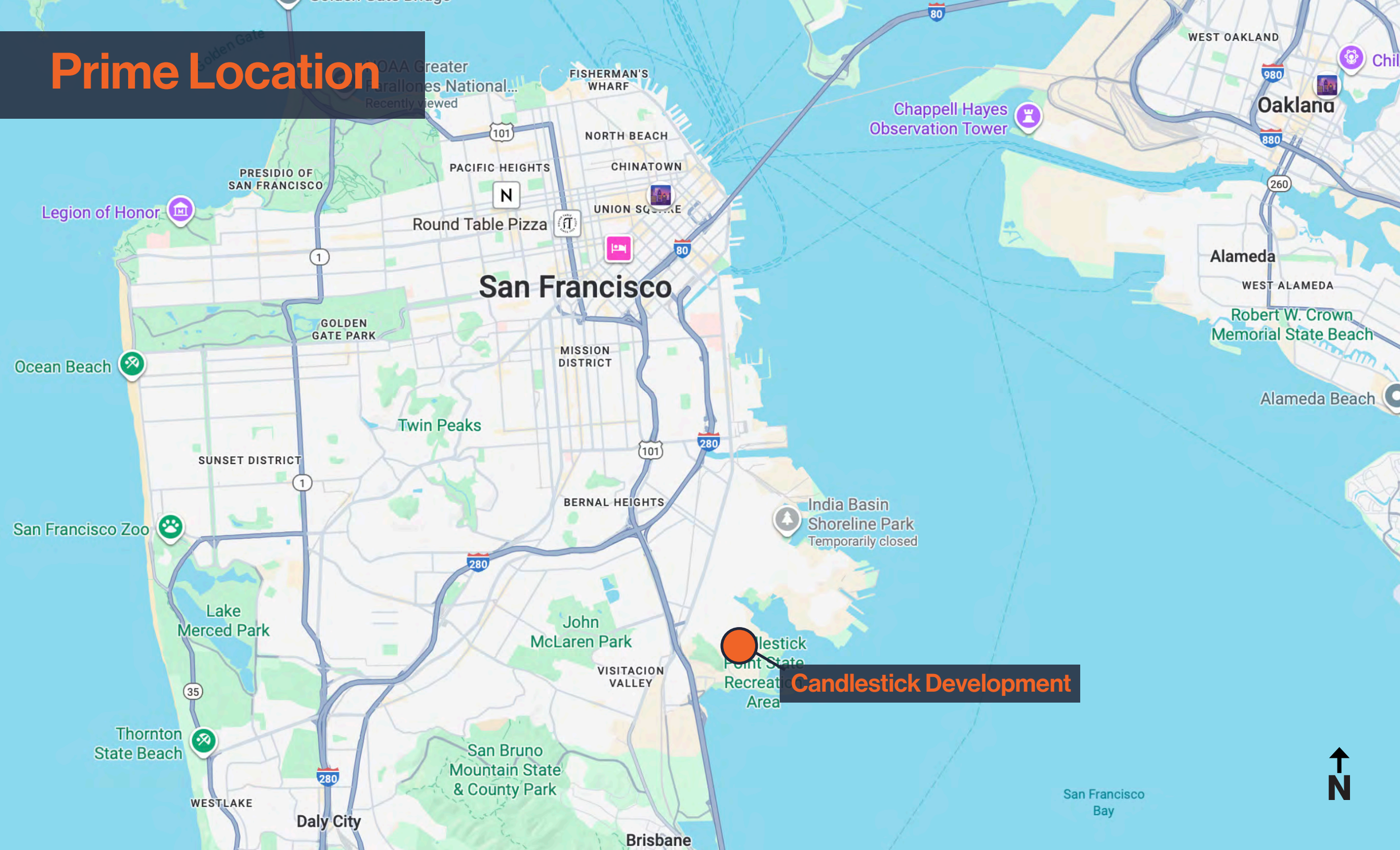
This offering consists of ± 5.5 acres at the center of Candlestick North. With potential to incorporate an additional ± 1.8 acres of adjoining paper streets, this prime location offers institutional scale and long-term value potential for a legacy multifamily development.

PROPERTY: Lots 001 and 003, Block 4935; Lot 002 Block 4934; Lots 001 and 003, Block 4917 and Lot 025 Block 4918, San Francisco, CA

APNS #: 4917-001, 4917-003, 4935-003, 4935-001, 4918-025 and 4934-002. There are 6 parcels with a combined acreage of 5.5 +/- acres.

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Prime Location



San Francisco

Candlestick Development



A Proven Market for Investment and Growth

- **14** Fortune 500 companies in the city of San Francisco
- **54K** Total Businesses
- \$1,389,230 **Median Home Value**
- 392,442 people **Bachelor's Degree** or More
- 145+ Daily **Nonstop Flights** Per Day from SFO
- **535K Labor Force**



San Francisco's Resident Income Profile

INCOME HIGHLIGHTS

- **Top-tier earning power:** Median household income exceeds \$120,000, with recent years approaching \$140,000, far above the U.S. average of \$75,000–\$80,000.
- **Stable, high-income resident base** supports strong rent levels and long-term asset performance.
- **Resilient economic fundamentals** — San Francisco income levels rebounded quickly after national slowdowns, underscoring market durability.
- The resident profile reflects a deep talent pool and **increased demand** for quality housing across many industries.

SAN FRANCISCO INCOME VS. NATIONAL AVERAGE

YEAR	SAN FRANCISCO	NATIONAL AVG.
2019	\$121,785.00	\$81,210.00
2020	\$121,722.00	\$79,560.00
2021	\$119,776.00	\$79,260.00
2022	\$135,366.00	\$77,540.00
2023	\$125,456.00	\$80,610.00



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60% MORE JOBS IN SAN FRANCISCO PAY
\$500,000+ COMPARED TO THE NATION

60%

www.sfgate.com

65% MORE HH MAKE \$200,000 + IN SAN
FRANCISCO THAN THE REST OF THE US

65%

www.censusreporter.org

Demographics & Workforce

MAJOR REGIONAL EMPLOYERS & WORKFORCE DRIVERS

San Francisco and the greater Bay Area remain home to one of the most concentrated employment bases in the world, encompassing technology, life sciences, healthcare, and finance. Within a short commute from Candlestick Point, leading global companies continue to attract and retain a highly skilled, high-income workforce—fueling consistent renter demand and long-term housing stability across the region.

KEY EMPLOYERS WITHIN THE REGIONAL CORRIDOR



GAP INC.



Genentech
A Member of the Roche Group



UCSF



Uber

Economic & Business Environment

Why San Francisco

As one of the world's premier innovation economies, California—and particularly the San Francisco Bay Area—continues to lead in technology, life sciences, and clean energy investment. San Francisco's strategic position within the Bay Area Innovation Corridor connects Candlestick Point to a regional ecosystem that includes Silicon Valley, UCSF Mission Bay, and South San Francisco's biotech cluster. The state's pro-innovation policies, access to world-class universities, and international connectivity reinforce long-term economic resilience and talent attraction.

BUSINESS CLIMATE SNAPSHOT

The Bay Area commands the largest share of venture capital investment in the United States, with over \$80 billion in annual VC flows driving growth in AI, life sciences, and sustainability sectors. Major corporate anchors—Google, Salesforce, Genentech, and Uber—maintain regional hubs within a 10-mile radius, while emerging firms continue to scale in the city's expanding innovation and research districts. For tenants and developers, this density of corporate presence fosters unmatched opportunities for collaboration, workforce access, and economic momentum.

PUBLIC INCENTIVES & REDEVELOPMENT PROGRAMS

Candlestick Point benefits from its inclusion in San Francisco's broader redevelopment framework under the Office of Community Investment and Infrastructure (OCII), which offers streamlined entitlements and infrastructure coordination. Portions of the surrounding Bayview-Hunters Point area also fall within federal Opportunity Zones, creating potential tax advantages for qualifying investors. In addition, California's Green Building and Infrastructure Investment initiatives and local workforce development programs further enhance project feasibility and community alignment—positioning Candlestick Point as a rare intersection of public support and private-sector potential.

Candlestick Development Overview

MASTER PLAN OVERVIEW

The Candlestick Point master plan envisions a connected, multi-parcel waterfront district designed to balance urban density with open space and community amenities. The ±5.5-acre property—plus potential additional ±1.8 acres of adjoining land—offers the flexibility to accommodate a range of future uses under the City’s Design for Development guidelines. The master plan integrates residential, commercial, and public realms through a thoughtfully scaled site layout with direct access to planned transit, utilities, and green infrastructure corridors.

CONSTRUCTION PIPELINE FOR BAYVIEW

With limited competition this area is poised to offer a developer the chance to control the narrative of Bayview moving forwards. The significant SF and density potential and low vacancy any development project coming into the market will set the new standard moving forwards.

	Bayview/Hunters Point	San Francisco	San Francisco Peninsula
Buildings	87	12,158	5,245
Units	5,054	204,110	97,922
Vacancy Rate	2.4%	4.6%	3.8%
Occupancy Rate	97.6%	95.4%	96.2%
YTD Absorption Units	29	2,397	1,568
YTD Deliveries	72	1,613	452
Under Construction	0	1,210	1,614
Avg Asking Rent Per Unit	\$2,430	\$3,116	\$3,164
Avg Asking Rent Per SF	\$2.58	\$4.45	\$3.91

POLITICAL LANDSCAPE

Daniel Lurie, Mayor of San Francisco, has introduced many initiatives to shorten development timelines. Today is perfect timing for developers to come in and take advantage of the City’s momentum.

Investment Highlights

HIGH RENT CEILING & INSTITUTIONAL EXIT POTENTIAL

- Highest-renting multifamily market in US
- Class A product achieving \$4.50-\$6.00 psf

SOUTHEAST GROWTH CORRIDOR MOMENTUM

- Multiple infrastructure projects supporting this development including public transportation
- City Planning Authority implementing pro-housing policies to help developers bridge housing gap including shortened timelines for Candlestick master planned community

TRUE SUPPLY-CONSTRAINED MARKET

- Less than 1% of total land area available for new residential development
- Tightest market creating high demand and lasting value

STRONG RENTER & WORKFORCE FUNDAMENTALS

- San Francisco's renter base remains one of the most educated and affluent in the nation
- Median household income above \$140,000 with strong industry presence from tech, life sciences, finance and healthcare

WATERFRONT PREMIUM & ENDURING VALUE

- Combines direct Bay access, open-space adjacency, and skyline visibility
- Nonreplicable product

LONG-TERM EXIT & CAPITAL MARKET LIQUIDITY

- Institutional investors and global capital continue to highlight San Francisco market
- Stabilized assets command premium cap rates

Site Plan

A Central Position Within the Planned Candlestick North Neighborhood

I. CORE RESIDENTIAL ZONE

Centrally located within Candlestick North, surrounded by planned medium–high density housing blocks.

II. INTEGRATED STREET GRID

Positioned where new Candlestick streets reconnect with the existing Bayview grid, creating a natural neighborhood center.

III. MIXED-USE POTENTIAL

Adjacent parcels are designated for ground-floor retail and community-serving uses, supporting strong walkability.

IV. NEAR PLANNED OPEN SPACE

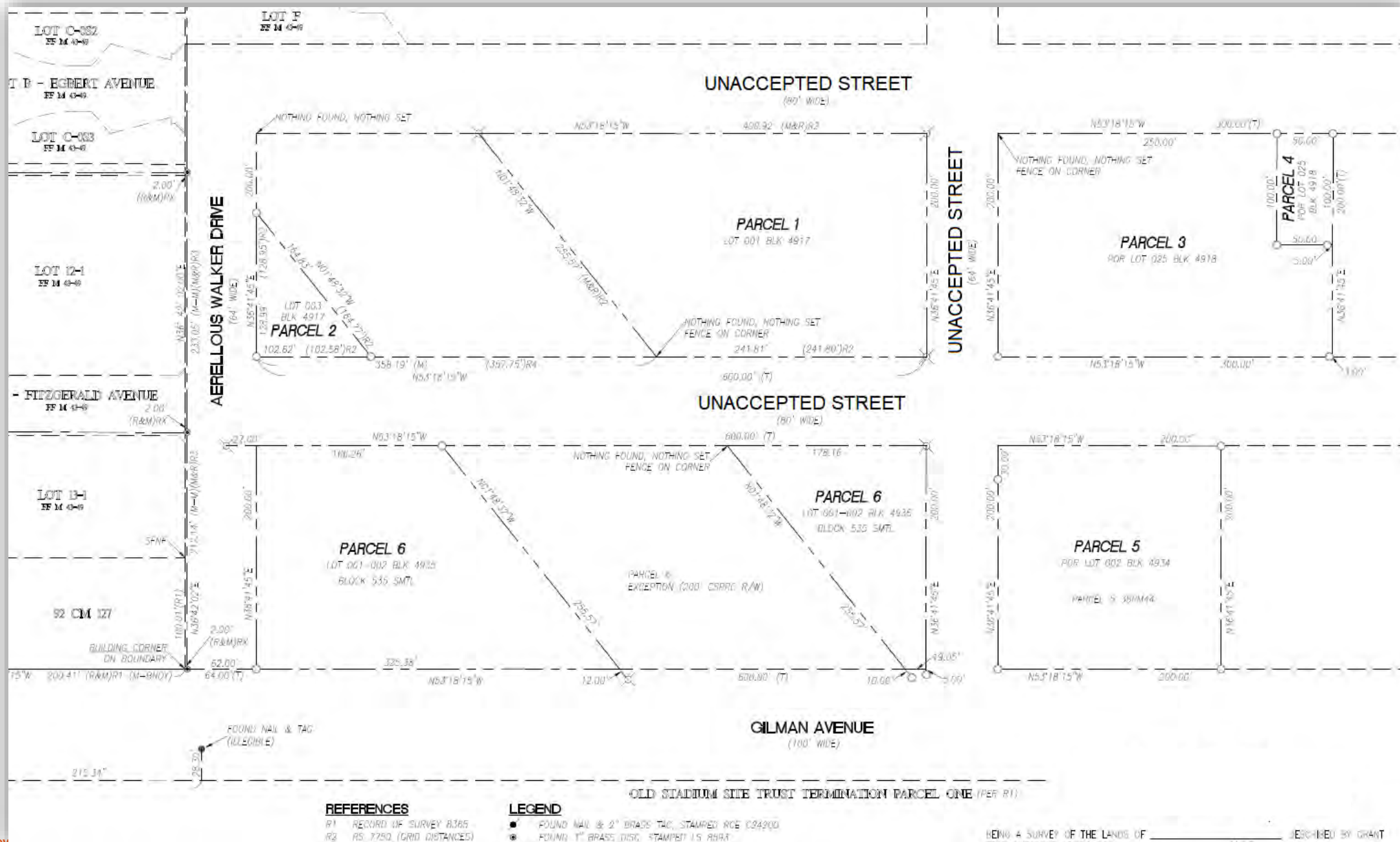
One block from the district's linear parks and greenways, enhancing livability and tenant appeal.

V. ALIGNED WITH MASTER PLAN

Fully consistent with OCII's adopted development framework, offering predictable entitlements and design standards.











Draft Survey (Parcels 1-6)



Candlestick District

Land Use Plan

-  Residential Density I (15-75 Units Per Acre)
-  Residential Density II (50-125 Units Per Acre)
-  Residential Density III (100-175 Units Per Acre)
-  Residential Density IV (175-285 Units Per Acre)
-  Community Use
-  Parks and Open Space
-  Innovation District (Commercial & Residential)
-  Agency Affordable Blocks

*No land use changes are proposed to Hunters Point Shipyard Phase 2





Ready to Develop

EPICENTER OF INNOVATION

San Francisco anchors one of the world’s strongest innovation ecosystems, connecting Candlestick Point to global leaders in technology, life sciences, and clean energy.

ROBUST CAPITAL ACCESS

The Bay Area attracts more venture capital than any other U.S. region, fueling corporate expansion and consistent demand for high-quality commercial and residential space.

PUBLIC-PRIVATE MOMENTUM

Supported by OCII’s redevelopment programs and adjacent federal Opportunity Zones, the site benefits from structured incentives, streamlined approvals, and long-term infrastructure investment.

ENTITLEMENTS SUMMARY

Fully covered under the broader Candlestick Development entitlements, reducing entitlement risk and streamlining approvals for qualified developers.

STRATEGIC SCALE

Large contiguous landholding with potential to capture additional paper streets for enhanced site coverage and master-planning efficiency.

San Francisco Transportation



San Francisco offers a mix of transportation options that make navigating the city both convenient and charming. From the iconic cable cars to the Muni buses and light rail serving every neighborhood, public transit is deeply woven into daily life. BART connects the city to the broader Bay Area, while ferries offer scenic commutes across the bay. For shorter trips, residents rely on bike and scooter shares, ride-hailing services, and pedestrian-friendly streets. Whether you're catching a flight from SFO or strolling through the Mission District, San Francisco's transit network keeps the city moving.

EXISTING PUBLIC TRANSIT

- **Muni** – Operated by the San Francisco Municipal Transportation Agency, Muni includes buses, light rail, electric trolley buses, and famous cable cars
- **BART** – Bay Area Rapid Transit – connecting San Francisco to the East Bay, Peninsula, and beyond.
- **Ferries** – carrying cars and people across the Bay
- **Clipper Card** – reusable transit card that works on all public transport making all public transportation fast and efficient for travelers

PLANNED TRANSIT SUPPORTING CANDLESTICK

- **Geneva-Harney Bus Rapid Transit (BRT)** – high-capacity route linking Candlestick Point to Balboa Park BART
- **Southeast Muni Expansion** – New routes and increased service frequencies between Candlestick and Hunters Point communities
- **Harney 101 Transit Crossing** – infrastructure updates for pedestrians and buss access across hwy 101
- **Future Light Rail Extension** – rail connections along Bayshore and Geneva Avenues – further integrating Candlestick into SF transit system

Bayview Community Overview



Situated along San Francisco’s southeastern waterfront, Bayview–Hunters Point spans from India Basin to Candlestick Point—an area long known for its sunny climate, community pride, and deep cultural roots. Historically, the neighborhood was home to vibrant working-class families and a thriving small-business community. It also holds a unique place in sports history as the original home of Candlestick Park, where the San Francisco Giants played for over four decades and generations of fans gathered along the Bay.

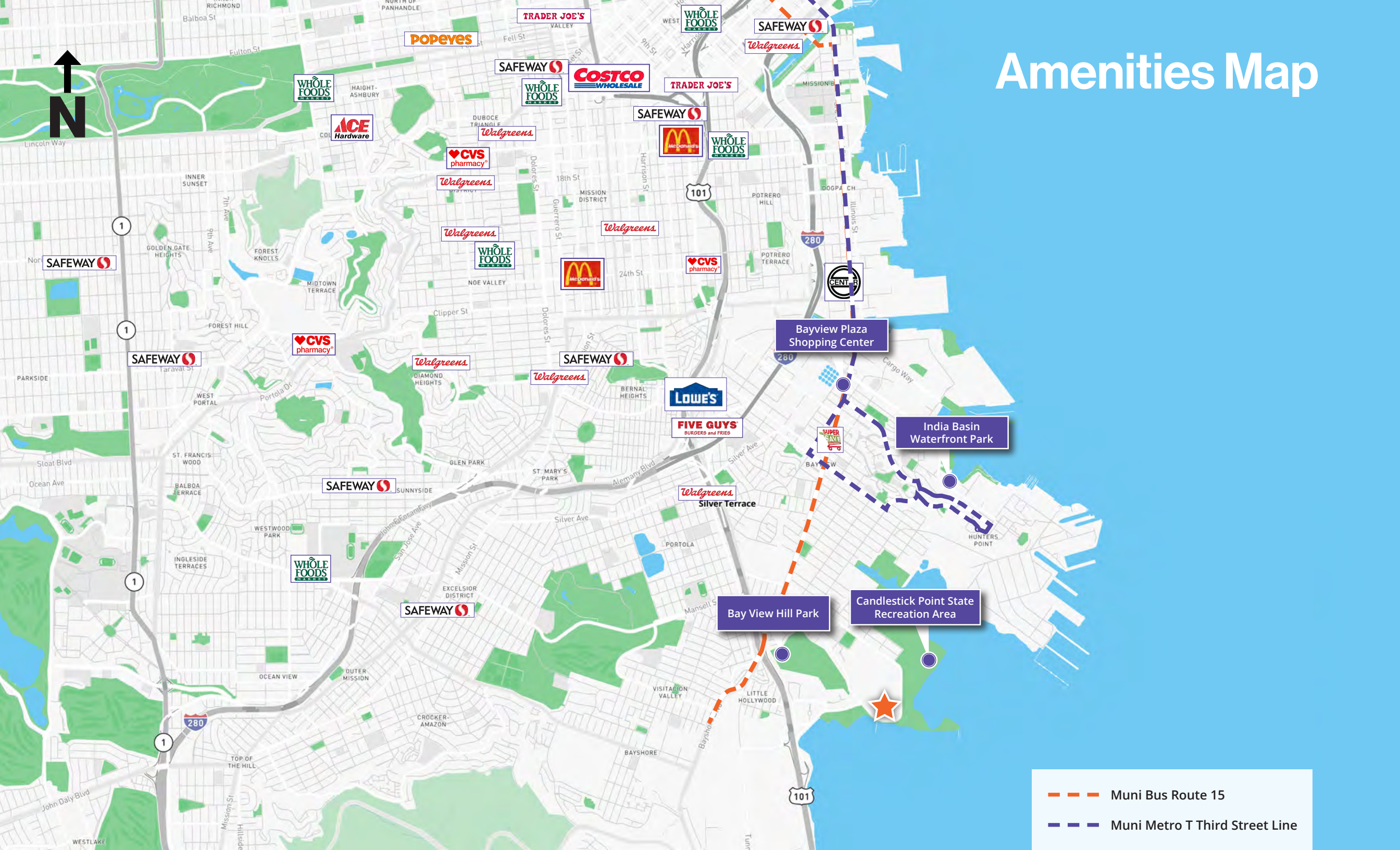
AUTHENTICITY MEETS OPPORTUNITY



Bayview–Hunters Point is experiencing a new era of reinvestment and creativity, evolving into one of San Francisco’s most dynamic growth frontiers. Expanding transit access, new housing, and public art programs are fueling its transformation into a mixed-use, transit-oriented district. Murals, cafés, and cultural landmarks like the Bayview Opera House and India Basin Shoreline Park reinforce a strong sense of identity, making this waterfront community both authentic and poised for sustainable redevelopment.

COMMUNITY ANCHORS:

- Waterfront Parks: India Basin Waterfront Park, Heron’s Head Park, and Bay View Park together provide extensive open space, trails, and waterfront access.
- Cultural & Civic Landmarks: Bayview Opera House, Southeast Community Center, Bayview Library, YMCA, and Youth Center anchor community life and civic engagement.
- Connected Growth: Proximity to Mission Bay, Chase Center, and Downtown supports continued housing and mixed-use development.

Amenities Map

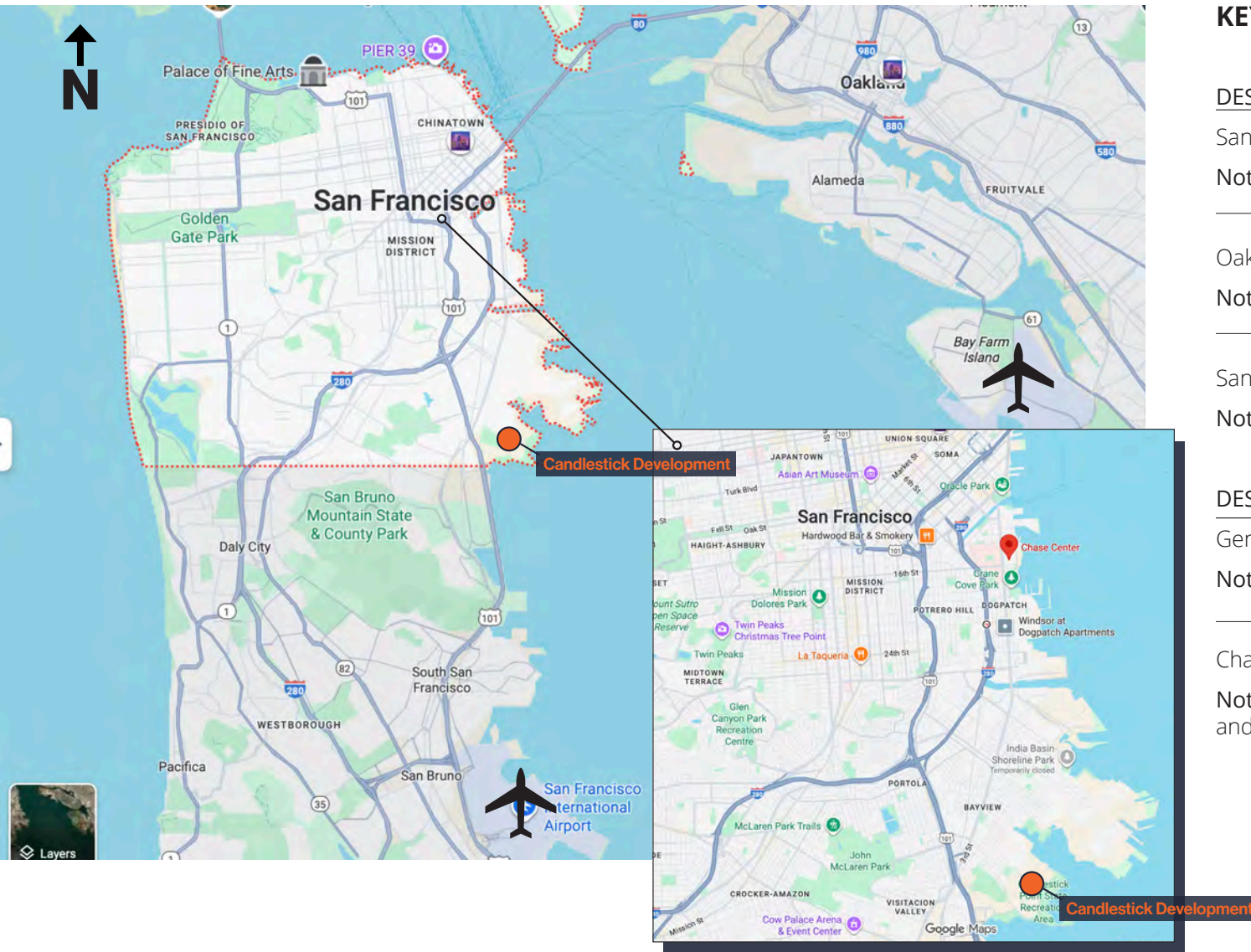


-  Muni Bus Route 15
-  Muni Metro T Third Street Line

Community Infrastructure: Schools & Community Centers

CATEGORY	AMENITY NAME	ADDRESS	APPROX. DISTANCE FROM CANDLESTICK POINT
Education & Learning	Malcolm X Academy	350 Harbor Rd, San Francisco, CA 94124	~1.4 mi / 5 min drive
	Thurgood Marshall Academic High School	45 Conkling St, San Francisco, CA 94124	~2.1 mi / 7 min drive
	George Washington Carver Elementary School	1360 Oakdale Ave, San Francisco, CA 94124	~2.5 mi / 8 min drive
Community & Wellness	Bayview Opera House	4705 3rd St, San Francisco, CA 94124	~1.9 mi / 6 min drive
	India Basin Shoreline Park	900 Innes Ave, San Francisco, CA 94124	~1.3 mi / 4 min drive
	Alice Griffith Community Center	2520 Griffith St, San Francisco, CA 94124	~0.9 mi / 3 min drive
	3rd Street Youth Center & Clinic	1728 Bancroft Ave, San Francisco, CA 94124	~2.2 mi / 7 min drive
	YMCA Bayview Family Resource Center	1601 Lane St, San Francisco, CA 94124	~2.3 mi / 7 min drive
	EcoCenter at Heron's Head Park	32 Jennings St, San Francisco, CA 94124	~1.7 mi / 5 min drive
Recreation & Outdoor	Candlestick Point State Recreation Area	500 Hunters Point Expressway, San Francisco, CA 94124	Adjacent / < 0.5 mi
	Bay View Hill Park	LeConte Ave, San Francisco, CA 94124	~0.8 mi / 3 min drive
	India Basin Shoreline Park (Future Expansion)	900 Innes Ave, San Francisco, CA 94124	~1.3 mi / 4 min drive
	Bayview Plaza Shopping Center	3801 3rd St, San Francisco, CA 94124	~2.0 mi / 6 min drive

Gateway Access



KEY DISTANCES TABLE

DESTINATION	APPROX. DISTANCE	DRIVE TIME (TYPICAL)
San Francisco International Airport (SFO)	9–10 miles	10–12 minutes

Notes: Direct via US-101 North; fastest access of any San Francisco neighborhood.

Oakland International Airport (OAK)	24–25 miles	30–35 minutes
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Notes: Across the Bay via I-80 and I-880.

San José International Airport (SJC)	42–45 miles	45–55 minutes
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Notes: Straight down US-101 South, serving Silicon Valley tech corridor.

DESTINATION	APPROX. DISTANCE	DRIVE TIME (TYPICAL)
Genentech Campus (South San Francisco)	~8 miles	10–12 minutes

Notes: One of the Bay Area’s largest biotech hubs; direct access via US-101.

Chase Center (Mission Bay, San Francisco)	~7 miles	12–15 minutes
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Notes: San Francisco’s premier sports and entertainment venue; near UCSF Mission Bay and major employers.



Features & Benefits

UTILITIES & INFRASTRUCTURE

Access to existing city utility connections and planned infrastructure improvements within the Candlestick Point-Hunters Point Shipyard Redevelopment area.

ENTITLEMENTS FLEXIBILITY

Governed by the Office of Community Investment and Infrastructure (OCII) Design for Development plan, allowing residential, mixed-use, life science, and retail uses.

ENTITLEMENTS SUMMARY

Fully covered under the broader Candlestick Development entitlements, reducing entitlement risk and streamlining approvals for qualified developers.

STRATEGIC SCALE

Large contiguous landholding with potential to capture additional paper streets for enhanced site coverage and master-planning efficiency.

Development Context & Surrounding Projects

San Francisco's southeastern waterfront is transforming through major residential, commercial, and infrastructure investment. Surrounding projects such as India Basin, Oyster Point, Schlage Lock, and Visitacion Valley collectively reinforce the region's long-term growth trajectory, with Candlestick Point positioned at its center.



- | | | | |
|---|--|---|--|
| NEIGHBORHOOD EDGE & HISTORIC SHOREWALK <ul style="list-style-type: none"> 1 Shipwright's Cottage 2 Innes Edge 3 Food Pavilion 4 Garden Path + Accessible Ramp 5 Griffith Street Steps 6 Heritage Garden 7 Hunter's Point Blvd Welcoming Deck 8 Parking 9 Bus Drop-Off | SCOW SCHOONER BOATYARD <ul style="list-style-type: none"> 10 Boatyard Plaza 11 Shop Building 12 Floating Dock 13 Resilient Shoreline 14 Maintenance Building | SAGE SLOPES <ul style="list-style-type: none"> 15 Cookout Terrace 16 Viewing Steps 17 Basketball Courts 18 Adventure Playground 19 Toddler Playground 20 Adult Fitness Station 21 Wetland Walk 22 Bay City Ferry Overlook 23 Outlook Platform | THE MARINERWAY <ul style="list-style-type: none"> 24 Marinerway Lawn 25 Amphitheater Grove 26 Cobble Beach 27 Boathouse 28 Recreational Dock 29 Recreational Platform 30 Public Restroom 31 Bay Trail / Blue Greenway Route |
|---|--|---|--|



1. India Basin (San Francisco, CA)
A ±29-acre mixed-use redevelopment featuring over 1,200 housing units, retail, and waterfront parkland. India Basin extends the Bayview shoreline with new housing and public open space that complement Candlestick Point's planned residential density.

2. Oyster Point (South San Francisco, CA)
An ±80-acre life sciences and mixed-use campus led by Kilroy Realty totaling 5.5M SF. The project exemplifies regional demand for waterfront real estate and supports housing needs across the Bay corridor.



3. Schlage Lock Redevelopment (San Francisco, CA)
A ±20-acre infill project approved for 1,600 residential units, retail, and public plazas. It bridges Candlestick Point and San Bruno Avenue, strengthening the area's urban continuity and housing pipeline.

4. Visitacion Valley Neighborhood Plan (San Francisco, CA)
A city-led growth framework promoting mixed-income housing, small business support, and sustainable transit. The plan links Candlestick Point, Schlage Lock, and Mission Bay within a cohesive southeastern redevelopment vision.

Development Context & Surrounding Projects continued

PROJECT NAME LOCATION / ADDRESS	TYPE & SCALE	RELEVANCE TO CANDLESTICK POINT
India Basin Mixed-Use Project 700–900 Innes Ave, San Francisco, CA 94124	±29 acres; 1,200 residential units; 150K SF retail; new waterfront park	Immediate adjacency; reinforces housing and lifestyle demand
Oyster Point Redevelopment Oyster Point Blvd, South San Francisco, CA 94080	±81 acres; 5.5M SF mixed-use life sciences & commercial	Regional employment hub; drives housing demand for nearby multifamily
Schlage Lock Redevelopment Bayshore Blvd & Leland Ave, San Francisco, CA 94134	±20 acres; 1,600 residential units; retail and public plazas	Extends urban fabric between Candlestick and San Bruno Ave
Visitacion Valley Neighborhood Plan Bayshore Blvd corridor, San Francisco, CA 94134	Long-range community plan; mixed-income housing & sustainable mobility	Strengthens corridor connectivity between Candlestick, Bayview & Mission Bay
Hunters Point Shipyard 451 Galvez Ave, San Francisco, CA 94124	±700 acres; mixed-use redevelopment	Shared redevelopment plan area; coordinated infrastructure investment
Pier 70 Redevelopment 420 22nd St, San Francisco, CA 94107	±28 acres; 3M SF mixed-use adaptive reuse district	Reinforces citywide waterfront transformation
Mission Rock / China Basin 3rd St & Terry A Francois Blvd, San Francisco, CA 94158	±28 acres; residential, office, retail & public spaces	Anchors the South Waterfront innovation corridor
Oakland Army Base Redevelopment Maritime St & 7th St, Oakland, CA 94607	±300 acres; logistics, industrial, and commercial	Expands regional infrastructure and workforce connectivity
Moffett Park (Sunnyvale) Moffett Park Dr, Sunnyvale, CA 94089	±1,300 acres; 20,000 homes + 10M SF office/lab	Demonstrates regional-scale planning in Bay Area growth centers

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Thank You.

Contacts:

Rachel McKinney

rachel.mckinney@avisonyoung.com

+1 (858) 243-0604

CA DRE Lic. #02115595

Michael Longi

michael.longi@avisonyoung.com

+1 (702) 340-7184

CA DRE Lic. #01714778

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+1 (562) 889-2001

CA DRE Lic. #00777218