

TWO WONDERFUL BUILDINGS FOR SALE ON ONE LOT!

INCLUDES GROUND FLOOR RETAIL, UPPER LEVEL OFFICE SUITES,
THREE RESIDENTIAL UNITS + SHARED COURTYARD

NEW SPECIAL PRICE!
PLEASE CALL FOR DETAILS!



SPECTACULAR OPPORTUNITY IN THE HEART OF COVETED COW HOLLOW DISTRICT

1865-1869 UNION STREET

SAN FRANCISCO, CA 94123 | COW HOLLOW DISTRICT

PLEASE DO NOT DISTURB EMPLOYEES



INCORPORATED | EST. 1922

DAVID BLATTEIS
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44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

DETAILED AERIAL VIEW OF PROPERTY LOT

DO NOT DISTURB EMPLOYEES

±6,825 SF

COMBINED RETAIL, OFFICE & RESIDENTIAL SPACE

1900

YEAR BUILT



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TWO BUILDINGS FOR SALE

DO NOT DISTURB EMPLOYEES

1865-1869 UNION STREET

COW HOLLOW DISTRICT | SAN FRANCISCO

A RARE OPPORTUNITY TO OWN TWO MIXED-USE PROPERTIES ALONG UPSCALE UNION STREET

The Cow Hollow District is an upscale, trendy and affluent shopping destination for local young professionals and tourists alike. The property is situated on Union Street—arguably the main drag filled with chic fashion boutiques, popular casual & fine dining, yoga studios, hip bars and lounges, cafes and beauty salons.

POPULAR NEARBY TENANTS



EQUINOX



Sur la table

lululemon athletica

Belga



Sweaty Betty LONDON

LORNA JANE ACTIVE LIVING



VUORI

sunglass hut



BONOBOS

UNTUCKit



Urban Remedy

SOULCYCLE

AMBIANCE SAN FRANCISCO



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SQUARE FOOTAGE DETAILS

TOTAL ENTIRE LOT SPACE

±3,436 SF

BUILDING #1

TOTAL COMMERCIAL SPACE

±2,500 SF

GROUND FLOOR RETAIL: ±1,300 SF

2ND FLOOR OFFICE SPACE: ±1,200 SF

BUILDING #2

TOTAL RESIDENTIAL SPACE | 3 UNITS

±4,325 SF*

APARTMENT A: ±1,225 SF

APARTMENT B: ±1,150 SF

WORK AREA*: ±950 SF

GR. FLOOR APARTMENT: ±1,000 SF



TOTAL SQUARE FOOTAGE

±6,825 SF*

*Modified and used as work area for commercial unit tenant.



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BUILDING #1 | GROUND FLOOR RETAIL SPACE



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BUILDING #1 | GROUND FLOOR RETAIL SPACE



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BUILDING #1 | TOP LEVEL OFFICE SPACE



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DETACHED 3-UNIT RESIDENTIAL BUILDING **APARTMENT 1**



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DETACHED 3-UNIT RESIDENTIAL BUILDING **APARTMENT 2**



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SHARED COURTYARD



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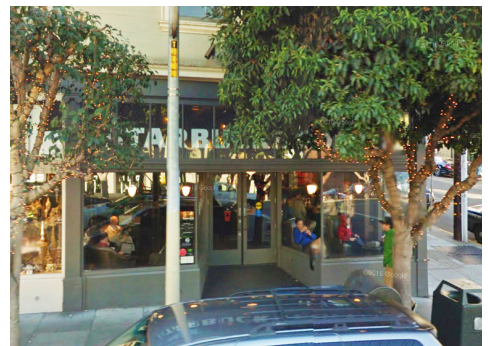
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A TOP SAN FRANCISCO LOCAL & TOURIST DESTINATION FOR SHOPPING, DINING AND ENTERTAINMENT!



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AERIAL VIEW OF PROPERTY LOT

DO NOT DISTURB EMPLOYEES

UNION STREET
FROM OCTAVIA STREET TO BUCHANAN STREET



±6,825 SF

COMBINED RETAIL, OFFICE & RESIDENTIAL SPACE



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UNION STREET TENANT MAP

GOUGH TO STEINER

California Weight Clinic	1700
Güzel Jewelry Design	1714
Union French Cleaners	1718
Canyon Beachwear	1728
Various	
Current Clothing	1738
Dermal Essentials	
Urban Green Investments	1746
Moulin Pooch	1750
Strip Wax Bar	1764
Pink Bunny	1772
Chic Nails Salon	
RETAIL SPACE FOR LEASE	1782
Dantone Boutique	1784
Lite Bite Deli	1796

1715	Pane e Vino Trattoria
1725	Crunch Fitness
1737	City Living SF
1739	TC Jewelers
	Bossa Handbags
1745	VW Nail Care
1747	Cow Hollow Shoe Repair
1749	Kin the label
1757	Salon Macias
1763	Marina Dental Care
1771	ML Hair Studio
1775	The Lotus Method
1785	Roam Artisan Burgers
1787	Brick Yard
1799	Veo Optics

OCTAVIA STREET

GetzWell Pediatrics	1800
SF Color Collective	1808
Bare By Tru	1810
	1814
Salon Di Moda	1816
First Class Personal Gym	1824
Sprout	1828
Caffe Union	1830
iBar	1832
Ottimista Enoteca-Cafe	1838
Itoya Topdrawer	1840
	1846
Ambiance	1858
LF Stores	1870
UNTUCKit	1872
Laser Away	1878
Papyrus	1888
Yoga Flow SF	1892
Stuart Moore	1898

1801	Fenzi Uomo
1803	B&A Estate
1809	Capannina
1815	Mingle
1823	ONE MEDICAL
1825	Skin Medical Spa
1827	
1833	Carots & Stones
1837	Invisalign
1843	Marmalade Boutique
1849	Tamashi Sushi Bar
1851	



1869
AVAILABLE FOR LEASE
UNION STREET



1861	Eurasian Interiors
1869	AVAILABLE FOR LEASE
1875	Hollow Cow
1877	A. Valente & Sons
1887	Sunglass Hut
1889	Berenice Hair Salon
1895	Doob Group
1899	Starbucks



LAGUNA STREET

Wells Fargo Bank	1900
Karma Yoga	1906
Public Parking	
Compass	1936
Perry's	1944
Lashfully	1954
Grats Decor	
Bonobos	1964
The North Face	1974
	1980
Marengo	
The Shop SF	
Bar None	
Chubbies	
Juice Shop	1994
Stillpoint Wellness Center	1996
Red Union Salon	
Amarino	1998

1901	Bus Stop Saloon
1909	Epicurean trader
	La Boulange Bakery
1919	Italian Homemade Co.
1931	La Bijouterie
1933	Zen Beauty Spa
	Jimza Couture
1943	Dreamy Angels
1945	Eyebrow Star
1947	Bella Boutique
1949	Mabel Chong
1951	Closet 1951
1957	Urban Remedy
1969	Vimala
	High Society
1977	Black Pearl
	Heights Place
1979	Blue Light
1981	Lululemon Athletica
1995	Bank of America



BUCHANAN STREET

Belga	2000
Betelnut	2030
Marcello Watches	
Various	
Palm House	2032
Images of the North	2036
Milvali Salon	2040
Rosewater Skin Care	
Tikita Active Couture	2042
Fog City Leather	2060
Le Marcel Bakery	2066
Blu Bungalow	2068
Vuori	2070
	2072
Modern Citizen	2078
Sweaty Betty	2082
	2086
Various	2088
Lorna Jane	2090

2001	Union Street Plaza & Garage
	Comerica Bank
	Shaw Shoes
	Hunan Empire
	Firuze
2031	Upscale Construction
	Bien-Etre
	Mina's Tailor Studio
2033	
2035	Lana's Boutique
2055	Equinox
2070	AVAILABLE RETAIL FOR LEASE
2071	Kühl
2083	Sephora
2095	Soul Cycle

EQUINOX
SEPHORA
SOULCYCLE



WEBSTER STREET

See Eyewear	2100
	2104
Lush	2116
Goldsmith	2118
Brit + Co	2120
Hint, Inc.	2124
Conrada Pizza	2136
Brixton	2140
Van Galen Upholstery	2150
Z Gallerie	2154
Union Street Papery	2166
Alana Leigh Designs	
Casper Mattress	2174
(OPENING SOON) Little Gem	2184
Krimsa Fine Rugs & Decor	2190
Michael's Wine & Spirits	2198

2101	Adair Design Group
2103	
2107	Hill & Co.
2113	Lash Lab
2115	Joy Joy Nail
2117	Motion City Gifts
2133	Istanbul Collection
2135	AT&T Wireless
2147	Nail Today
2149	Anomie
	ATYS Contemporary Living
2157	Jo Malone
2163	Bubble
2165	West Coast Wine & Cheese
2167	Blo Blow
2181	Juicy News
2187	Nice Cuts
2189	Eyes in Disguise
2191	Union Street Coffee Roastery

FILLMORE STREET

Prudential California Realty	2200
Bud Stop	
1887 Dance Shop	2206
Sur La Table	2224
Pilates Pro Works	2238
Wanderlust Salon	2250
Bella Bridesmaid	
Union Street Dental Care	
Jute	2254
Lovely Bridal	2266
Two Sisters	
Modica Home	2274
	2276
Danielle	2278
Bamboo	2284
Great Tan	2286
Rose's Cafe	2298

2201	Loving Cup
2203	Images For Hair
2205	Le Bouquet
2213	Nails 2001
2217	Sofa U Love
2223	Gamine
2229	Union Street Inn
2247	Teevan Restoration
2263	Green Twig Salon
2271	Wrecking Ball Coffee Roasters
2277	GALA Boutique
2285	Neja Cosmetics
2299	Marina Submarine

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CELEBRATING
95 Years

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