

100 RESIDENCES, 6 RETAIL STOREFRONTS, AND 15,000 SF PARKING LOT WITH DEVELOPMENT POTENTIAL IN THE HEART OF SAN FRANCISCO'S JACKSON SQUARE NEIGHBORHOOD



Jones Lang LaSalle Americas, Inc. ("JLL"), Real Estate License #01223413

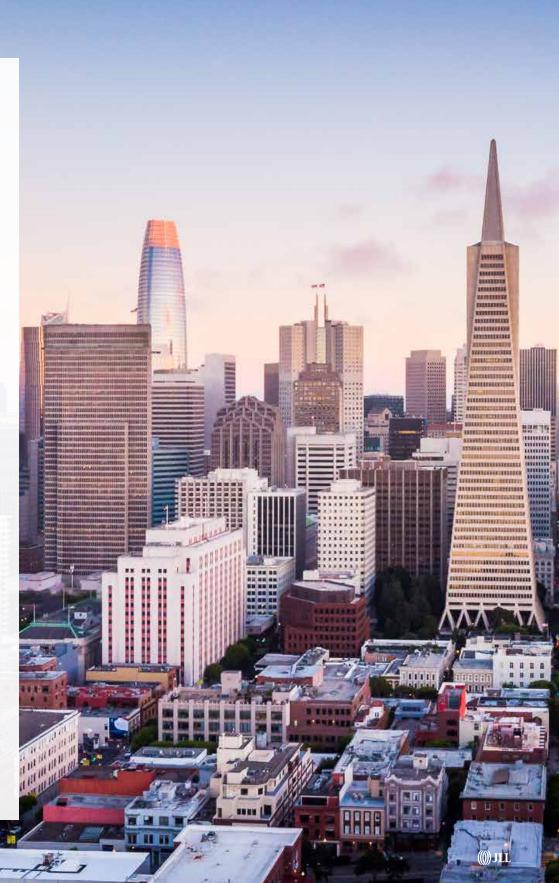
## THE OFFERING

Jones Lang Lasalle, Inc. ("JLL") is pleased to present the opportunity to acquire **100 Columbus Avenue** (the "Property"), a mixed-use residential and retail building totaling 100 units (99 SROs), 6 retail storefronts, and ~15,000 SF of controlled-public parking situated on the iconic corner of Columbus Avenue and Jackson Street.

The Property represents a generational opportunity for an investor to purchase a jewel box in the heart of San Francisco's most dynamic and historic neighborhood, Jackson Square. The additional opportunity to develop and reposition to add density in a high barrier to entry market makes this a truly unique offering.

## **Property Overview**

Address	528, 540-560 Jackson Street; 100-118 Columbus Avenue San Francisco, California 94133
Neighborhood	Jackson Square
Year Built	1907
Lot Size	24,267 SF
Total Building Area	30,984 SF
Residential SF	20,162 SF
Commercial SF	10,822 SF
Zoning District	C-2: Community Business
Residential Component	Ninety-Nine (99) SROs and One (1) additional full size room with bath; two "penthouse" units located on the top (4th) floor (565 SF); ~8,830 total SF on floors Two and Three with shared bathrooms down each hall (10 baths & 5 showers); ~1,682 SF of additional basement space below the First floor (~585 SF)
Retail Component	Six (6) ground floor retail storefronts with an additional ~2,500 SF of basement space currently 83% occupied with a pending LOI for the only vacant space
Parking Component	15,700 SF   40 Stalls - currently operated under ACE Management















## COLUMBUS SAN FRANCISCO, CA Jones Lang LaSalle Americas, Inc., CA Real Estate License #01223413 **SCOTT BALES** Managing Director **NOLAN MOORE** Director +1 415 276 6934 +1 415 276 6087 scott.bales@am.jll.com nolan.moore@am.jll.com CA Lic. #01002027 CA Lic. #02078878 PSRS Pacific Southwest Realty Services, CA Real Estate License #01267462 JASON ROTH Vice President +1 978 460 3070 jroth@psrs.com CA Lic. #02085245 Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its officers, directors, employees and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2020. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit ill.com.