



39 STOCKTON

SAN FRANCISCO - CA

INVESTMENT SUMMARY

Jones Lang LaSalle Americas, Inc., Real Estate License #01223413

**RARE OPPORTUNITY TO OWN AND REPOSITION A JEWEL BOX RETAIL
BUILDING IN AN IRREPLACEABLE UNION SQUARE LOCATION**

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 39 Stockton (the “Property”) located in the world-renowned Union Square shopping district of San Francisco, California.

39 Stockton is an exciting 12,281 square foot jewel box retail building located on Stockton Street between Market Street and O’Farrell. With Disney planning to vacate, the Property offers an exciting and rare opportunity to reposition a boutique two story (plus lower level) building within one of the most coveted retail markets in the country.

PROPERTY SUMMARY

PRICE:	Best Offer	
ADDRESS:	39 Stockton Street, San Francisco, CA 94108	
TENANCY:	Disney Store USA, LLC (vacating 9/30/2021)	
YEAR BUILT / RENOVATED:	1909 / 2010	
LAND AREA:	.09 acres	
RENTABLE AREA:	2nd Floor	3,739 SF
	Mezzanine	627 SF
	1st Floor	3,781 SF
	Lower Level	4,134 SF
	Total	12,281 SF
FRONTAGE:	27.5 linear feet (Stockton Street)	
STORIES:	2 + lower level	
APN:	0327-004	
ZONING:	C-3-R Downtown Retail	



*Conceptual rendering



39/ STOCKTON

SAN FRANCISCO - CA



PREMIER

UNION SQUARE LOCATION



IRREPLACEABLE

STOCKTON STREET ADDRESS



RARE

UNION SQUARE VALUE ADD
OPPORTUNITY



LOCAL

TRANSPORTATION HUB

INVESTMENT HIGHLIGHTS

PREMIER UNION SQUARE LOCATION

39 Stockton is located in the heart of the Union Square Shopping District, a distinguished and world-renowned shopping destination home to high-end luxury boutiques and trend setting retailers. Union Square continues to be one of the most highly recognized shopping districts with both domestic and international visitors.

IRREPLACEABLE STOCKTON STREET ADDRESS

Stockton Street is historically one of Union Square's premier streets. With a direct view and walking corridor from the 800 block of Market Street straight to Union Square and Apple's flagship store, Stockton Street has exceptional footfall and will continue to attract best-in-class retailers.

RARE UNION SQUARE VALUE ADD OPPORTUNITY

With Disney planning to vacate, the Property offers a unique and exciting reposition opportunity. This 12,281 square foot boutique building will appeal to a wide range of users seeking a premier position and exposure to a global customer base.

LOCAL TRANSPORTATION HUB

The Property is centrally located with easy access to an extensive transportation network. Highlighted by the Central Subway which connects SOMA to Union Square and Chinatown, the Property provides easy access to BART, CalTrain, MUNI, and the world-famous Powell Street Cable Car turnaround.





HIGHLY AMENITIZED SHOPPING DISTRICT



39
STOCKTON



39,
STOCKTON



central subway
73,000 EXPECTED
PASSENGERS PER DAY

UNION SQUARE

STOCKTON STREET

POST STREET

SUITER STREET

DYNAMIC TRANSIT-RICH LOCATION

39 Stockton provides convenient access to the Powell Street BART/MUNI station located one block south of the Property.



CENTRAL SUBWAY PROJECT

Opening in Spring of 2022, the Central Subway Project will improve public transportation in San Francisco by extending the MUNI Metro T Third Line through SoMa, Union Square, and Chinatown. Four new stations will open along the 1.7-mile alignment, including a Union Square/Market Street Station with an entrance located directly adjacent to 39 Stockton. Once open, the Central Subway is expected to carry 73,000 passengers each day.

central subway

ONCE OPEN, THE CENTRAL SUBWAY IS EXPECTED TO CARRY 73,000 PASSENGERS EACH DAY.

39/ STOCKTON

SAN FRANCISCO - CA

Presented by Jones Lang LaSalle Americas, Inc. California Real Estate License #01223413

INVESTMENT SALES ADVISORY

ERIC KATHREIN

+1 415 510 6961 // eric.kathrein@am.jll.com
CA DRE# 01896107

GEOFF TRANCHINA

+1 310 694 3180 // geoff.tranchina@am.jll.com
CA DRE#01435512

WARREN MCCLEAN Analyst

+1 415 395 4911 // warren.mcclean@am.jll.com
CA DRE# 02115982

Colliers International CA, Inc. California Real Estate License #01908588

DEBT ADVISORY

ALEX WITT

+1 415 395 4976 // alex.witt@am.jll.com
CA DRE# 01419993

MARKET SPECIALIST

JULIE TAYLOR Executive Vice President

+1 415 293 6293 // julie.taylor@colliers.com
CA DRE# 00998395



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 jll.com.