



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

244 JACKSON STREET

SAN FRANCISCO, CALIFORNIA



INVESTMENT SUMMARY

EXCEPTIONAL MIXED-USE OPPORTUNITY IN JACKSON SQUARE - SAN FRANCISCO'S HIGHEST PERFORMING OFFICE SUBMARKET

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 244 Jackson Street (“244 Jackson” or the “Property”), an irreplaceable boutique creative office and retail asset located in Jackson Square, San Francisco’s most coveted office submarket. 244 Jackson presents a rare opportunity to invest in a highly-improved mixed-use asset in one of most supply constrained submarkets of San Francisco.

The 30,087 square foot, four-story plus lower level building was originally constructed in 1913 and underwent substantial renovations in 1998 and 2010 to create an impressive high-quality asset with features catering to a wide variety of tenants.

Prominently located in the heart of Jackson Square, the Property is currently 64.5% leased, providing near term cash flow with the ability to further upgrade the asset to bolster occupancy and rental rates. Recently renovated boutique creative assets are achieving record high rents in this submarket as tenant demand for similar product increases.

244 Jackson offers a rare mixed-use opportunity in an A+ Jackson Square location with near term cash flow and an immediate value add opportunity via strategic upgrades.

PROPERTY SUMMARY

BUILDING ADDRESS	244 Jackson Street, San Francisco, CA
SQUARE FEET	30,087 SF
STORIES	4 floors above grade plus lower level
YEAR BUILT / RENOVATED	1913 / 1998 / 2010
OCCUPANCY	64.5%
SPACE BREAKDOWN	64% Office / 36% Retail
SITE	6,534 SF
PARCEL NUMBER	0173-007





RARE

BOUTIQUE CREATIVE OFFICE
& RETAIL OPPORTUNITY WITH
IMMEDIATE VALUE-ADD POTENTIAL



HIGHLY COVETED

JACKSON SQUARE LOCATION WITH
UNPARALLELED AMENITY BASE



CREATIVE

OPEN FLOOR PLANS WITH SIDE-
CORE LAYOUT, LARGE WINDOWS
AND EXPANSIVE CEILING HEIGHTS



VENTURE CAPITAL MIGRATION

FROM SILICON VALLEY TO JACKSON
SQUARE



EXCEPTIONAL

FUNDAMENTALS WITH ROBUST
LEASING ACTIVITY AND RECORD
HIGH RENTS



DYNAMIC

AMENITY & TRANSIT-RICH LOCATION

INVESTMENT HIGHLIGHTS

HIGH-QUALITY BOUTIQUE ASSET

Featuring side-core design, open floor plans, high ceilings and abundant natural light, 244 Jackson caters to a wide variety of tenants looking for a premier Jackson Square address.



HIGHLY COVETED “BULLSEYE” JACKSON SQUARE LOCATION



HIGH-END “BOUTIQUE CREATIVE” AESTHETIC



CRITICAL MASS OF VENTURE CAPITAL TENANCY



STRONG HISTORIC SUBMARKET FUNDAMENTALS AND CONTINUED DOMINANCE WITH RECORD ASKING RENTS



PRIME RESTAURANT SPACE WITH SIGNIFICANT RECENT CAPITAL IMPROVEMENTS



SIDE-CORE CONFIGURATION WITH SINGLE-TENANT IDENTITY



SEISMIC UPGRADES



WALKABLE TO PUBLIC TRANSIT AND AMENITIES



JACKSON SQUARE - SAN FRANCISCO'S MOST COVETED SUBMARKET FOR TENANTS & INVESTORS

Jackson Square is one of San Francisco's oldest commercial districts, boasting unique charm with high end retail destinations, some of San Francisco's best restaurants, and abundant green space. Jackson Square has gained momentum post pandemic as investors and tenants alike gravitate toward the neighborhood energy, world class amenities, cleanliness, and safety.

NOTABLE JACKSON SQUARE RETAIL AMENITIES

ROKA
AKOR
steak | seafood | sushi

cigar bar

allbirds

COI

**ISABEL
MARANT**



ANINE BING

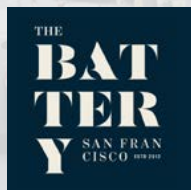


NEARBY AMENITIES

Quince

ROTHY'S

Aēsop®



KOKKARI
ESTIATORIO

COTOGNA

SHINOLA
DETROIT

JACKSON SQUARE BY THE NUMBERS

\$1,622 PSF

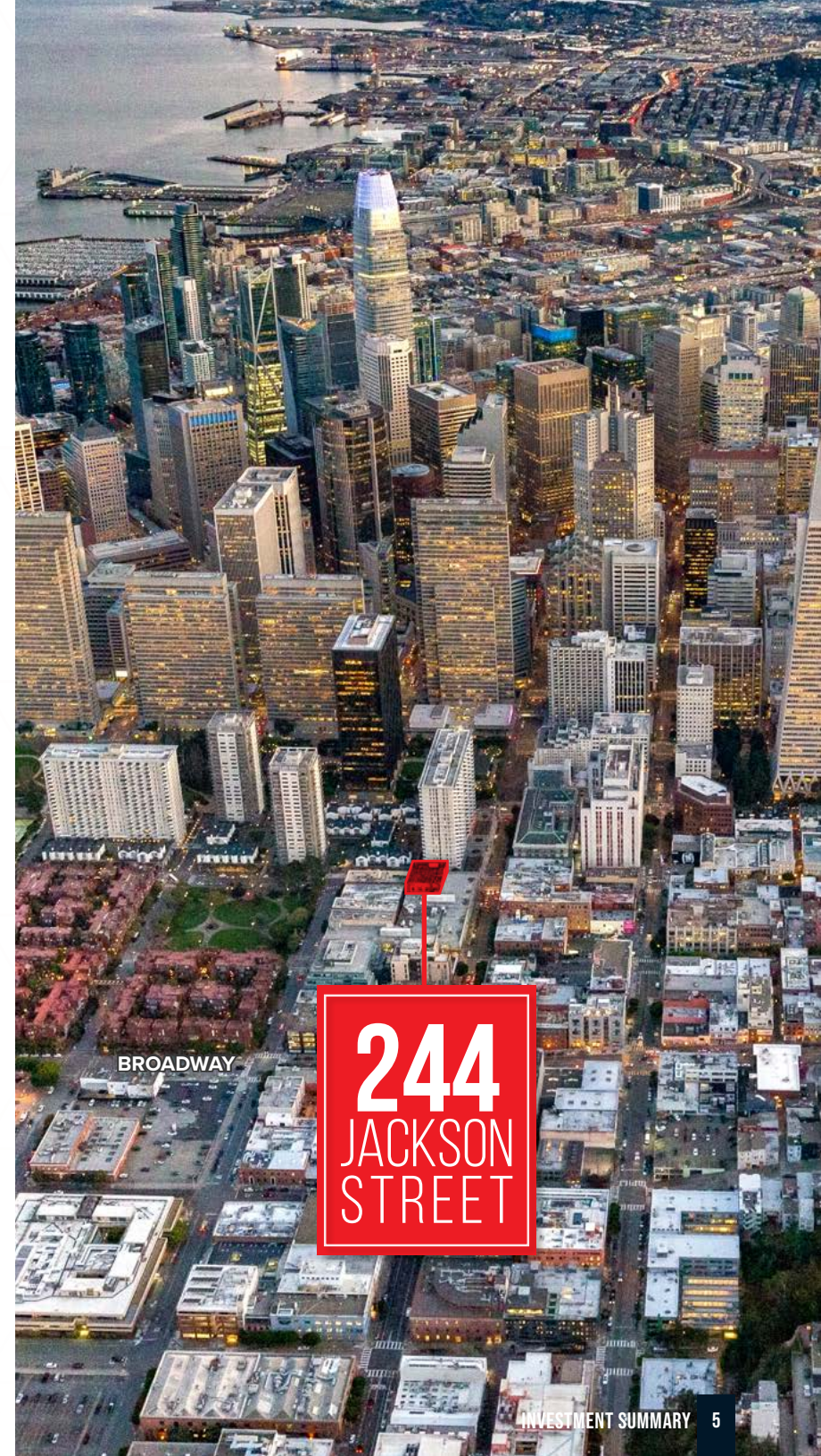
Avg. Office Sale Price PSF
(2021-Present)

\$81.01 FSG

Avg. Rent for
Renovated Product

234,494 SF

Leases Signed in
Last 24 Months



244
**JACKSON
STREET**

JACKSON SQUARE - THE NEIGHBORHOOD OF CHOICE FOR VENTURE CAPITAL & PRIVATE EQUITY FIRMS

NOTABLE RECENT SALES & LEASING MOMENTUM



VC firm, Thrive Capital, acquired a vacant building at 451 Pacific for \$8.75M (\$850 PSF) in May 2024 with plans on opening a new office

BainCapital

Bain Capital signed a full building lease at 450 Pacific Ave for 10.5 Years commencing February 2023 at \$123 FSG



Canva, an Australian graphic design company, just leased the 2-story building at 440 Pacific Ave

"We considered the commute needs of our employees, and chose Jackson Square both for its convenience and the many amenities the location provides" - Fenot Tekle Canva spokesperson



San Francisco law firm, BraunHagey & Borden, relocated to Jackson Square from the Financial District, taking 22,000 SF at 747 Front St

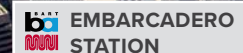
GORDON&REES SCULLY MANSUKHANI

Gordon Rees Scully Mansukhani joined the wave of tenants relocating from the Financial District leasing space at 301 Pacific through 2033

VC/PE FIRMS IN JACKSON SQUARE

Angel List	Craft Ventures	Nex Cubed
01 Advisors	Evergreen	Nava Ventures
Bay Grove	Generate Capital	NextWorld Capital
Aloft VC	Hakluyt Capital	Precursor Ventures
ARTIS Ventures	Headline	Project, 1972 Inc.
A-Star Capital	Industry Ventures	Ridge Ventures
Azure Capital	IVP	Rembrandt Ventures
Partners	ICONIQ Capital	Partners
Acrew Capital	Oberndorf	Venture Science
Argosy Capital	Enterprises	Scifi Ventures
Bain Capital	JH Partners	Unusual Ventures
Banneker Partners	Juno Capital	Shine Capital
Bee Partners	Partners	Supermoon Capital
Blockchain Capital	Jackson Square	Slow Ventures
Blum Capital	Ventures	Sway Ventures
Catamount Ventures	Obvious Ventures	Walden VC
CODE Advisors	Owl Ventures	

SOUTH FINANCIAL DISTRICT



9 min

CLAY ST.

244
JACKSON
STREET

VC/PE Firms





TRANSIT-ORIENTED LOCATION WITH EASE OF ACCESS ACROSS THE BAY AREA

244 JACKSON TO THE FERRY BUILDING



8 minute walk
FERRY BUILDING

244 JACKSON TO THE EMBARCADERO BART



9 minute walk
EMBARCADERO BART STATION

STOCKTON & WASHINGTON ST



central T subway

8 minute ride
SF CALTRAIN STATION



100
WALK SCORE



100
TRANSIT SCORE



100
BIKE SCORE

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