

333 VALENCIA

SAN FRANCISCO, CA



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



**PROPERTY OR NOTE SALE | FULLY RENOVATED CREATIVE OFFICE ASSET
ANCHORED BY AA+ CREDIT FOR 10.3 YEARS**

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the property or note (with a pre-negotiated deed-in-lieu) for 333 Valencia Street (“333 Valencia” or the “Property”), a fully renovated, premier office asset situated in San Francisco’s vibrant Mission District, anchored by the City & County of San Francisco (S&P: AA+). This transaction presents a unique opportunity to acquire a high-quality office asset at a significant discount to replacement cost.

The City & County of San Francisco’s Department of Public Health occupies 81% of the Property on a NNN basis, with approximately 10.3 years remaining on their lease term, providing robust income security and a significant premium to the effective yield of 10-year AA+ corporate bonds.

333 Valencia is strategically located in the thriving and culturally diverse Mission District submarket, within a 5-minute walk to the 16th Street Mission BART Station. Its proximity to Highway 101 and a nearby on-ramp offers tenants convenient access for commuting from the Peninsula and East Bay.

In recent years, ownership has invested \$19.6 million towards core and shell capital expenditures, \$2.8 million for tenant improvements, and the City has invested an additional \$6.4 million in the space. These enhancements include a comprehensive seismic upgrade that exceeds the City of San Francisco’s stringent requirements for employee-occupied buildings along with installation of new PG&E electrical service, modernization of mechanical, electrical, plumbing, and fire safety systems, a new roof membrane overlay, installation of two new elevators and exit stairs, renovation of core and shell restrooms, refurbishment of the entry and elevator lobbies, and the addition of a new bike room and site improvements.

333 Valencia offers the rare opportunity to acquire a long-term leased creative office asset in the heart of the Mission District.

PROPERTY SUMMARY

BUILDING ADDRESS	333 Valencia Street, San Francisco, CA
SQUARE FEET	55,685 SF (97% Office / 3% Retail)
STORIES	Four (4) Stories
ANCHOR TENANT	City & County of San Francisco (S&P: AA+) / Department of Public Health
LEASE EXPIRATION	April 30, 2036
ANNUAL RENT ESCALATIONS	3%
YEAR BUILT / RENOVATED	1919 / 2021
OCCUPANCY	83%
FRONTAGE	105 Feet (Valencia Street)
SITE	0.40 Acres
PARCEL NUMBER	3547-017



10.3 YEARS

CREDIT ANCHOR TENANCY WITH
3% ANNUAL ESCALATIONS



AA+

S&P CREDIT RATING



\$28.8M (\$517 PSF)

RECENT CAPITAL EXPENDITURE



PROPERTY OR NOTE SALE



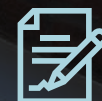
RARITY

OF PREMIUM OFFICE SPACE IN THE
MISSION DISTRICT



DYNAMIC

MIXED-USE NEIGHBORHOOD



UPSIDE

VIA BUSINESS PLAN OPTIONALITY
ON THE GROUND FLOOR

INVESTMENT HIGHLIGHTS



ONE OF FEW OFFICE ASSETS in San Francisco anchored by long-term, investment grade tenancy offering protected cash flow and attractive cash yields for 10.3 years



ABILITY TO ACQUIRE ironclad City and County of San Francisco (S&P: AA+) credit at a substantial yield premium to the City's or similar AA+ rated corporate bonds



PREMIER ASSET in a highly accessible, transit-friendly neighborhood with abundant surrounding amenities



EXTENSIVELY RENOVATED ASSET with significant capital investment over the last five years including a full seismic upgrade to the City and County of San Francisco's stringent requirements for employee occupied buildings, new roof membrane overlay, PG&E electrical service, plumbing and sprinkler/life safety systems, two new elevators, new restrooms, entry and elevator lobbies, bike room, and site improvements



STABLE CASH FLOW with the opportunity to add value via strategic lease-up of the ground floor

\$28.8M

RECENT CAPITAL
INVESTED

10.3

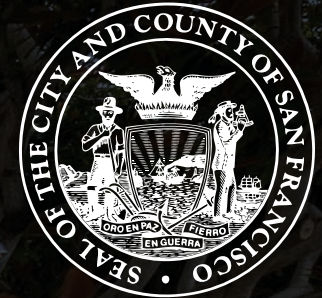
YEARS CREDIT
LEASE TERM
(AS OF JAN-2026)

NNN

LEASE
TYPE



LEED GOLD CERTIFIED



CITY OF SAN FRANCISCO OVERVIEW

(FISCAL YEAR 2024)



\$15.7B

REVENUE
(FY 2023-2024)



\$3.8B

CASH
(GENERAL FUND)



\$426,000

ASSESSED VALUE PER
CAPITAL (FY 2024)

SAN FRANCISCO MISSION DISTRICT HIGHLIGHTS



HIGHLY - EDUCATED
WORKFORCE



CULTURAL & CULINARY
CAPITAL OF SAN
FRANCISCO



DIVERSE ECONOMIC BASE



UNIQUELY URBAN
SUBURBAN FEEL



STRATEGIC LOCATION
WITH SUPERIOR TRANSIT
CONNECTIVITY



STRONG DEMOGRAPHIC
PROFILE WITH CONSISTENT
POPULATION GROWTH



DOWNTOWN SAN
FRANCISCO

AREA AI

333
VALENCIA



VIBRANT, MIXED-USE HUB WITH DIVERSE AMENITIES

- Valencia Street has experienced a significant influx of new restaurants in recent years, cementing its reputation as a culinary hotspot.
- The Mission District boasts San Francisco's largest concentration of murals and street art, and the neighborhood has become a premier destination for art enthusiasts, featuring both established institutions and emerging artists' collectives.
- 333 Valencia benefits from excellent transit connectivity, with two nearby BART stations (16th and 24th Street Mission), the J Church Muni Metro line, CalTrain access, 10 city bus routes, and stops for major tech company shuttles including Google, Facebook, Genentech, and Apple.
- The Property's strategic location offers convenient access to Highway 101 and I-280, providing a competitive edge for commuters compared to northern San Francisco neighborhoods. This accessibility has made the Mission District a favored residential choice for Silicon Valley tech professionals.

NOTABLE SURROUNDING AI TENANCY



NOTABLE MISSION DISTRICT RESTAURANTS



KEY PROPERTY IMPROVEMENTS

FULL SEISMIC UPGRADE
EXCEEDING THE CITY'S
REQUIREMENTS FOR
EMPLOYEE-OCCUPIED
BUILDINGS

NEW PG&E ELECTRICAL
SERVICE

NEW MECHANICAL,
ELECTRICAL, PLUMBING,
AND SPRINKLER/LIFE
SAFETY SYSTEMS

TWO (2) NEW
ELEVATORS AND EXIT
STAIRS

NEW CORE AND SHELL
RESTROOMS

NEW ENTRY LOBBY AND
ELEVATORS

NEW BIKE ROOM AND
IMPROVEMENTS

FULLY RENOVATED WITH BEST-IN-CLASS FINISHES



\$28.8M IN RECENT CAPITAL INVESTMENT

Base Building	\$19,576,941 (\$350 PSF)
Tenant Improvement Allowance	\$2,814,442 (\$51 PSF)
Tenant Investment	\$6,383,309 (\$115 PSF)
Total	\$28,774,691 (\$517 PSF)



333 VALENCIA CATERS TO THE DEMANDS OF TODAY'S TENANTS



COMPLETELY
REDEVELOPED TROPHY
ASSET



ACCESS TO WALKABLE
AMENITIES



INDIVIDUAL ACCESS
POINTS FOR GROUND
FLOOR & OFFICE SUITES



HVAC UPGRADES &
OPERABLE WINDOWS



~2,000 SF SERVICE YARD
WITH FLEXIBLE USE



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