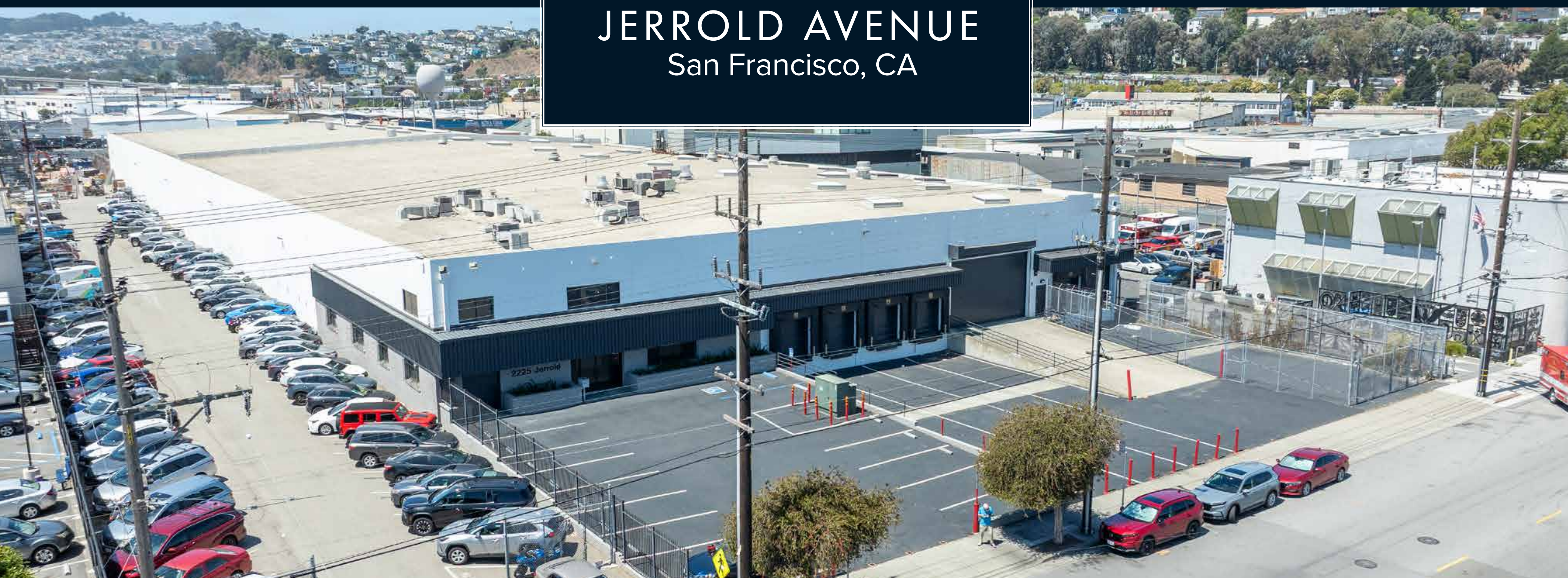
2225

JERROLD AVENUE

San Francisco, CA



INVESTMENT SUMMARY

125,968 RSF | ~11 YEAR WALT | HIGH POWER | MISSION-CRITICAL INFILL LOCATION | INVESTMENT GRADE CREDIT TENANCY

The Offering

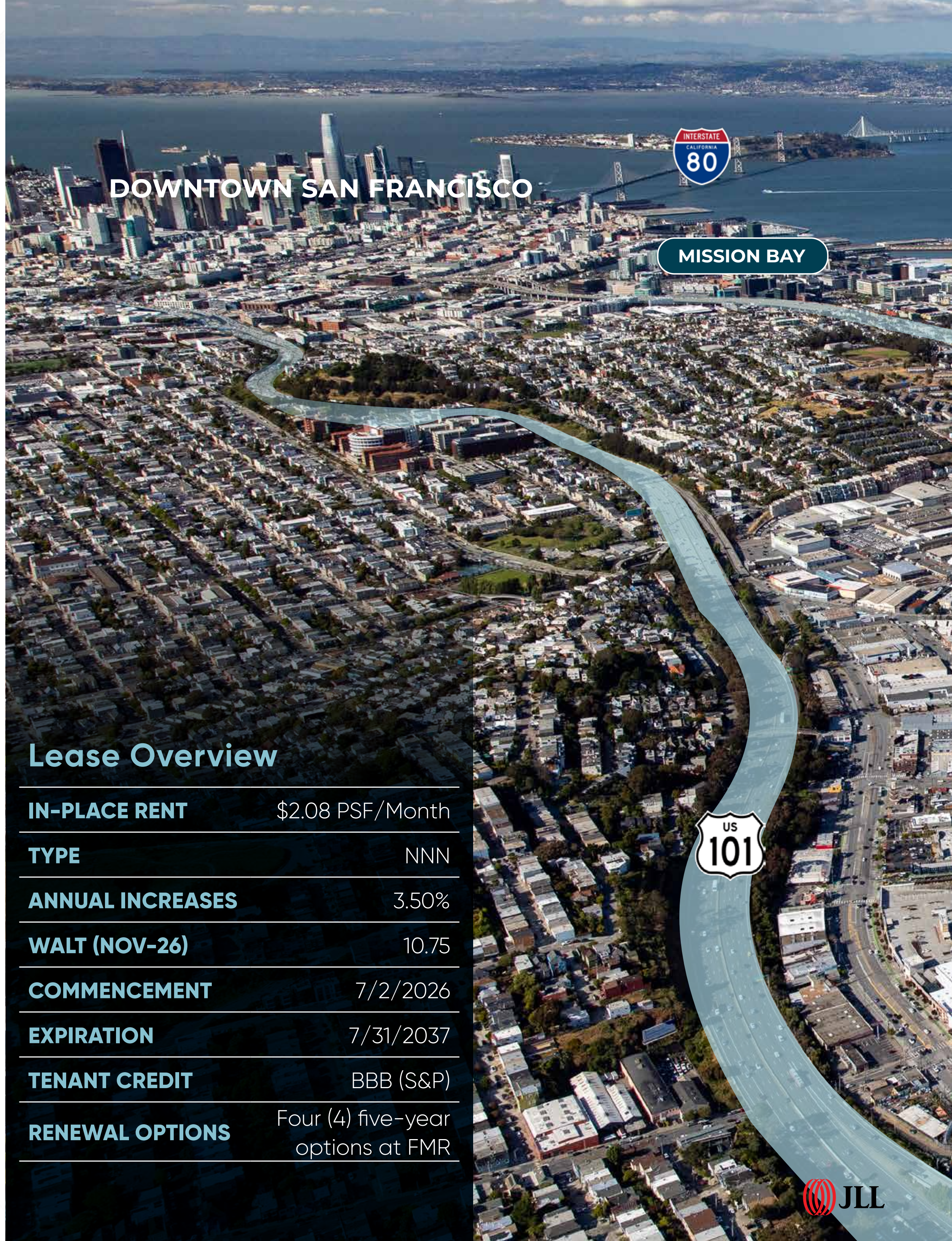
Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 2225 Jerrold Avenue (the "Property"), a mission critical, infill industrial asset totaling 98,614 SF of warehouse on 125,968 LSF (as leased) located in San Francisco, CA.

The Property is 100% leased to Uber (S&P – BBB Rating) with 10.75 years of remaining term (as of Nov-26). Built in 1982, the Property features 22'1"-25'5" clear heights, 6 dock-high doors, 3 grade-level doors, and two private yard spaces on either side of the building—a rarity in this infill market, especially the fully secured McKinnon-side yard (~25k SF). The property recently underwent $2.1M in comprehensive renovations, including a complete interior transformation that opened the warehouse footprint and modernized the office space into an open floorplan, plus extensive exterior upgrades featuring a new 20-year roof warranty, full building repaint, and upgraded parking and landscaping.

Featuring the rare combination of long-term tenancy supported by investment-grade credit, mission critical functionality, unique protected permitting, and an A+ infill location within San Francisco, 2225 Jerrold is a rare opportunity to acquire core industrial real estate of scale within the San Francisco Bay Area.

Property Overview

ADDRESS	2225 Jerrold Avenue
CITY	San Francisco
SITE SIZE (AS LEASED)	125,968
BUILDING RSF	98,614
YEAR BUILT	1982
YEAR RENOVATED	2024-2026
POWER	6,000 Amps
ZONING	PDR-2



Lease Overview

IN-PLACE RENT	$2.08 PSF/Month
TYPE	NNN
ANNUAL INCREASES	3.50%
WALT (NOV-26)	10.75
COMMENCEMENT	7/2/2026
EXPIRATION	7/31/2037
TENANT CREDIT	BBB (S&P)
RENEWAL OPTIONS	Four (4) five-year options at FMR

126K
Total RSF

2.89
Acres

100%
Occupancy

10.75 Year
WALT

Investment Highlights

RARE INFILL SAN FRANCISCO LOCATION

NAME BRAND INVESTMENT GRADE TENANCY

LONG-TERM LEASE WITH 3.5% BUMPS

6,000 AMPS
(PLAN TO INCREASE TO 12,000 AMPS)

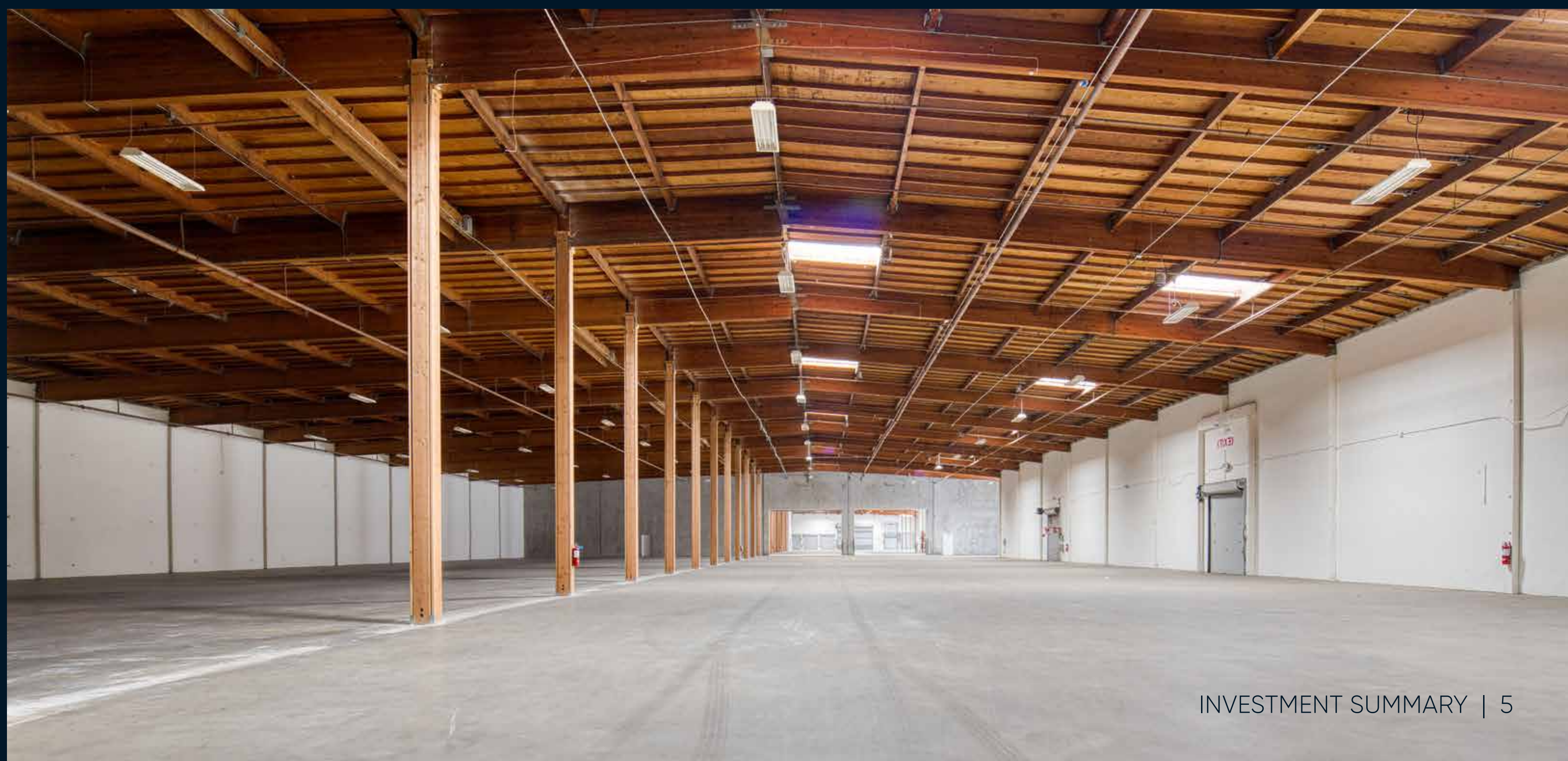
PLANNED $15 M
(~$120/SF) CAPITAL INVESTMENT BY UBER

UNIQUELY PERMITTED FOR EV CHARGING / FLEET MAINTENANCE USE

EXTREMELY LIMITED INSTITUTIONAL INDUSTRIAL STOCK IN SAN FRANCISCO

SAN FRANCISCO / PENINSULA INDUSTRIAL BASE HAS SHRUNK 10% OVER LAST 5 YEARS

EXCELLENT ACCESS TO HIGHWAY 101 & INTERSTATE 280



Location Highlights

2225 Jerrold Avenue serves as a key operational hub for Uber's Autonomous Solutions Group and is located just a short drive from the company's global headquarters in Mission Bay. The location reflects Uber's homegrown San Francisco story—founded here in 2009, the company grew from a local startup into a global tech leader. As the base for its autonomous fleet, 2225 Jerrold is now central to Uber's next wave of innovation, all happening in its home city.


SAN FRANCISCO BAY
INTERSTATE CALIFORNIA 80
cruise
CHARGING DEPOT & FLEET OPS
UCSF
CHASE CENTER
MISSION BAY
Uber
HEADQUARTERS
Power Station
UCSF
PIER 70
Forest store
restaurant equipment, furniture & supplies
Meta
CHARGING DEPOT & FLEET OPS
MUNI
MUNI METRO EAST MAINTENANCE FACILITY
DHL
Google
CHARGING DEPOT & FLEET OPS
Restaurant Depot
Where Restaurants Shop
INTERSTATE CALIFORNIA 280
WAYMO
CHARGING DEPOT & FLEET OPS
MUNI
SFMTA MUNI MARIN YARD
UNITED STATES POSTAL SERVICE
FedEx
THE SF MARKET
SOURCE FOR FRESH PRODUCE
amazon
MOLLIE STONE'S MARKETS
UNITED STATES POSTAL SERVICE
Levi's
2225
JERROLD AVENUE

San Francisco's Path of Growth Leads South

SHOP DINE SF mission bay

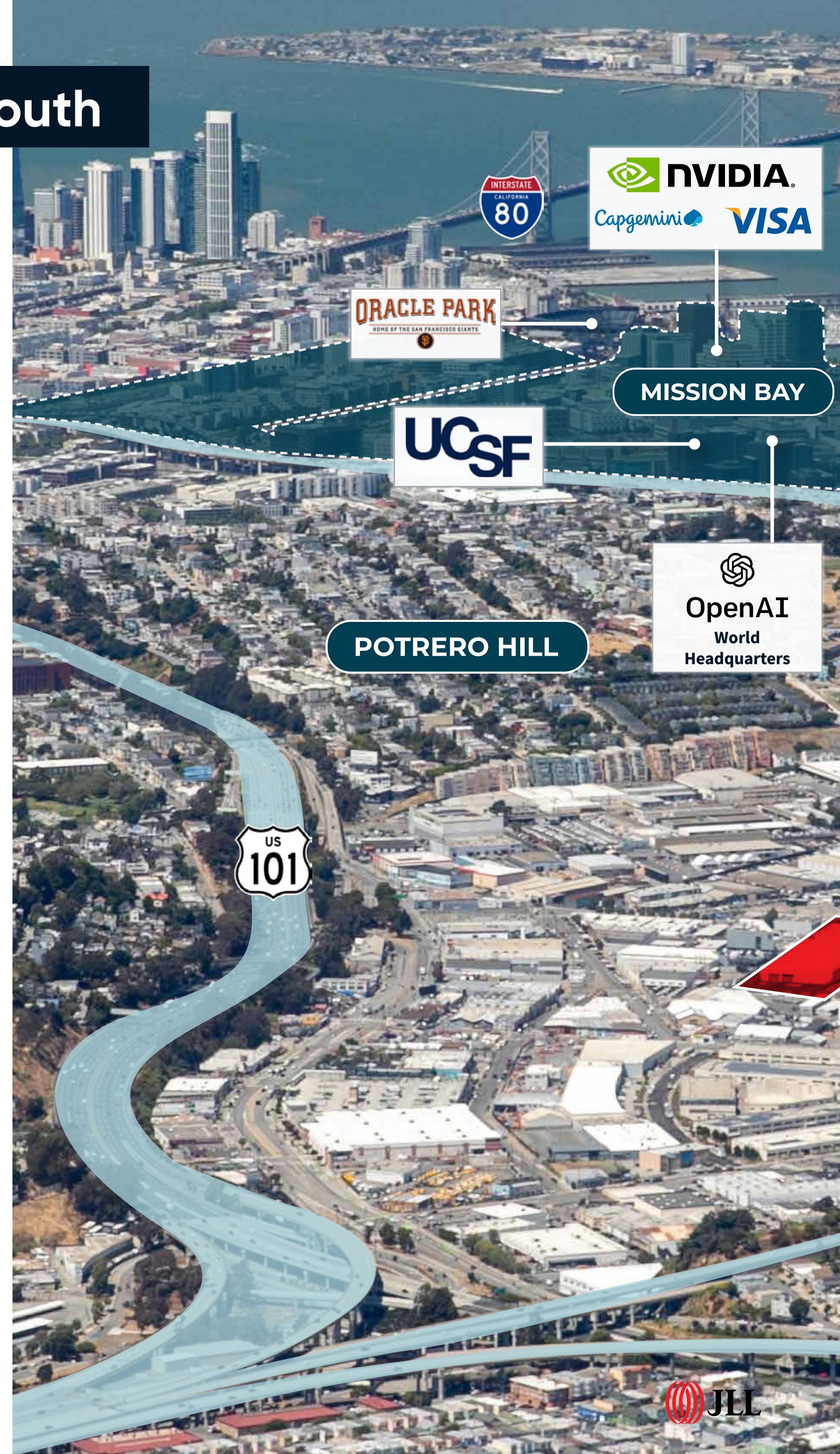
- San Francisco's first successful ground-up neighborhood build in a generation.
- Originally built around UCSF and a cluster of biotech tenants, the district is being reshaped by AI-sector demand.
- OpenAI has taken roughly 800,000 square feet across three buildings in Mission Bay since 2023.
- Gladstone Institutes, a UCSF-affiliated research nonprofit, signed a 105,000-square-foot lease in a new Alexandria-developed building at 1450 Owens Street in March 2026, doubling down on a headquarters presence it has held since 2004.
- The home of Chase Center and the Uber Technologies Global HQ.

PIER 70

- Brookfield Properties' 28-acre redevelopment of a former shipbuilding site delivered its proof of concept in January 2026 when General Catalyst signed for 70,000 square feet at Building 12, taking an entire floor.
- Pier 70 is planned for 3.6 million square feet of residential, commercial, retail, and arts space alongside a new waterfront park system.

Power Station

- Directly south of Pier 70 is Associate Capital's 29-acre transformation of a decommissioned PG&E power plant into a mixed-use district with up to 1.6 million square feet of lab and office space, roughly 2,600–2,900 housing units, a hotel, and nearly seven acres of new public waterfront.
- Excavation on Block 2 is underway as of early 2026, and the project is explicitly designed to physically and programmatically connect to Pier 70, extending the corridor's continuous waterfront frontage from China Basin toward Candlestick Point.



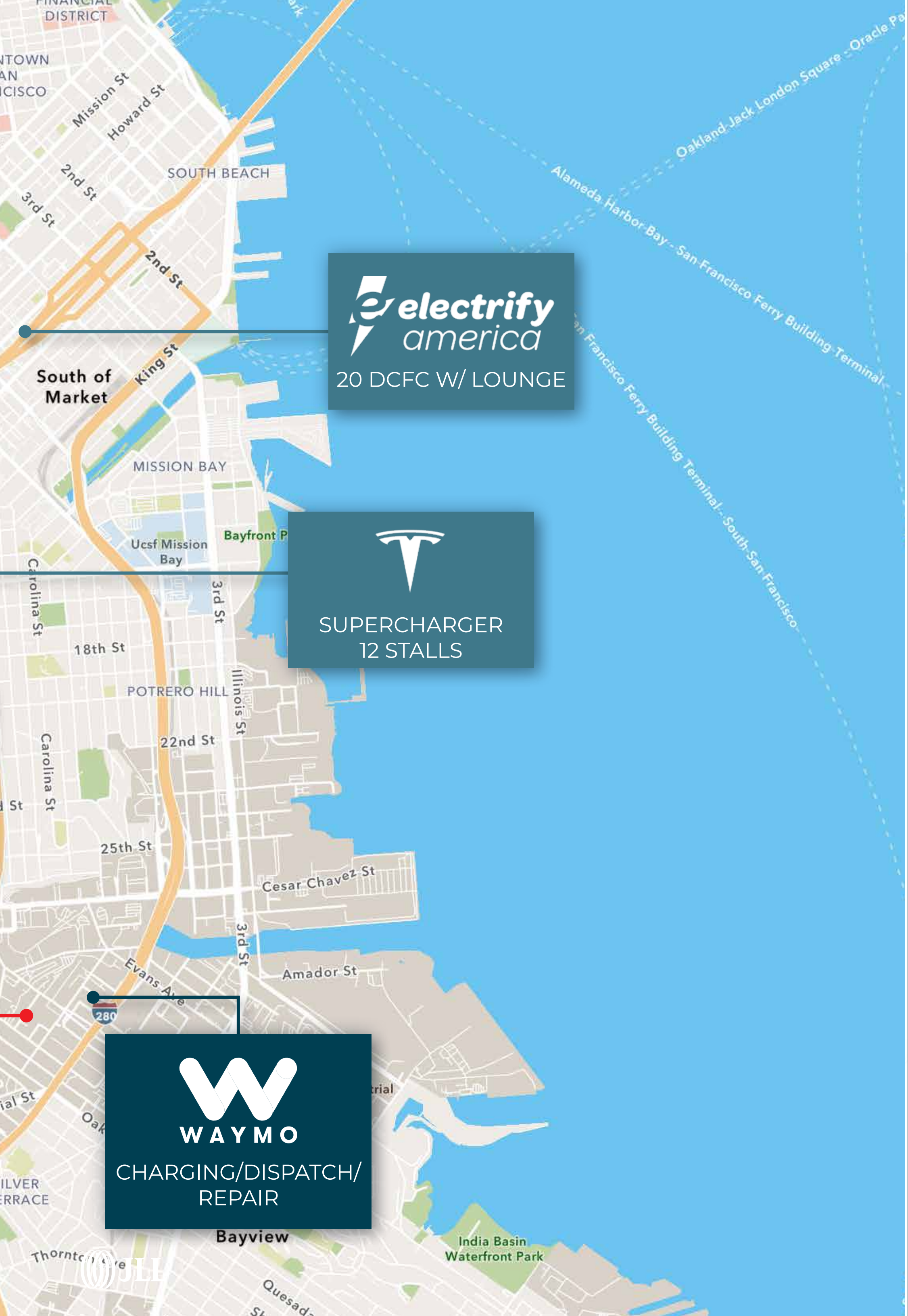
Mission Bay has served as the catalyst for the area's transformation, attracting premier institutions such as UCSF and major employers like Uber, NVIDIA, and OpenAI.. Potrero Power Station and Pier 70 are now poised to drive the next phase of growth, extending San Francisco's innovation, life sciences, and residential expansion south along the waterfront for the next decade and beyond.

San Francisco's Electric Vehicle Ecosystem

San Francisco's EV ecosystem is rapidly expanding, driven by strong policy mandates, a growing fleet of autonomous and rideshare vehicles, and investments in public fast charging. The city now hosts over 1,500 charging ports, with major depots by Waymo, Cruise, and Zoox shaping the urban EV landscape.

Key Statistics

- **Public charging ports in SF: 630 public charging stations, 255 DC fast ports, and 1,540 Level 2 ports** (up 700% since 2019).
- **SF EV fleet size: ~52,000 light-duty** EVs registered in San Francisco County (≈9% of vehicles) as of 12/31/2025. Regionwide EVs: 448k.
- **Medium/Heavy-duty (MD/HD):** As of Dec 2024, **no publicly accessible MD/HD-designated chargers** in SF—highlighting a near-term gap for fleets.
- **Policy tailwind (TNCs):** By 2030, Uber/Lyft must hit **90% EV miles** in CA (Clean Miles Standard), accelerating demand for urban fast charging.



CASE STUDIES

(WHAT'S WORKING & WHY IT MATTERS)

WAYMO

A primary depot at 201 & 301 Toland supports charging/cleaning/repair; additional fleet hub at 140 14th was entitled for ~5 MW of capacity—showing the importance of early utility coordination and flexible entitlements.

revel

199 Erie St delivers 320 kW charging with multiple connector standards (incl. NACS), targeting rideshare and apartment-dwellers without home charging—exactly the use case San Francisco needs to hit climate targets.

electrify america

928 Harrison adds security/weather protection and amenities alongside 20 DC fast plugs—a model for dense downtowns where drivers lack garages.

CURBSIDE CHARGING PILOT (SFE + PARTNERS)

City launched the first curbside chargers and is targeting 1,760 public ports by 2030—critical where 70%+ of residents lack off-street parking.

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San Francisco, CA

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

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