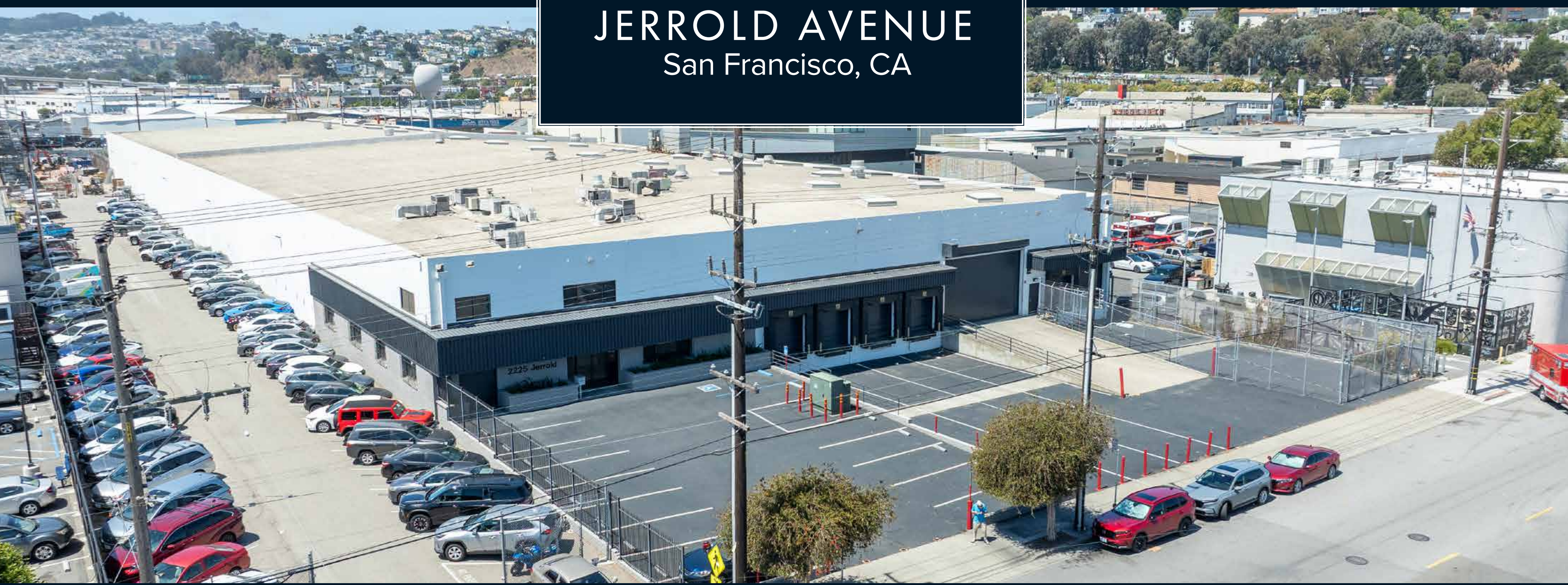
2225
JERROLD AVENUE
San Francisco, CA



INVESTMENT SUMMARY

125,968 RSF | 10+ YEARS WALT | HIGH POWER | MISSION-CRITICAL INFILL LOCATION | INVESTMENT GRADE CREDIT TENANCY

The Offering

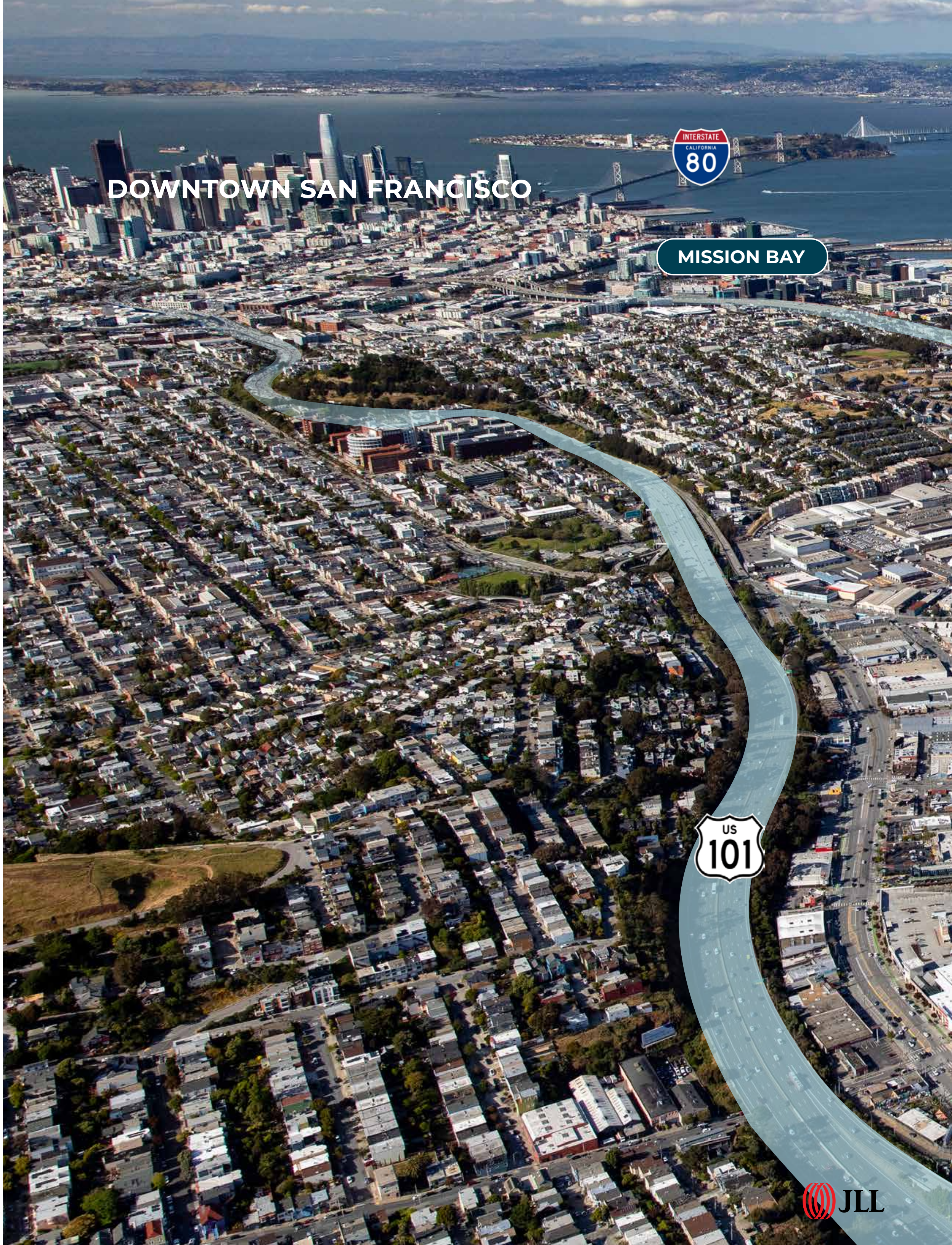
Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 2225 Jerrold Avenue (the "Property"), a mission critical, infill industrial asset totaling 98,614 SF of warehouse on 125,968 LSF (as leased) located in San Francisco,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

The Property is 100% leased to an investment grade tenant with 10+ 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



126K
Total RSF

2.89
Acres

100%
Occupancy

10+ Year
WALT

Investment Highlights

RARE INFILL SAN FRANCISCO LOCATION

INVESTMENT GRADE TENANCY

LONG-TERM LEASE WITH 3.5% BUMPS

6,000 AMPS OF POWER COMING TO THE BUILDING

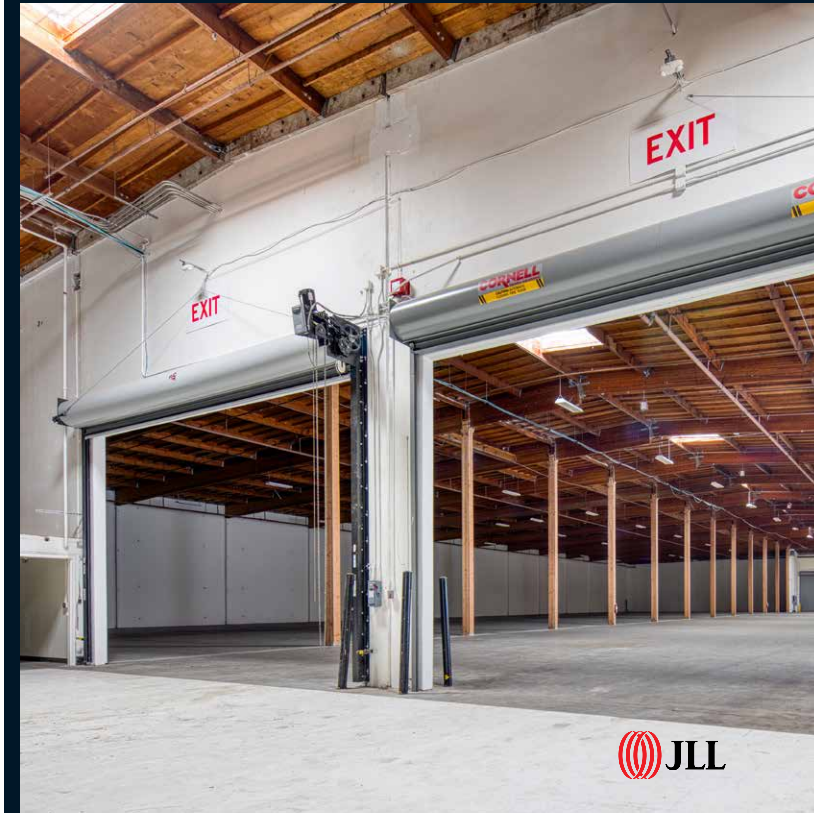
PRIVATE SECURED YARD ON BOTH SIDES OF THE BUILDING

$2.1M OF CAPITAL IMPROVEMENTS INVESTED BY LANDLORD OVER THE PAST TWO YEARS

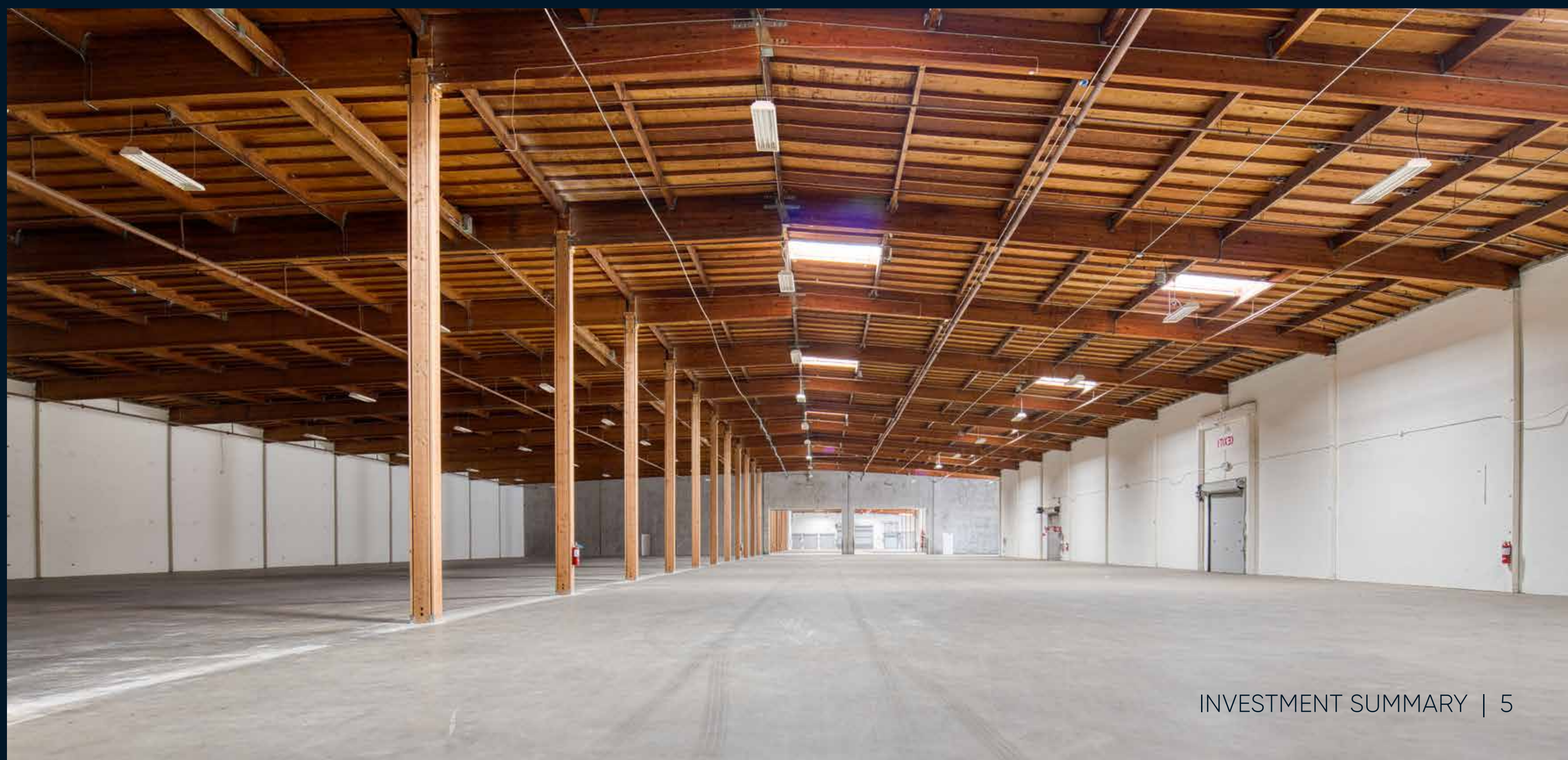
EXTREMELY LIMITED INSTITUTIONAL INDUSTRIAL STOCK IN SAN FRANCISCO

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

EXCELLENT ACCESS TO HIGHWAY 101 & INTERSTATE 280





Location Highlights

Positioned within the dynamic Bayview district, 2225 Jerrold Avenue provides a rare and strategic industrial foothold within San Francisco's city limits. The property boasts immediate proximity to major transportation arteries, including Highways 101 and 280, offering unparalleled logistical access from Silicon Valley to the downtown core. This prime positioning makes it an ideal hub for last-mile distribution and operations that require direct access to one of the nation's most dense and affluent urban populations. The location is at the nexus of the city's traditional industrial heartland and its modern innovation centers in Mission Bay and SoMa, offering a unique advantage for businesses tapping into San Francisco's thriving economic ecosystem.


SAN FRANCISCO BAY
INTERSTATE CALIFORNIA 80
cruise
CHARGING DEPOT & FLEET OPS
UCSF
CHASE CENTER
MISSION BAY
Power Station
UCSF
PIER 70
Forest store
restaurant equipment, furniture & supplies
Meta
CHARGING DEPOT & FLEET OPS
MUNI METRO EAST MAINTENANCE FACILITY
DHL
Google
CHARGING DEPOT & FLEET OPS
Restaurant Depot
Where Restaurants Shop
INTERSTATE CALIFORNIA 280
SFMTA MUNI MARIN YARD
WAYMO
CHARGING DEPOT & FLEET OPS
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

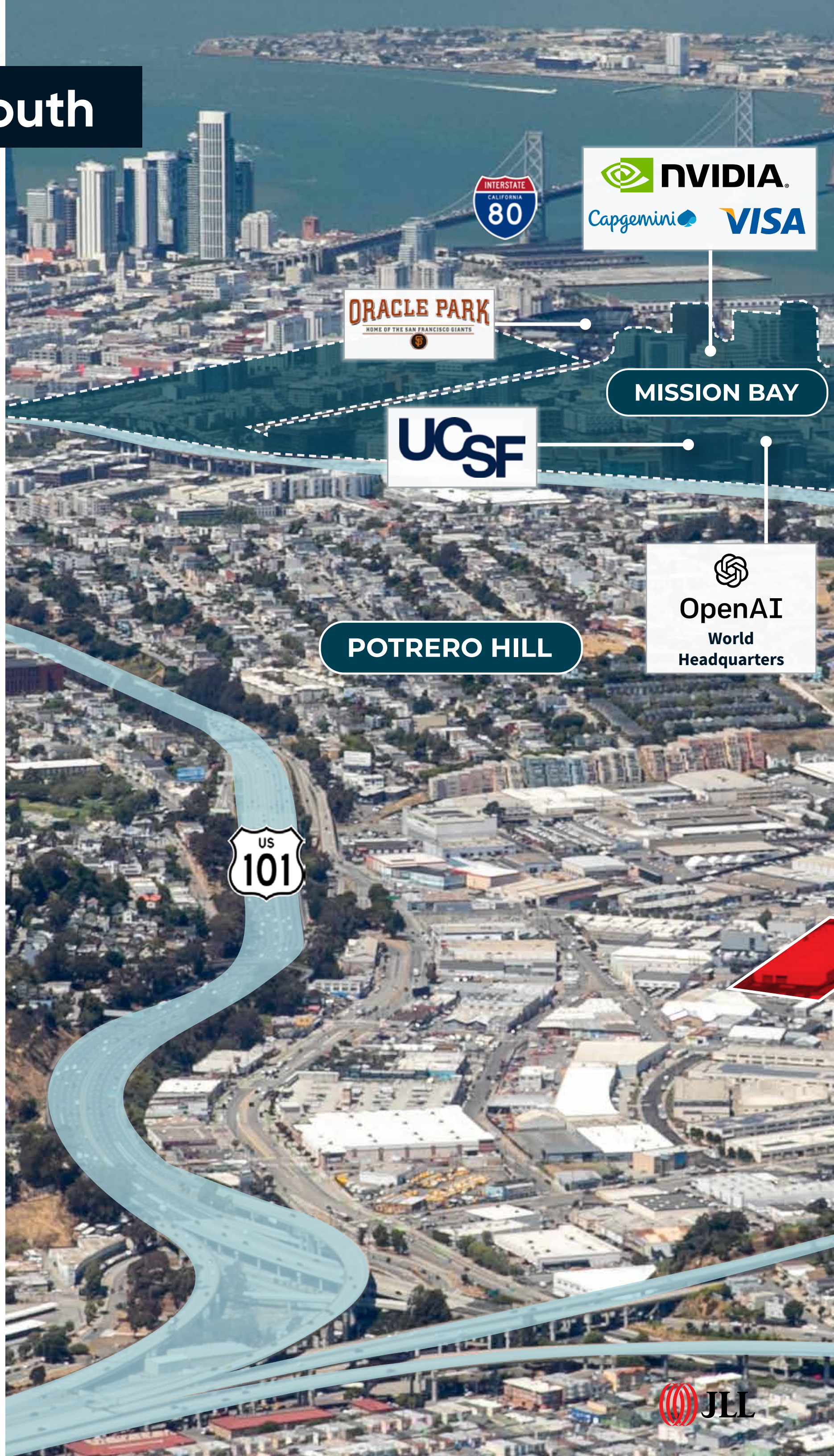
- San Francisco's first successful ground-up neighborhood build in a generation.
- Originally built around UCSF and a cluster of biotech tenants, the district is being reshaped by AI-sector demand.
- OpenAI has taken roughly 800,000 square feet across three buildings in Mission Bay since 2023.
- Gladstone 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.

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 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.

2225 JERROLD AVENUE

San Francisco, CA

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

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