

RETAIL SPACE FOR LEASE

THE BRADY

**ONE BRADY STREET
SAN FRANCISCO, CA**



STRADA
INVESTMENT

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

JLL

the Market

The city has identified the area proximate to Market St at Van Ness Ave as **The Hub**, a priority area to enhance pedestrian activity, public transportation, and cultural draws. The Hub attracts the 'latte & laptop' tech community, which seeks a vibrant area conveniently located within San Francisco's core and in close proximity to freeways with access to Silicon Valley. **The Brady** stands

at the center of the The Hub, with direct access to the Financial District, East Cut, SoMa, and the high street retail of the Union Square district to the East, as well as the burgeoning AI technology hubs of Hayes Valley to the North and the Mission District to the South - with both of the latter quickly becoming physical hotspots for the fastest-growing technology sector in the country.



PHASE 2 Market Street



PHASE 1 Market Street



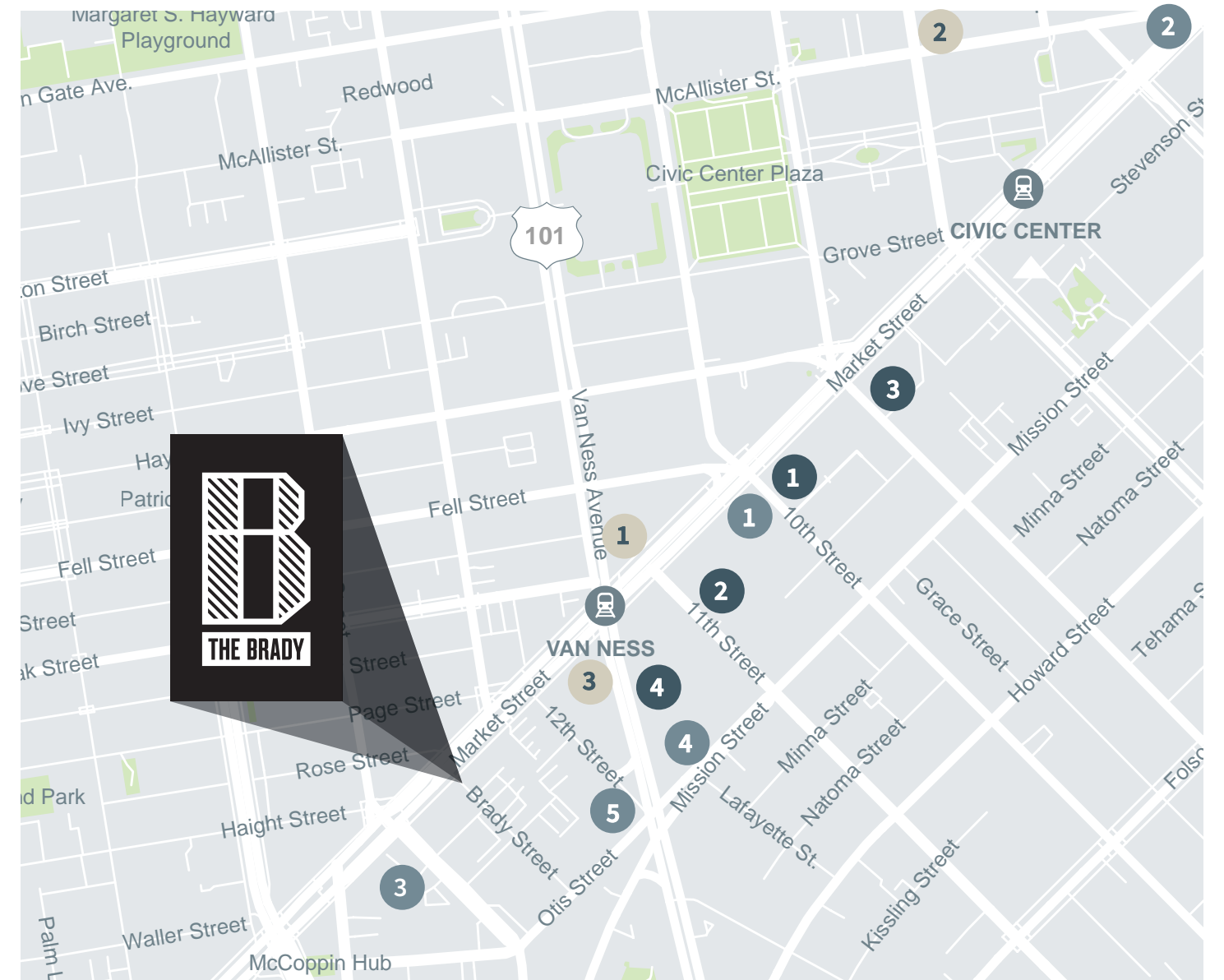
the Opportunity

Located at the corner of Market and Franklin, two prominent thoroughfares, the neighborhood is among the most rapidly transforming communities in the Bay Area. The project is currently under construction with Phase 1 and Phase 2 delivery in Q1 2024,

and the full project opening anticipated shortly thereafter.

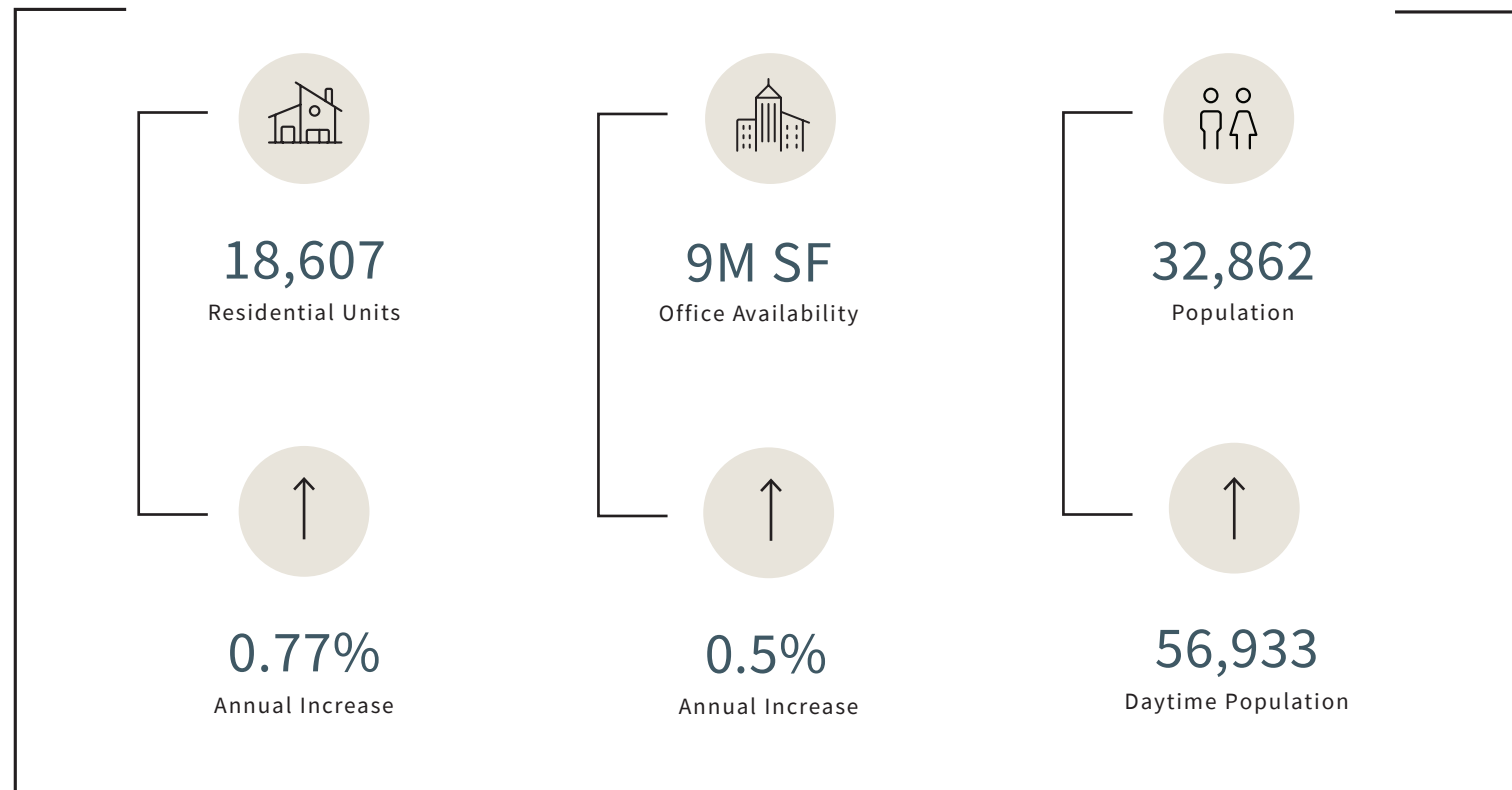
Boasting prime Market St visibility and signage opportunities on a beautiful, historic building facade, The Brady is emblematic of the burgeoning potential of the Mid-Market corridor.

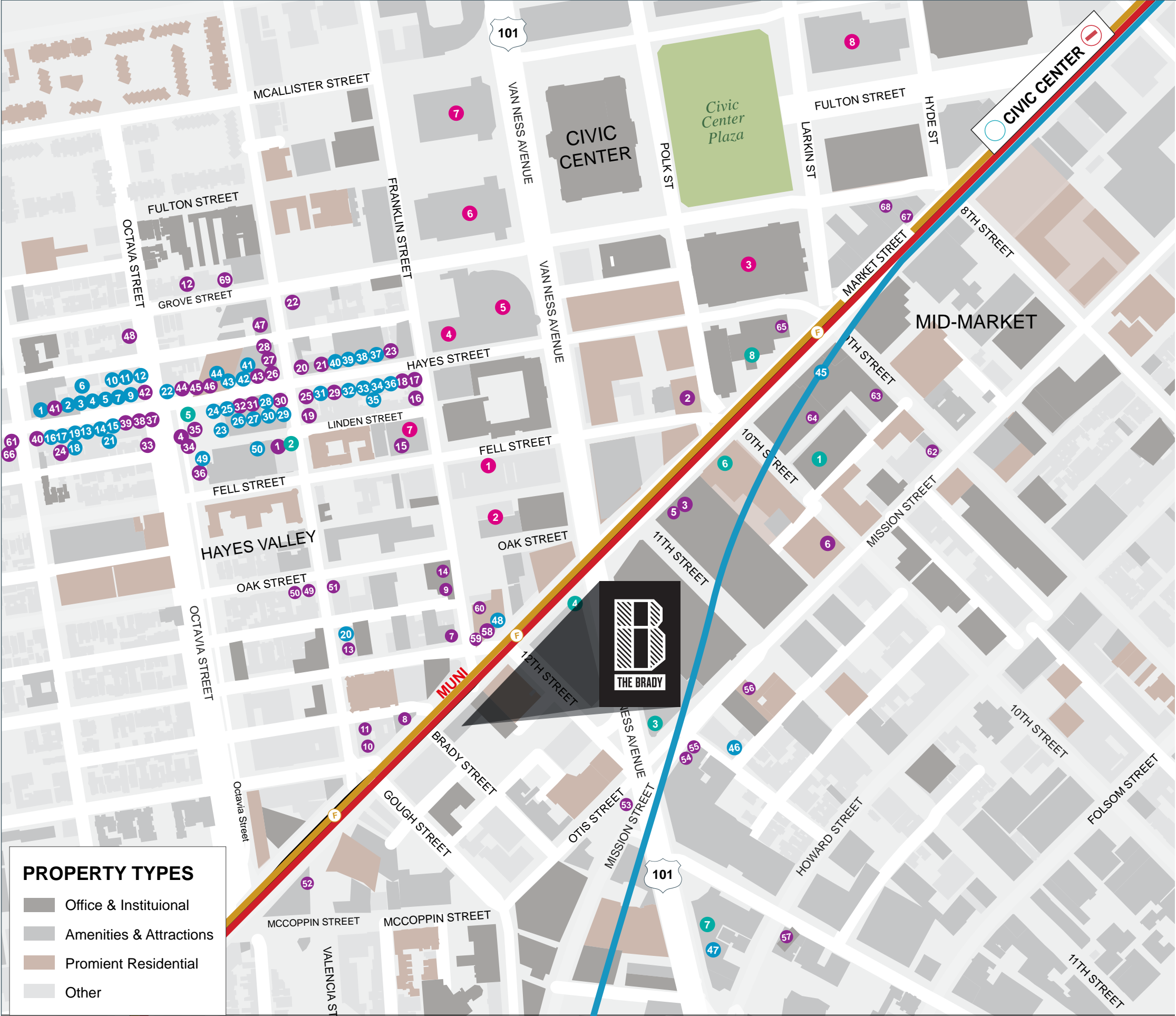
the Customer Today & Tomorrow



OFFICE	RESIDENTIAL	PLANNED PROJECTS
<ol style="list-style-type: none"> 1. Twitter 2. Square 3. Dolby 4. SFMTA 	<ol style="list-style-type: none"> 1. NEMA (754 units 0.27 mi) 2. Prism (193 units 0.77 mi) 3. The Rise Hayes Valley (160 units 0.11 mi) 4. Fifteen Fifty (550 units 0.16 mi) 5. Chorus SF (416 units 0.10 mi) <p>Total Proximate Residential: 2,073 Units</p>	<ol style="list-style-type: none"> 1. Hayes Point (333 units, mixed office & multi-family, 2026 completion) 2. Academe at 198 (650 graduate/law student apartments, August 4, 2023 opening) 3. 10 South Van Ness (984 units, multi-family, completion TBD)

the Growth





PROPERTY TYPES

- Office & Institutional
- Amenities & Attractions
- Prominent Residential
- Other

EATERIES

- Blue Bottle Coffee
- The Beer Hall
- Kagawa-ya Udon
- Ritual Coffee Roasters
- Little Griddle @ Dough
- Subway
- The Italian Homemade Co.
- Zuni Cafe
- Nakama Sushi
- Espetus Churrascaria
- Hotel Biron
- Birba
- Baiano Pizzeria
- RT Rotisserie
- B-Side
- Nojo Ramen Tavern
- Rad Radish
- Lers Ros Thai
- Nightbird
- Absinthe Brasserie & Bar
- Arlequin Wine Merchant
- Teakwood
- Hayes Street Grill
- Gioia Pizzeria
- Doppio Zero
- Chez Maman
- Afterwork Bar
- Fig & Thistle
- Sugar Lounge
- Christopher Elbow Chocolate
- Papito Hayes
- ZERO&
- Miette
- SF Hometown Creamery
- Juice Shop
- Biergarten
- Hazie's
- Patxi's Pizza
- Souvira
- Gambit Lounge
- Salt & Straw
- La Boulangerie
- The Bird
- Brass Tacks
- ANINA
- a Mano
- Monsieur Benjamin
- Wise Sons Jewish Deli
- Rich Table
- Otoro Sushi
- LOQUAT
- Martuni's
- Taqueria Cazadores
- Zaoh
- Grandma's Deli & Cafe
- The SF Chocolate Factory
- 1601 Bar & Kitchen
- Javalencia
- Crossroad Pizzeria
- Le Fantastique
- Suppenküche
- Allstar Donuts & Sandwich
- Cadillac Bar & Grill
- Poke Bar
- Andersen Bakery
- Petit Crenn
- SAMS American Eatery
- Gyro King
- Elephant Sushi

SHOPPING

- Todd Snyder
- Through the Hayes
- Cotton Sheep
- Buck Mason
- Orange Bird
- True Sake
- Credo Beauty
- Faherty
- Reliquary
- Fiddlesticks
- Malin + Goetz
- Timbuk2
- Rails
- Peak Design
- Brooklinen
- OAK + FORT
- Outdoor Voices
- Nabila's Natural
- Cotopaxi
- Paloma Leather
- Alla Prima
- Marine Layer
- Clare V
- AETHER Apparel
- Azil Boutique
- Parachute Home
- Amor Vert
- Allbirds
- A.P.C.
- Aesop
- Garrett Leight
- Away
- Warby Parker
- Nancy Boy
- Creative Nails Care
- Mejuri
- Arden Home
- minimal
- Maker & Moss
- F.Dorian
- Ahlem
- Bulo
- Pact
- VRAI
- The Market
- Real Guitars
- Dainese
- Market Street Cycles
- MMclay Ceramics Airstream
- Optical Underground

ATTRACTIONS

- Rickshaw Stop
- New Conservatory Thatre Senter
- Bill Graham Civic Auditorium
- Sydney Goldstein Theater
- San Fransisco Symphony
- War Memorial Opera House
- SFJAZZ
- Asian Art Museum

FITNESS

- FITNESS SF
- Live Fit Gym
- Equinox
- RECKON FITNESS
- LuxFit SF
- Orangetheory Fitness
- Rise Combat Sports
- Black Box VR Fitness

the Project

One Brady is a welcome addition to The Hub, a thoughtfully integrated community of mid-rise buildings spanning a block radius. The property features a total of 444 market-rate residential apartments spread throughout all three buildings, a 24,000 square foot public

urban park, a 32,000 square foot Local 38 Union Hall, and will later neighbor a refurbished Civic Center Hotel with 150 rooms. These units boast a high modern design at a competitive price point, attracting a young, affluent demographic.





PHASE 1
Market & Brady Street
Delivery Q1 2024

PHASE 2
Market Street
Delivery Q1 2024



PHASE 1

- 1,000 - 4,343 Square Feet
- Historic facade
- 18'6" Ceiling Heights
- Prominent Market Street visibility
- Restaurant shell delivery with venting potential
- Potential for single occupant or flexibility to demise

- 805 Square Feet
- Adjacent to public urban park
- Covered patio
- 10' 6" Ceiling Heights
- Brady Street retail co-tenancy





PHASE 2

Market Street

2,038 Square Feet

Restaurant Shell

Potential to demise

Opportunity for outdoor seating

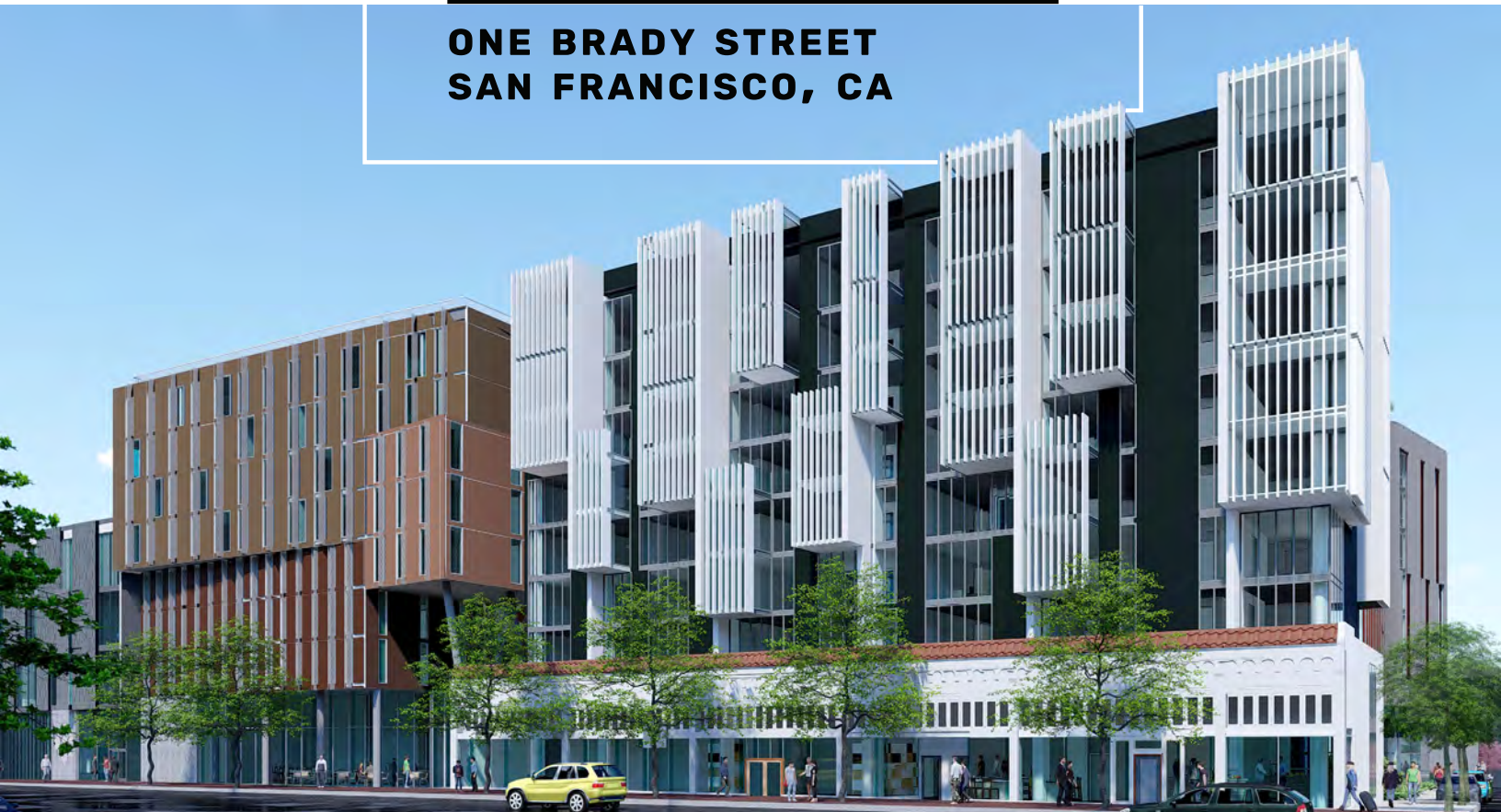
19'4" Ceiling Heights

Brady Street



THE BRADY

**ONE BRADY STREET
SAN FRANCISCO, CA**



FOR MORE INFORMATION, CONTACT:

Laura Tinetti
+1 415 228 3072
laura.tinetti@jll.com
RE License #01358500

Ben Lazzareschi
+1 415 228 3070
ben.lazzareschi@jll.com
RE License #01414579

David Kessler
+1 925 478 0386
david.kessler@jll.com
RE License #02107928

STRADA
INVESTMENT GROUP



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

©2023 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.