

THE RETAIL CONDOMINIUMS @

ONE

MISSION BAY

Trophy Retail Investment
Opportunities Situated at the
Gateway to Mission Bay

EXECUTIVE SUMMARY

Colliers
INTERNATIONAL

TOWER RETAIL



PARK RETAIL

PARK RETAIL TENANTS



THE ZONE 415



EXECUTIVE SUMMARY

Colliers International, as Exclusive Advisor to the Seller, is pleased to present **The Retail Condominiums @ One Mission Bay**, ("the Property"), a high-profile collection of two (2) retail condominiums (demised into five (5) retail spaces) totaling +/- 16,600 square feet. The condos are located on the ground floor of one of San Francisco's premier residential developments, One Mission Bay – a 350-unit luxury residential condominium project.

Situated at the gateway to Mission Bay across from the Giant's AT&T Park, the Project features tremendous frontage along 3rd and 4th Streets and McCovey Cove providing retailers excellent exposure and visibility. The Park retail premises, located at the corner of 4th and Channel Streets and just a short walk from the 4th & King Caltrain Station, consists of three (3) retail spaces, two of which are leased on a NNN basis under new long-term leases. The Tower retail premises, located at the corner of 3rd Street and Mission Creek and along the main transit route in Mission Bay, consists of two (2) high-profile spaces with outdoor seating and dining potential providing the rare opportunity to attract a world-class flagship restaurant or retailer.

The Project's irreplaceable location along the 3rd Street Muni Rail Line and close proximity to the Warrior's Chase Center and future Uber HQ make The Retail Condominiums @ One Mission Bay some of the most desirable and well-located retail premises in the area.

THE OFFERING

Development Area	Unit	Sq. Ft.	Tenant / Status	Initial Term
Tower	1	6,400	Marketing	-
Tower	2	1,615	Marketing	-
Park	3	3,250	Marketing	-
Park	4	3,629	Wine Merchant	10 Years
Park	5	1,700	Zone 415	10 Years
		16,594		



INVESTMENT HIGHLIGHTS

- Trophy Retail Investment Opportunities in One of San Francisco's Premier, New Residential Development Projects
- High-Profile, Transit-Oriented Location Situated at the Gateway to Mission Bay
- Adjacent to the City's Most Exciting Attractions & Developments: AT&T Park, Mission Rock, Uber HQ, Warrior's Chase Center & UCSF
- Captive Demand from the 350 Luxury Residences within the One Mission Bay Development & Adjacent 250-Room, 4-Star Hotel
- 250 Projected Annual Events at the Warriors' Chase Center
- 81 San Francisco Giants' Home Games Played Across the O'Doul Bridge at AT&T Park, as well as many other events & concerts
- NNN Leased Units Provide Stable Cash Flow with Annual Rent Increases
- HOA Managed Investments Result in Limited Management Responsibilities
- The Tower Retail Units Represent an Opportunity to Attract World-Class Retailers & Restaurateurs

HIGH-PROFILE, "GATEWAY" MISSION BAY LOCATION



MISSION BAY STATS

6,400

Residential Units
Constructed/In Pipeline

3.4M

Square Feet of
Office & Life/Science

280k

Square Feet of
Retail

49+

Acres of
Parks & Open Space

30k

Permanent
Jobs

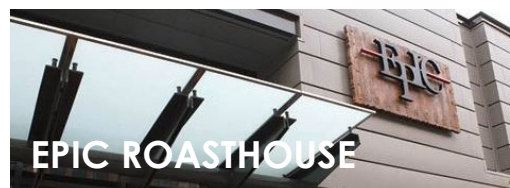
\$9B

Infrastructure
Investment


FLAGSHIP OPPORTUNITY



VIEW OF TOWER FROM MISSION CREEK



PARK EXISTING TENANT OVERVIEW

	VACANT		THE ZONE 415
Unit #	3	4	5
Square Feet *	3,250	3,629	1,700
% of NRA	19.6%	21.9%	10.2%
Lease Term	-	10 Years	10 Years
Starting Rent/ Asking Rent	\$54.00 NNN	\$50.00 NNN	\$50.00 NNN
% Rent	-	5% above Breakpoint	5% above Breakpoint
Options	-	2 x 5 Yr	1 x 5 Yr

* Subject to final area measurement and may vary slightly.



- SISTER CONCEPT TO FERRY PLAZA WINE MERCHANT & NAPA'S OXBOW CHEESE & WINE MERCHANT
- SF WEEKLY "BEST WINE CLUB OF 2016"



MISSION BAY WINE MERCHANT

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