

360

FIFTH STREET

CENTRAL SOMA | SAN FRANCISCO

SHOVEL-READY

127-UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY



EXECUTIVE
SUMMARY

Colliers

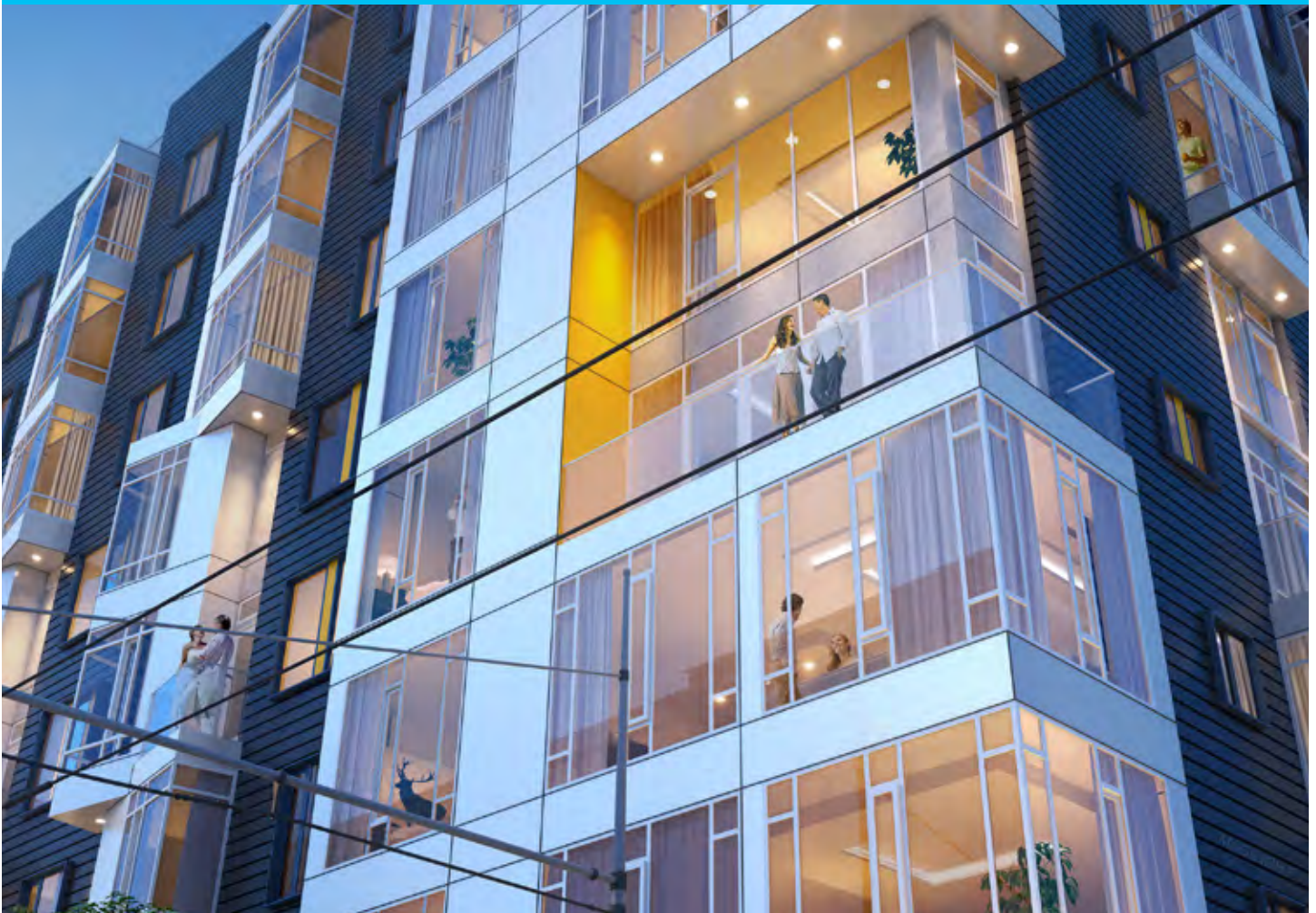
EXECUTIVE SUMMARY

Colliers, as exclusive advisor to the Seller, is pleased to present the opportunity to acquire **360 Fifth Street** (the “Project” or “Property”), a shovel-ready, 127-unit residential development site located in Central SOMA - ground zero for technology, innovation, and development. The Project provides immediate access to Yerba Buena and Market Street providing residents with a very transit accessible location proximate to a significant amenity base. Located within a block from the Central Subway rail line and MUNI, as well as quick walk from BART and Caltrain, residents will enjoy excellent city-wide access.

Designed by KTG Architecture + Planning, 360 Fifth Street is a 4 & 8-story residential development featuring an interior courtyard, ground floor retail and production, distribution and repair (PDR) space, and a below-grade parking garage.

THE OPPORTUNITY

360 Fifth offers the development community a truly “shovel-ready” residential development opportunity. Following Seller’s acquisition of the site, approximately \$6.5M or \$65 per buildable square foot has been spent on the Project.



Residential Project Overview

RESIDENTIAL UNITS	127
TOTAL PROJECT SALEABLE SF	100,872
TOTAL RESIDENTIAL SALEABLE SF	92,219
TOTAL RETAIL SF	1,492
TOTAL PDR SF	7,161
AVERAGE RESIDENTIAL UNIT SIZE	726
VEHICLE STALLS / BIKE SPACES	32 / 124
PROJECT AMENITIES	Interior Courtyard, On-Site Parking, Retail, PDR & Storage
BMR REQUIREMENTS	18 Units On-Site

Site Overview

ADDRESS	360 5th Street, San Francisco, CA 94107
APNS	3753 - 005, 147, 006A, 007, 057, 058, 100, 101
SITE AREA	23,125
ZONING	MUR (Mixed-Use Residential)
HEIGHT LIMIT	45-85 Feet



360 FIFTH STREET

CONNECTED SOMA LOCATION



CENTRAL BUSINESS DISTRICT



UNION SQUARE



SF MO MA

Trader Joe's

425 4TH ST.
BOSTON PROPERTIES
±810,000 SF Office



YERBA BUENA

WHOLE FOODS

5M PROJECT
BROOKFIELD
±633,500 SF Office



CENTRAL SUBWAY RAIL LINE

360FIFTH

CENTRAL SOMA



FOLSOM

HARRISON

FIFTH ST.



360 FIFTH PROJECT SNAPSHOT

127 Residential Units	4 - 8 Project Levels	100,872 Total Rentable Square Feet
726 Average Unit Size	18 On-Site BMR Units	32 / 124 Vehicle Stalls / Bike Spaces

TRANSIT SCORE	100
WALKABILITY	97
BIKE SCORE	96

360FIFTH

5.8M SF of proposed, under-construction & completed new office development will create demand for ±11,600 new residential units

NEARBY MAJOR OFFICE TENANTS



RINCON HILL

SECOND ST.

THIRD ST.

490 BRANNAN
TRAMMEL CROW
±300,000 SF Office

598 BRANNAN
TISHMAN SPEYER
±920,000 SF
Office

505 BRANNAN



ALEXANDRIA/TMG
±260,000 SF Office

88 BLUXOME
ALEXANDRIA/TMG
±775,000 SF Office

SAN FRANCISCO
FLOWER MART
KILROY REALTY CORP.
±2,100,000 SF Office

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FOURTH ST.



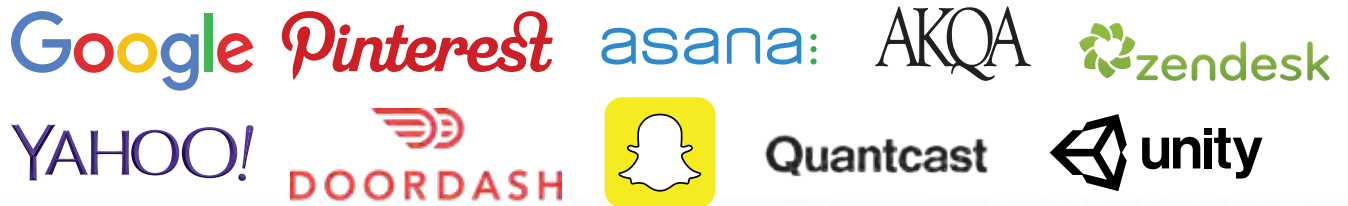
PROJECT HIGHLIGHTS

Shovel-Ready Mixed-Use Residential Development Site

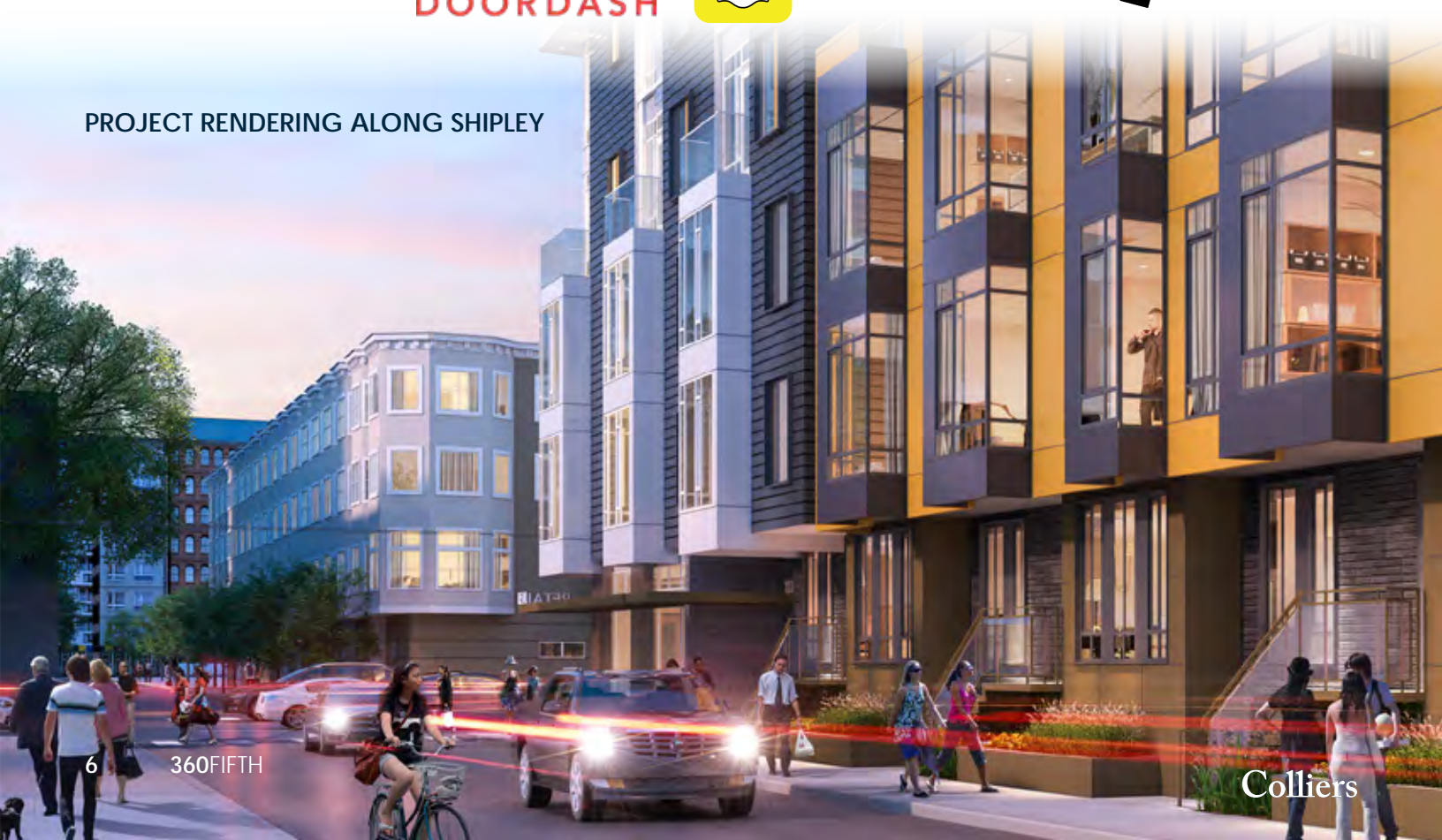
- 360 Fifth features 127-units, ground floor retail and PDR, ample on-site vehicle and bike parking, & a landscaped inner courtyard

Dynamic Location Next to City's Largest Upcoming Commercial Developments

- The Project has an excellent Central SOMA location adjacent to Yerba Buena, Union Square & Mid-Market – some of San Francisco's most desirable modern neighborhoods with easy access to amenities, and some of the City's top restaurants, bars & cafes
- 360 Fifth is surrounded by the City's next wave of commercial development including the 5M Project, 425 4th St., 490 Brannan, 598 Brannan & 88 Bluxome – all of which will continue to drive residential demand for the Project
- Several of San Francisco's top technology firms have established their offices within a short distance from 360 Fifth including:



PROJECT RENDERING ALONG SHIPLEY



Premier Surrounding Amenities & Attractions

- 360 Fifth is surrounded by an abundance of local amenities & some of San Francisco's most prominent retail, restaurants & cafes, including Tempest Bar, Blue Bottle Coffee, Whole Foods Market, Sightglass Coffee, Marlowe & more
- Residents will have immediate access to the city's premier attractions including SFMOMA, Union Square retail, IKEA, the Westfield Mall, Yerba Buena Gardens & Moscone Center – San Francisco's premier convention & events center



Unparalleled Access to City & Bay Area Wide Transit

- The Project features front door access to MUNI, immediate access to the Central Subway, and is within walking distance of both Caltrain and BART. Additionally, residents will have convenient access to Highways 80, 280 & 101



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EXCLUSIVE ADVISORS

TONY CROSSLEY

Executive Vice President
415.288.7807
tony.crossley@colliers.com
Lic. 00900574

DARREN KUIPER

Senior Vice President
415.288.7817
darren.kuiper@colliers.com
Lic. 01958824

TIM MAAS

Executive Vice President
415.288.7863
tim.maas@colliers.com
Lic. 00956740

ANDREW CHOUMAS

Financial Analyst
415.288.7870
andrew.choumas@colliers.com
Lic. 02177252

WILL CLIFF

Vice President
415.288.7828
will.cliff@colliers.com
Lic. 02109648



101 2nd Street | Ste. 1100
San Francisco, CA 94105
T: 415.788.3100 | colliers.com