

1601 MARIPOSA | SF, CA

MASON

ON MARIPOSA

IN SAN FRANCISCO'S
POTRERO HILL



RELATED
CBRE

PROJECT HIGHLIGHTS

- + Development to offer 299 units of housing
- + In the heart of the Potrero Hill neighborhood
- + Within walking distance of Whole Foods, Anchor Public Taps, Philz Coffee, and the Design District
- + Next to the Live Oak School, an exclusive private K-8 school
- + Across the street from 4.4-acre Jackson Park



SITE PLAN

- RETAIL
- RESIDENTIAL UNITS
- PRODUCTION, DISTRIBUTION, REPAIR (PDR)
- OUTDOOR SEATING
- STORAGE



RETAIL 1-3: Leased to restaurant

RETAIL 4: Leased to dental use

RETAIL 5: 418 SF

PDR 1 – Leased to bakery

PDR 2 – 615 SF

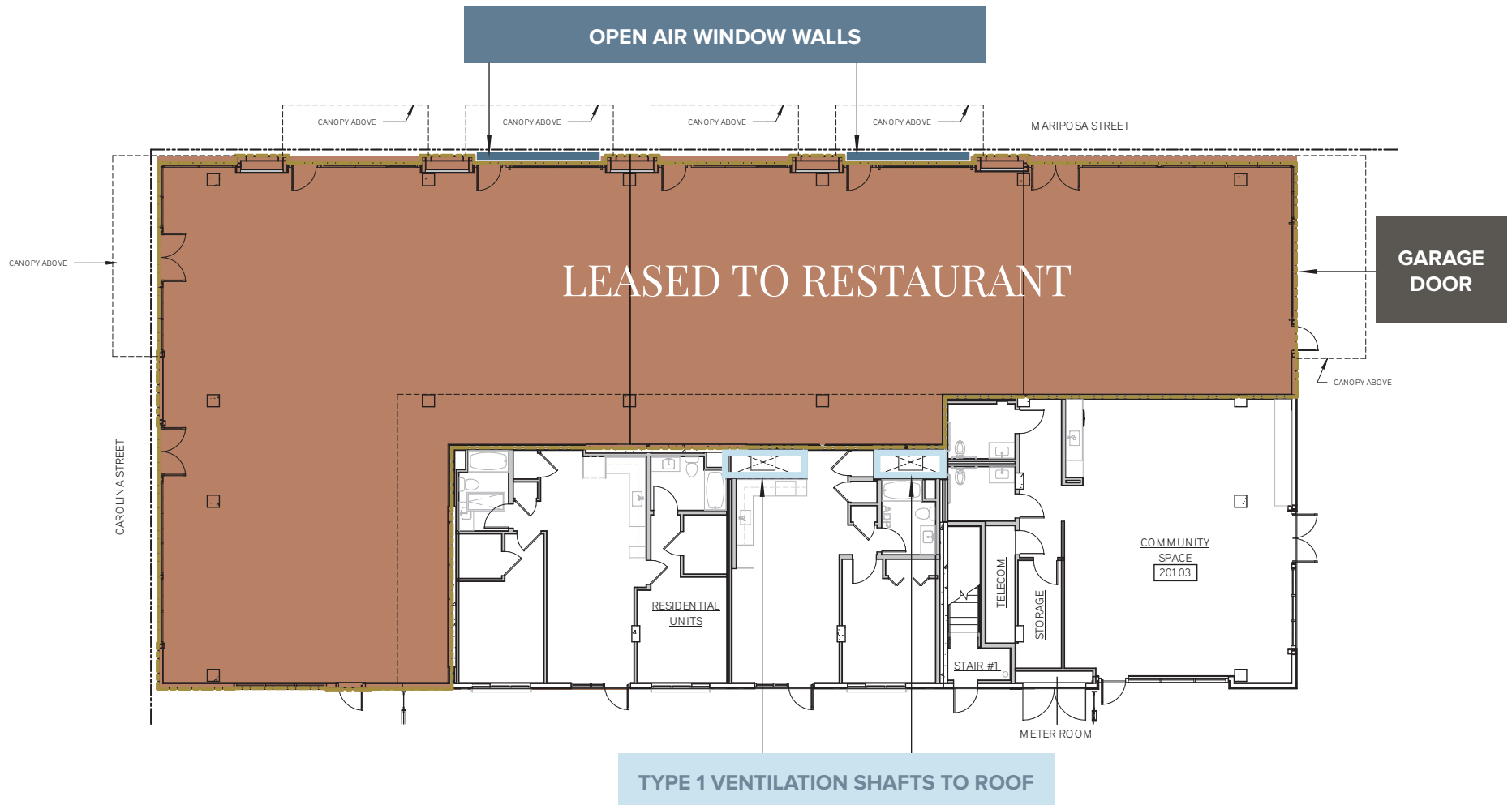
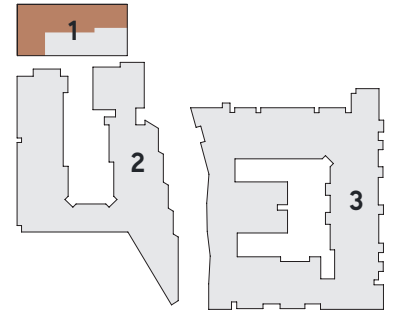
PDR 3 – 670 SF

STORAGE – 488 SF

FLOOR PLANS

RETAIL SPACES

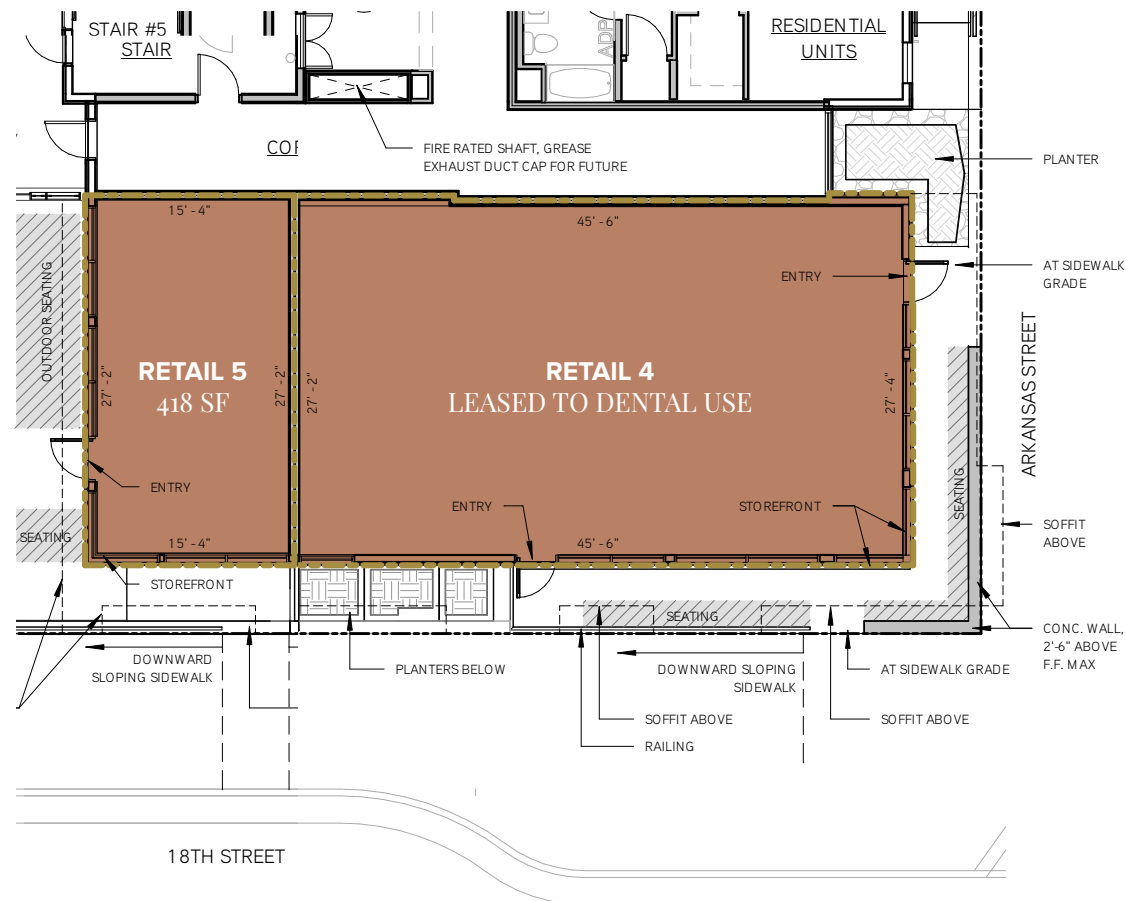
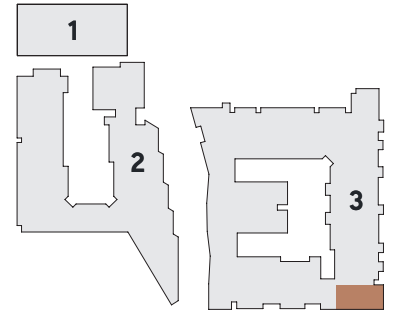
- Soaring 20' ceilings
- Retail 1 has a roll-up garage door for outdoor seating
- Retail 2 and 3 can be vented for Type 1 and Type 2
- Retail 3 has additional outdoor seating on Carolina Street



FLOOR PLANS

RETAIL SPACES

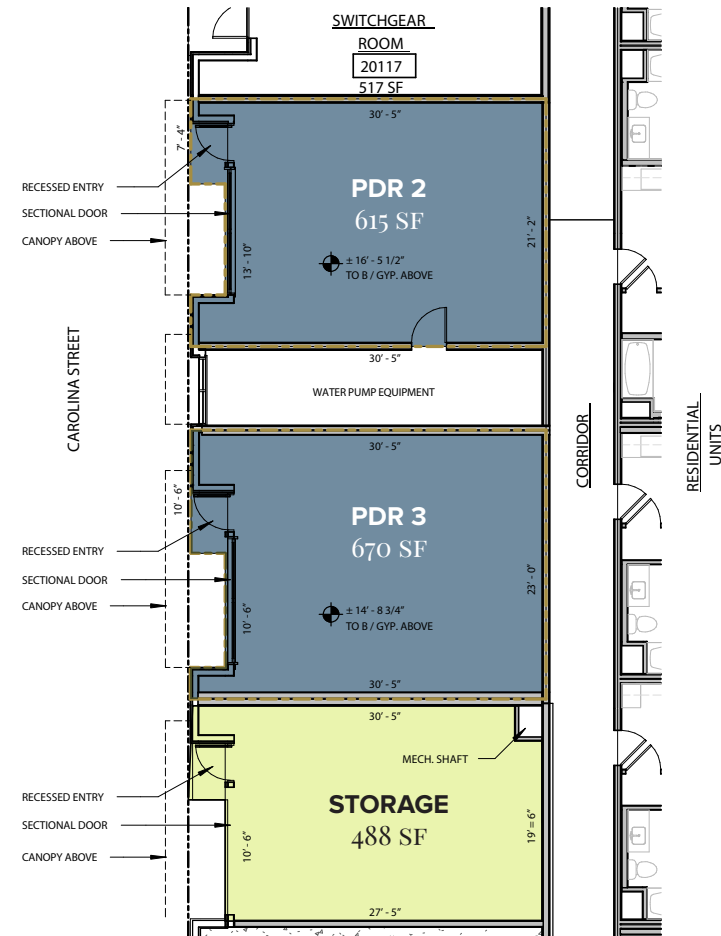
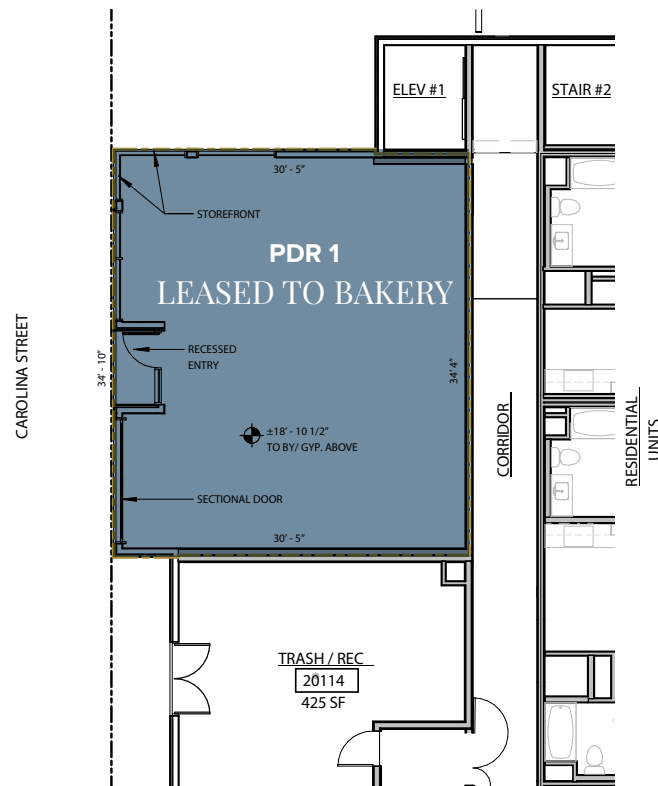
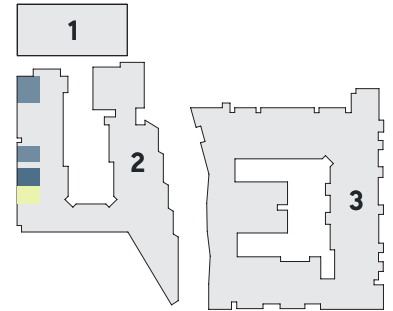
- Ideal for fitness or service use

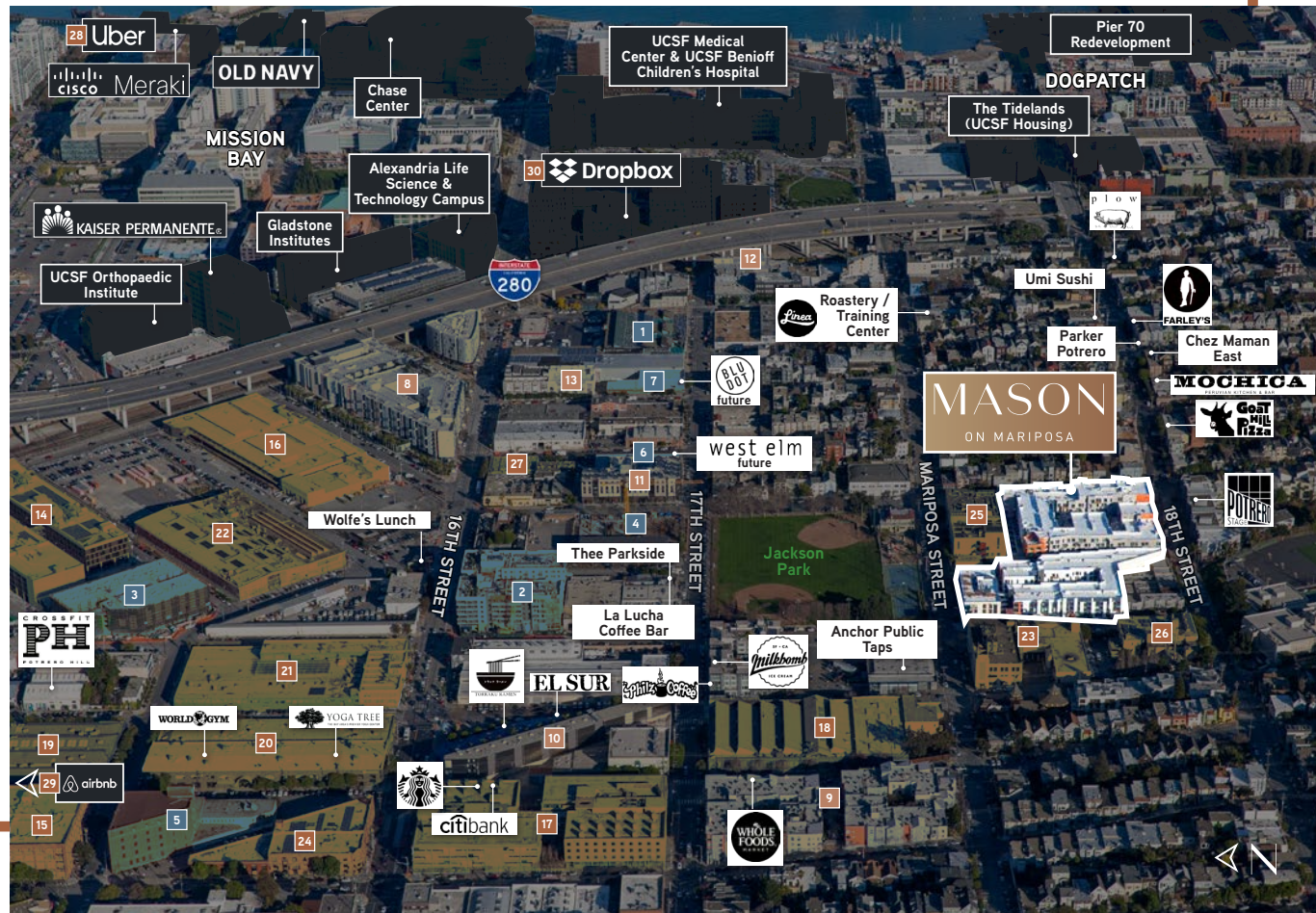


FLOOR PLANS

PDR SPACES

- Ideal for makers or PDR compliant retail uses
- PDR spaces have roll-up doors to facilitate loading and pedestrian interaction
- Can be vented for Type 1 or 2





DEVELOPMENT HOUSING OFFICE/INDUSTRIAL

FUTURE DEVELOPMENT		
#	PROJECT/ADDRESS	DESCRIPTION
1	901 16th Street / 1200 17th Street	Potential Flower Mart relocation; proposed
2	Alta Potrero, 1301 16th Street	172 Units, 6,700 SF Retail; under construction
3	CCA Student Housing, 188 Hooper Street	280 Units (506 Beds); under construction
4	88 Arkansas Street	126 Units, 3,100 SF Retail; proposed
5	200 Rhode Island Street	101,782 SF; under renovation
6	West Elm, 1400 17th Street	CUP filed for new 15,750 SF retail location; under review
7	Blu Dot, 1240 17th Street	Plans filed to combine two existings spaces for a retail / showroom; under review

HOUSING / MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
8	Potrero 1010, 1010 16th Street	453 Units
9	The Potrero, 450 Rhode Island Street	165 Units
10	370 De Haro Street	48 Units
11	CCA Student Housing, 75 Arkansas Street	27 Units (188 Beds)
12	Railroad Lofts, 1001 17th Street	26 Units
13	49 Missouri Street	12 Units

MAJOR TENANTS :: OFFICE / INDUSTRIAL		
#	TENANT :: ADDRESS	DESCRIPTION
28	Uber 1455 & 1515 3rd Street	~1,000,000 SF
30	Dropbox 1800 Owens Street	736,000 SF
14	Adobe 100 Hooper Street	400,000 SF
29	Airbnb 999 Brannan Street	286,000 SF
15	San Francisco Design Center 101 Henry Adams Street	227,591 SF
16	TriMark Economy Restaurant Fixtures :: 1200 7th Street	155,000 SF
17	Visa, Samsara :: 350 Rhode Island Street	147,000 SF
18	Invuity, Discord :: 444 De Haro Street	138,430 SF
19	Showplace Square East, 111 Rhode Island Street	109,666 SF
20	Sonder, Samsara :: Showplace Square West, 550 15th Street	107,112 SF
21	Invitae :: The McClintock Building, 1400 16th Street	103,680 SF
22	California College of the Arts (CCA), 1111 8th Street	100,000 SF
23	Anchor Brewing Company, 1705 Mariposa Street	89,630 SF
24	Showplace Square South, 245-299 Kansas Street	72,334 SF
25	Live Oak School, 1555 Mariposa Street	50,196 SF
26	Pioneer Square Building, 555 De Haro Street	50,021 SF
27	Concentra Urgent Care :: 2 Connecticut Street	47,720 SF

THE MARKET

THE NEIGHBORHOOD



COMMUNITY DEMOGRAPHICS



**EXCELLENT
TRANSIT**

(73)



**WALKER'S
PARADISE**

(96)



**VERY
BIKEABLE**

(81)



\$237,917

Average HH Income
within 0.5 miles



RESIDENTIAL

1,200

units under
construction
within 1/2 mile

400

units under
construction
within 1/2 mile



OFFICE

1.37M

square feet of office/medical
space within 1/4 mile



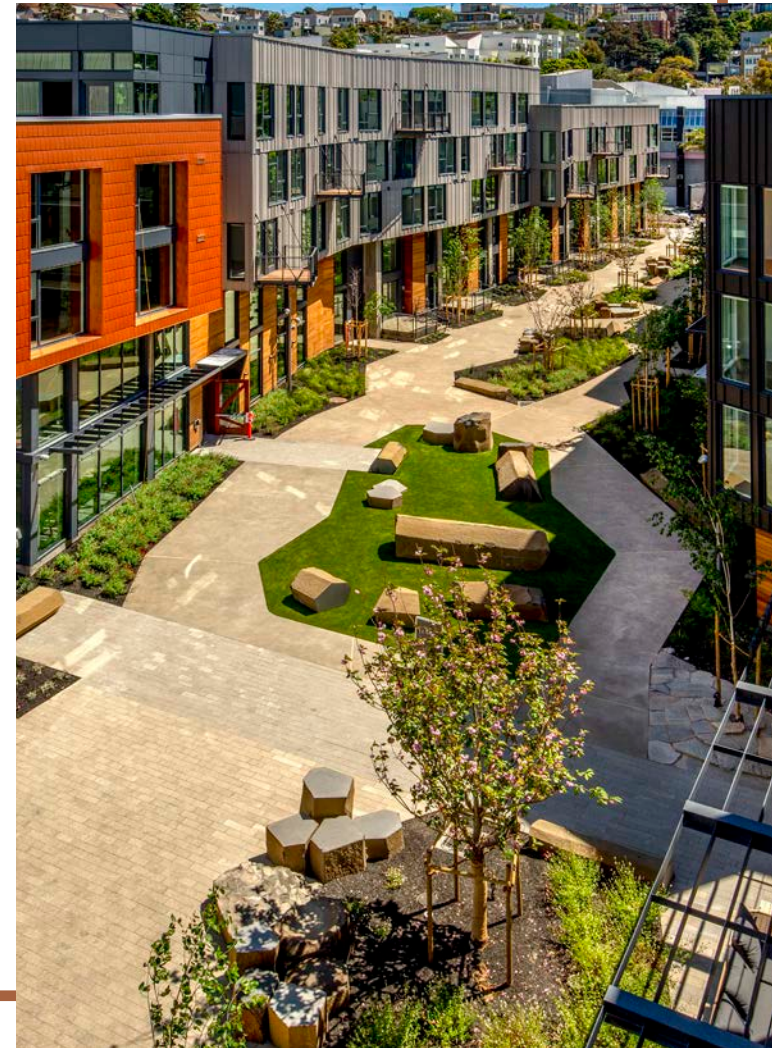
10,500

residents
within 0.5 miles



16,652

daytime workers
within 0.5 miles



MASON

ON MARIPOSA

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