



1601 MARIPOSA

BOUTIQUE NEIGHBORHOOD RETAIL
IN THE HEART OF POTRERO HILL

Developed by

RELATED



THE OPPORTUNITY

Related California is excited to introduce 1601 Mariposa, a collection of 299 finely-appointed residences, ~7500 SF of neighborhood serving retail, and ~2300 SF of production, distribution and repair (PDR) space as a highly anticipated addition to the thriving and coveted Potrero Hill Neighborhood.

As an extension of the 18th Street Retail corridor, 1601 Mariposa forms a lush pedestrian connection from 18th Street to Jackson Park through a unique paseo envisioned by local landscape architect, and Potrero Hill resident, David Fletcher.

This limited offering of retail and PDR space will feature dramatic ceiling volumes, thoughtful storefronts, abundant natural light, and opportunities for indoor/outdoor seating along 1601's newly designed public realm. Construction is currently underway, anticipated to deliver retail / PDR shell space as early as 1Q 2019 with first residential move-ins projected for Summer 2019.

Retail Leasing
Information:

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MAIN STREET
PROPERTY SERVICES, INC.

THE AREA



1 1601 Mariposa

FOOD AND BEVERAGE

- 2 Anchor Brewing Company
- 3 Anchor Public Taps
- 4 Philz Coffee
- 5 Thee Parkside
- 6 Pera
- 7 Hazel's Kitchen
- 8 ãina
- 9 Live Sushi Bar
- 10 The Grove
- 11 Boba Guys
- 12 Goat Hill Pizza
- 13 Mochica
- 14 Papito
- 15 Provender
- 16 Chez Maman
- 17 Farley's
- 18 Plow
- 19 Piccino

MARKET

- 20 Whole Foods Market
- 21 The Good Life Grocery

OFFICE

- 22 Adobe / 100 Hooper
- 23 Dropbox / The Exchange
- 24 Uber
- 25 Airbnb
- 26 Zynga

MIXED USE MASTERPLAN

- 27 Pier 70 Development

SPORTS/ENTERTAINMENT

- 28 Warriors Chase Center

PERSONAL SERVICES/HEALTHCARE

- 29 Potrero Hill Dental
- 30 UCSF Medical Center at Mission Bay

RECREATION

- 31 Jackson Playground

FITNESS

- 32 World Gym
- 33 Yoga Tree

THE MARKET GROWTH

Potrero Hill, alongside the Mission, Showplace Square, Dogpatch, and Mission Bay, are all experiencing historic levels of interest and investment as new housing, office, retail, food and beverage, transit infrastructure and sports and entertainment venues have collectively led the maturation of this dynamic submarket.

The 3rd Street corridor will soon be home to the Golden State Warrior's new Chase Center basketball arena (opening 2019-20 season), and many thousands of highly skilled workers will soon call the neighborhood home.

This significant growth is better underscored by the following key projects:

Transformative Residential Masterplans



2150 DU, ~2M SF Office, 450K SF Retail / Industrial / Arts
~2029 completion



1400 DU, 1.3M SF Office / Retail, ~2029 completion

Office Campuses Under Construction



311K SF, 2018



750K SF, 2018



1.2M SF, 2019

Transit Infrastructure



Central Subway to Chinatown, 2019-20

THE CUSTOMER



AREA RESIDENTS

22,385
(293,474 within 10 minute drive)



AHHI

\$177,209



FOOD & BEVERAGE

\$17,630



ENTERTAINMENT

\$6,450



DAYTIME WORKERS

18,262
(184,801 within 10 minute drive)



DISPOSABLE INCOME

\$113,275



APPAREL

\$4,848



HOME FURNISHINGS

\$3,929

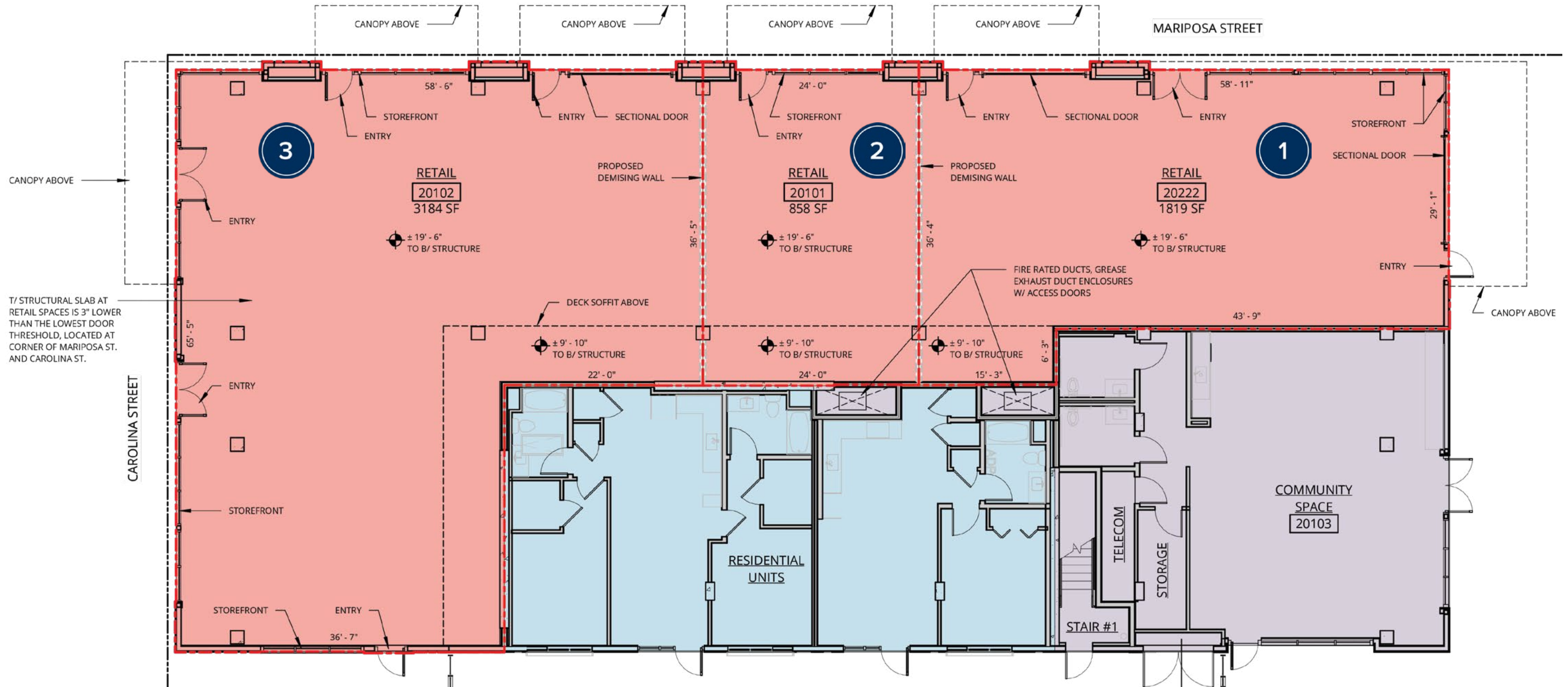
Note: ESRI 15 minute walk radius, 2017



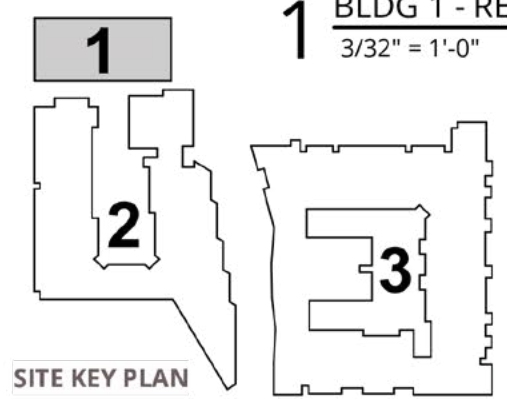
MARIPOSA RETAIL / PDR PROGRAM

ID	ROOM	TYPE	APPROX CEILING HEIGHT	APPROX S.F.
1	20222	RETAIL	19' 8"	1,819
2	20101	RETAIL	19' 8"	858
3	20102	RETAIL	19' 8"	3,184
4	20110	PDR	19' 4"	1,054
5	20118	PDR	14' 8"	615
6	20217	PDR	14' 8"	670
7	10314	RETAIL	8' 10"	418
8	10408	RETAIL	10' 10"	1,229
		RETAIL	SUBTOTAL	7,508
		PDR	SUBTOTAL	2,339
			TOTAL	9,847





1 BLDG 1 - RETAIL SPACES
 3/32" = 1'-0"



LEASING OUTLINE DRAWING

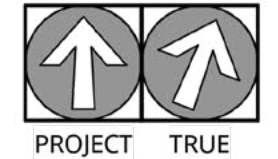
- RESIDENTIAL UNITS
- PRODUCTION, DISTRIBUTION, REPAIR (PDR)
- RETAIL

- RETAIL 20101: 858 SF
- RETAIL 20102: 3,184 SF
- RETAIL 20222: 1,819 SF

- PROPOSED DEMISING WALL
- LEASE LINE

NOTE: ENTIRE B1 RETAIL SPACE (5,861 SF) IS CONTIGUOUS AND MAY BE DEMISED AS EITHER ONE SPACE OR A VARIETY OF SPACES

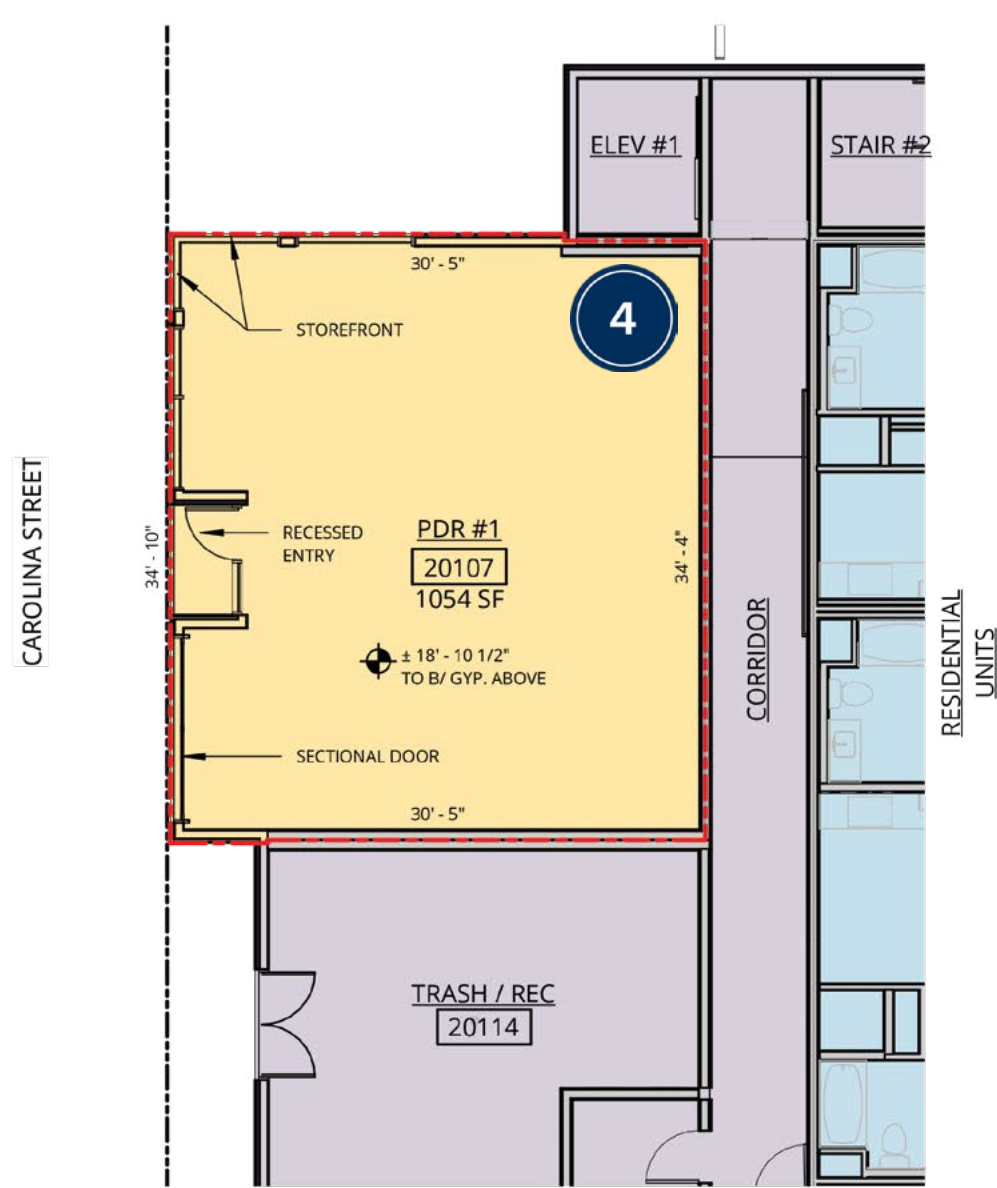
NOTE: THE MEASURE LINE USED FOR AREA CALCULATION IS LOCATED AT THE EXTERIOR SURFACE OF EXTERIOR ENCLOSURES AND AT THE CENTERLINE OF PARTY WALLS. AT RECESSED ENTRIES, THE MEASURE LINE IS LOCATED TO INCLUDE AREA REQUIRED FOR DOOR CLEARANCE BY BUILDING CODE.



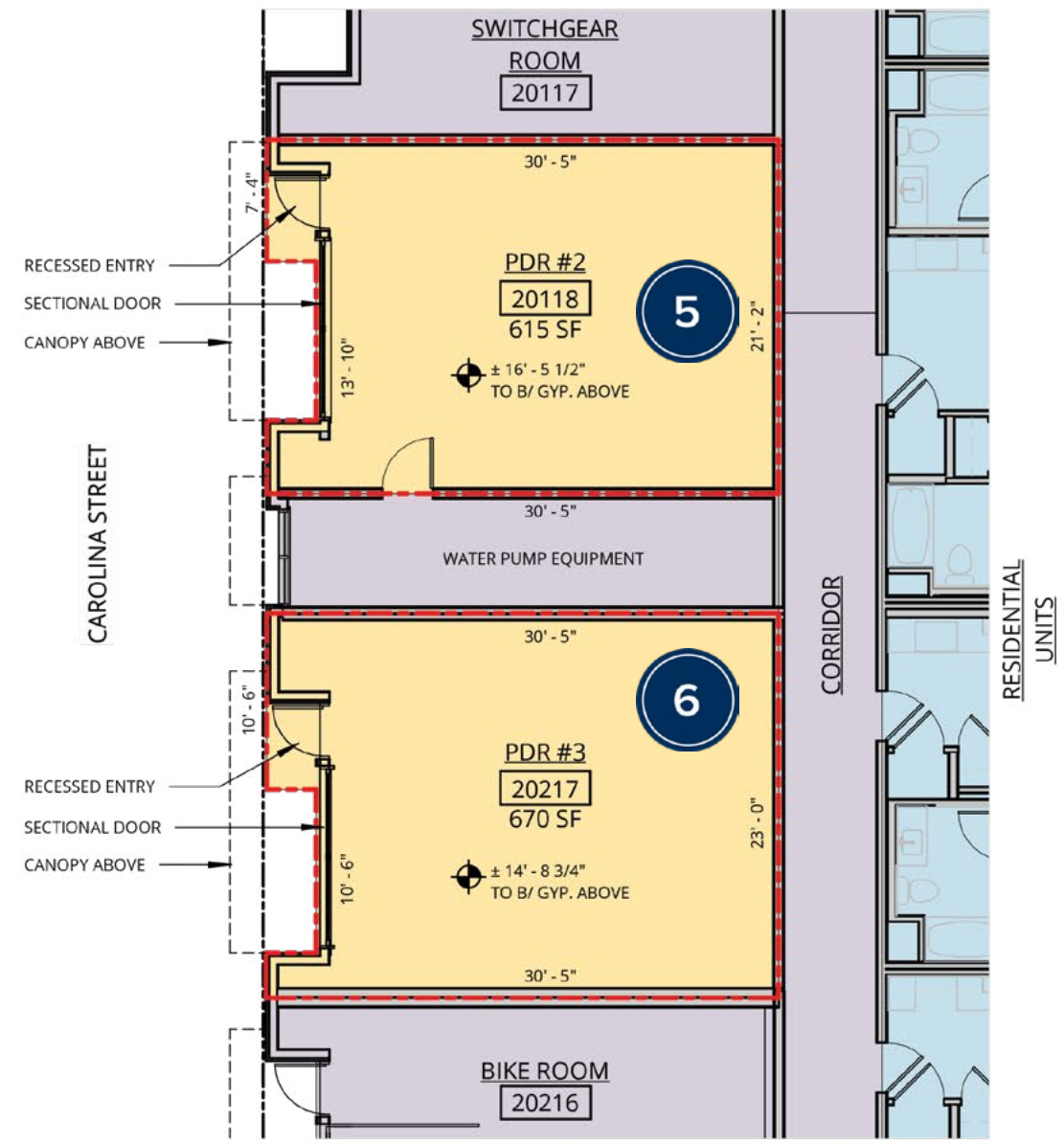
SPACE PLANS - BUILDING 1 R2.11

**1601 MARIPOSA + 210 ARKANSAS
 RETAIL EXHIBITS**

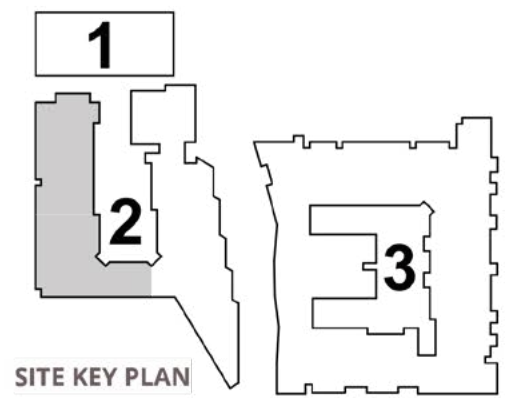




1 BLDG 2 - PDR 1
3/32" = 1'-0"



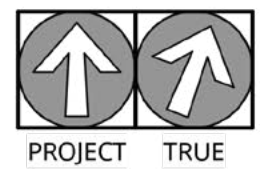
2 BLDG 2 - PDR 2, PDR 3
3/32" = 1'-0"



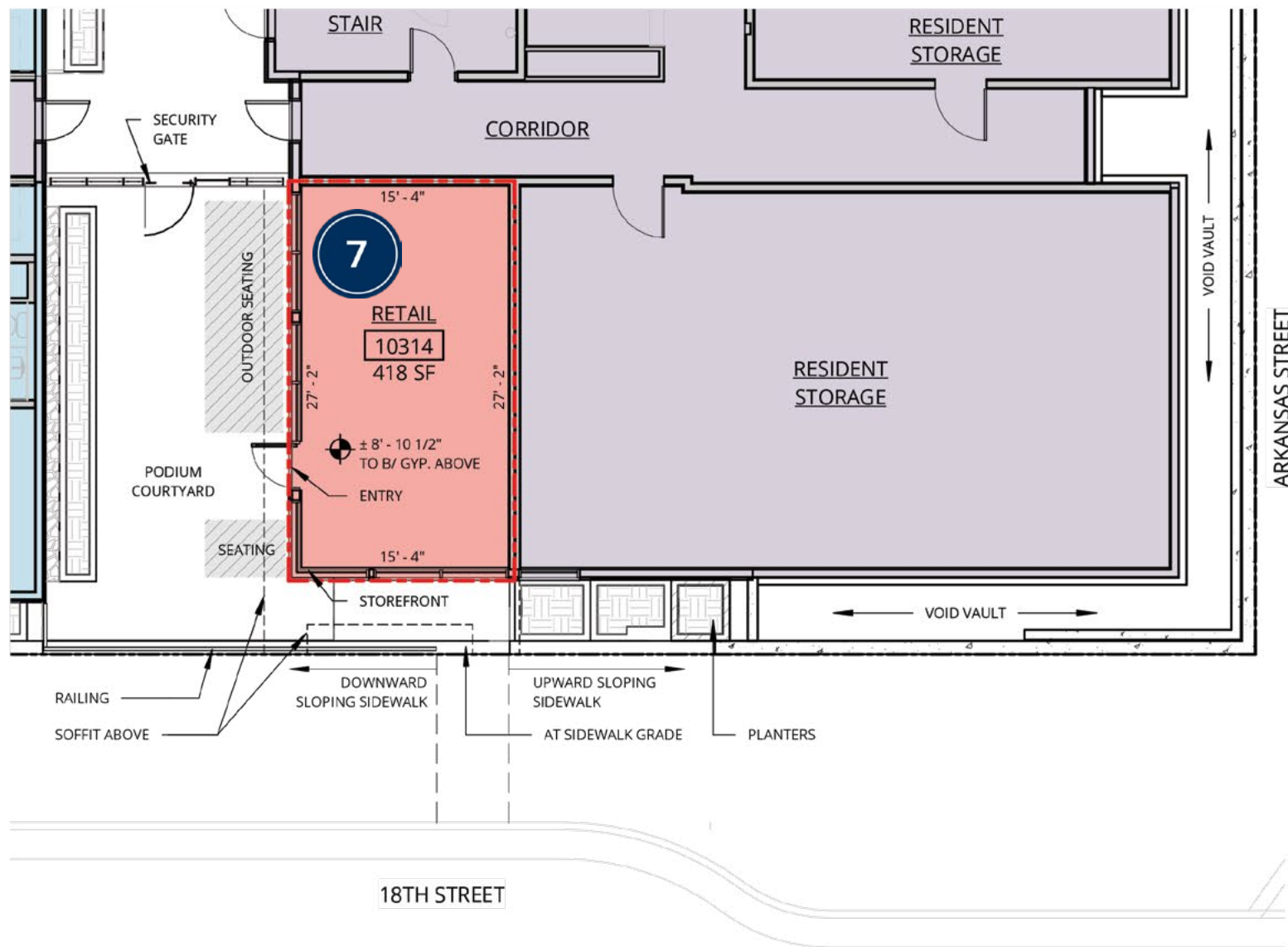
LEASING OUTLINE DRAWING

- RESIDENTIAL UNITS
 - PRODUCTION, DISTRIBUTION, REPAIR (PDR)
 - RETAIL
 - PROPOSED DEMISING WALL
 - LEASE LINE
- PDR #1: 1,054 SF
 - PDR #2: 615 SF
 - PDR #3: 670 SF

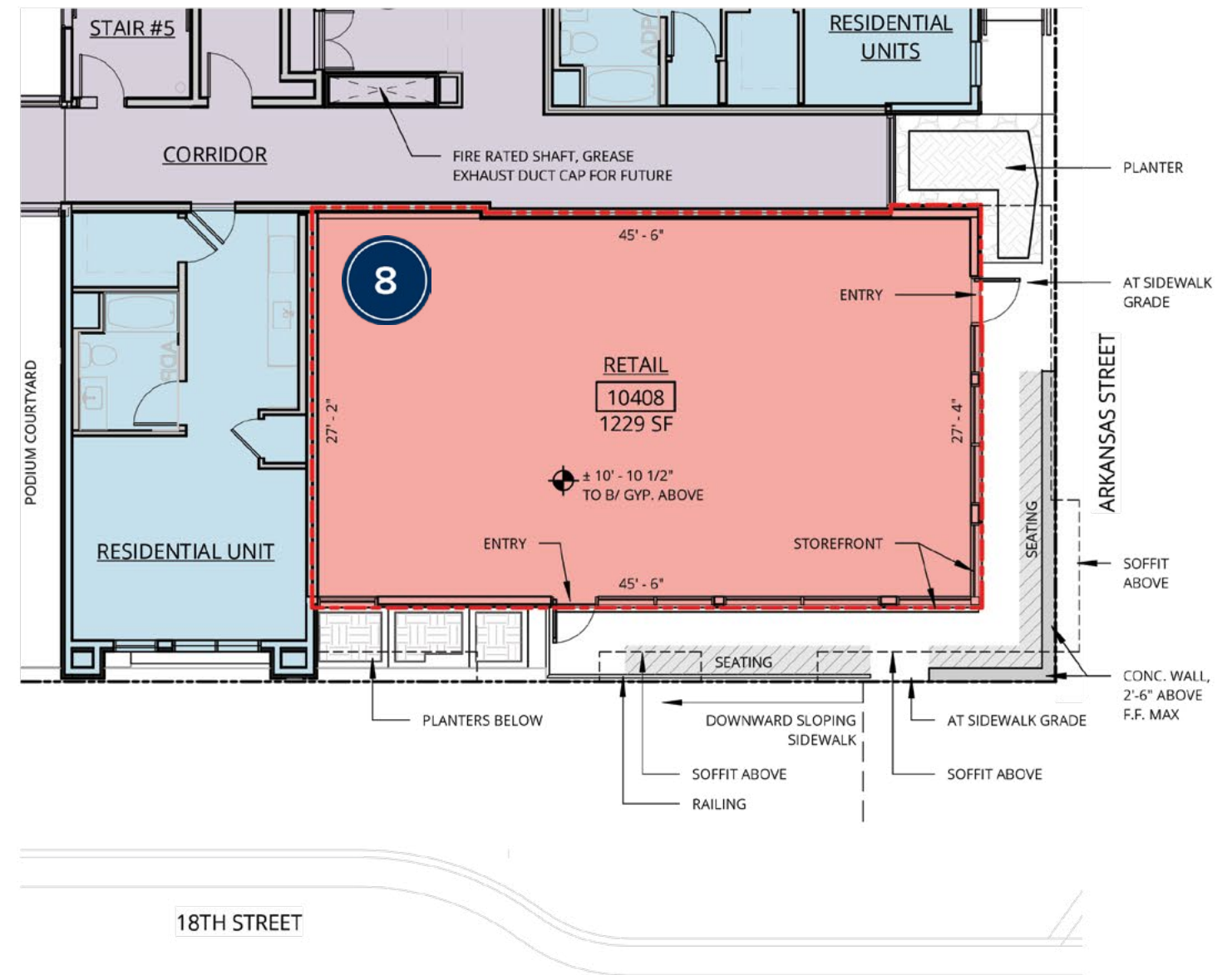
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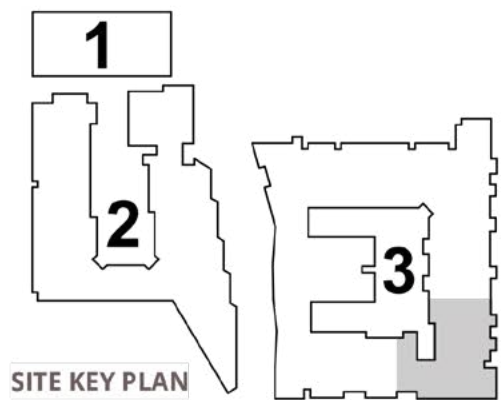
SPACE PLANS - BUILDING 2 R2.21



1 BLDG 3 - L1 RETAIL
3/32" = 1'-0"



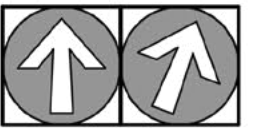
2 BLDG 3 - L2 RETAIL
3/32" = 1'-0"



LEASING OUTLINE DRAWING

- RESIDENTIAL UNITS
 - PRODUCTION, DISTRIBUTION, REPAIR (PDR)
 - RETAIL
 - PROPOSED DEMISING WALL
 - LEASE LINE
- RETAIL 10314: 418 SF
 - RETAIL 10408: 1,229 SF

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PROJECT TRUE

SPACE PLANS - BUILDING 3 R2.31

**1601 MARIPOSA + 210 ARKANSAS
RETAIL EXHIBITS**



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