

Mid-Market Development Update



Yotel San Francisco

The Grant Building at 1095 Market has great bones, but is in serious need of some TLC. Fortunately, Yotel will be converting the former office building into .
[a hip new capsule hotel](#)

1095 Market Street, San Francisco, CA 94103



101 Polk

At 13 stories, 101 Polk will contain 162 units and 51 parking spaces. Excavation is proceeding rapidly, and the tower should start rising above street level by the end of the year. The building will open in 2016.

101 Polk Street, San Francisco, CA 94102



NEMA

Crescent Heights' Handel-designed NEMA features 754 units at the intersection of 10th and Market. Most of the building's [snapped up](#) units have already been by eager renters with bulging wallets.

14th 10th Street, San Francisco, CA



Honda Dealership Redevelopment

[two years](#)In , the squat, unattractive Honda dealership at Market and Van Ness could be replaced by a residential tower measuring up to 400 feet. The developer behind the project is Crescent Heights, which also built NEMA just down the street.

Van Ness Avenue & Market Street, San Francisco, CA 94102



Fox Plaza Addition

Plans to build an 11-story addition to the existing Fox Plaza apartments were approved back in 2009. Last year, the property, which has kept mum on the expansion plans, was purchased by Essex Residential Property Trust.

1390 Market St, San Francisco, CA 94102



1400 Mission

This 15-floor tower will contain 190 below-market-rate apartments (a mix of studio- to three-bedroom units). The building fills the BMR requirement for Tishman Speyer's forthcoming Lumina development at 201 Folsom.

1400 Mission Street, San Francisco, CA 94103



100 Van Ness

A full-scale conversion of the former AAA headquarters from commercial to residential is well underway. The tower has been completely reclad in blue glass and will contain 399 units and 112 parking spaces. Future residents will get to enjoy a roof deck with fire pits, a hot tub, and mind boggling views of San Francisco's skyline.

100 Van Ness Avenue, San Francisco, CA



1066 Market Street

Shorenstein Properties is proposing a massive new rental building designed by Arquitectonica. The development will contain 300 units, 112 underground parking spots, and ground-floor retail. According to the San Francisco Housing Action Coalition, 36 of the units will be classified as below market rate.

1066 Market Street, San Francisco, CA 94102



1275 Market Street

Dolby Laboratories is moving their headquarters from 100 Potrero Ave to this massive 16-story building in Mid-Market. Renovations are currently under way.

1275 Market Street, San Francisco, CA 94103



ACT at the Strand

Renovations are in full swing at the historic Strand Theater. With the help of Skidmore, Owings & Merrill, the American Conservatory Theater is converting the formerly abandoned building in to live performance space. will include a The revamped structure rehearsal area and office space, plus a restaurant.

1127 Market St, San Francisco, CA 94103



1415 Mission Street

At 10th and Mission, a is on the rise. It will [14-story Arquitectonica-designed tower](#) bring 99 market rate and 18 below-market-rate units to the rapidly changing neighborhood. Construction should wrap up in 2016.

1415 Mission Street, San Francisco, CA 94103



The Panoramic

Now under construction, will feature a [Patrick Kennedy's 11-story micro-unit apartment building](#) grand total of 160 teensy new units. The project also includes 3,359 square feet of retail and 240 bicycle parking spaces. Construction should wrap up in June 2015, and move-in is slated for September.

1321 Mission Street, San Francisco, CA 94103



Market Square

The old Art Deco Furniture Mart at 1355 Market has been completely rehabbed and now houses Twitter's global HQ. In the rear, a 1970s addition has been completely reclad in glass. The Market Square complex will soon feature a grocery store, a branch of Fitness SF, and a [host of hotly anticipated new restaurants](#)

1355 Market St, San Francisco, CA 94103



150 Van Ness

Current plans for 150 Van Ness include replacing the office building currently on-site with a 120-foot tower containing 429 apartments, 9,000 square feet of ground-floor retail, and parking for 215 cars.

150 Van Ness Avenue, San Francisco, CA 94102



1455 Market Street

1455 Market isn't the most charming structure in Mid-Market, but it has somehow managed to attract seriously high-profile tenants. The building now houses offices for both Square and Uber. The ride-share service recently expanded its lease by 130,434 square feet.

1455 Market St, San Francisco, CA 94103



1075 Market Street

The Encore Housing Opportunity Fund wants to replace the seedy Market Street Cinema with over 90 new condos and 7,500 square feet of ground-floor retail. A timeline for construction has yet to be determined.

1075 Market Street, San Francisco, CA 94103



One Van Ness

Richard Meier has designed a striking 400' residential tower for the northwest corner of Van Ness and Market. The building is [working towards gaining approval](#) still .

1 Van Ness Avenue, San Francisco, CA 94102



Trinity Place

Phases one and two of are now finished, [the massive Trinity Place development](#) and phase three is now under construction. Once complete, the complex in total will feature 1,900 units, 1,450 parking spaces, and 60,000 square feet of ground-floor retail.

1188 Mission St, San Francisco, CA
94103



1125 Market Street

MacFarlane Partners are moving forward [plans](#) with to construct a 150-unit, 12-story building with 16 parking spaces on the empty lot at 1125 Market Street.

1125 Market Street, San Francisco,
CA 94103



50 United Nations Plaza

The renovations at 50 UN Plaza wrapped up earlier this year. The building has and [achieved LEED Platinum certification](#) features a spectacular central courtyard with art by Los Angeles-based artist Cliff Garten.

5 Leavenworth Street, San Francisco,
CA 94102



The Wilson Building

The renovated Wilson Building includes , [67 apartments](#) composed of studios, one-bedrooms, two-bedrooms, and lofts. The units feature exposed brick, high ceilings, and historic architectural detailing.

973 Market Street, San Francisco, CA
94103



Renoir Hotel

Developer Kor Group is transforming the fusty Renoir Hotel into one of the city's **a \$40M makeover** trendiest spots thanks to . The Renoir Hotel will return with Kelly Wearstler-designed interiors, a remodeled exterior, and a swanky rooftop bar.

45 McAllister St, San Francisco, CA 94102
(415) 626-5200



1028 Market Street

Scott Plank and his company War Horse **purchased** LLC the abandoned Hollywood Billiards building at 1028 Market in 2013. The 15,000-square-foot lot is zoned for a 120-foot structure and about 150 units of housing.

San Francisco, CA 94102
(415) 252-2590

Website

<<http://www.sfartscommission.org>>



The Hibernia Bank

The historic Hibernia Bank, built in 1892, has been vacant and neglected for years. Thankfully, the Dolmen Group has dusted off plans to renovate the gracious edifice. Construction is currently under way, but there has yet to be confirmation on what type of business will move in to the structure once the improvements are completed.

1 Jones St, San Francisco, CA 94102



121 Golden Gate

The St. Anthony's Dining Room to make **was demolished last year** way for a \$40M, 10-story building with 90 units reserved for senior citizens. 121 Golden Gate will also feature a state-of-the-art kitchen and dining hall when it opens in the fall.

121 Golden Gate Avenue, San Francisco, CA 94102



Goodwill Redevelopment

The site currently occupied by Goodwill at the intersection of Mission and South Van Ness is zoned for buildings up to 320 feet in height, and could bring roughly 600 units of new housing. The site is being sold to developers at Related California, who will pay Goodwill \$65M for the property.

Mission Street & South Van Ness
Avenue, San Francisco, CA 94103



Zendesk HQ

Zendesk has opened their at 1019 Market, [new headquarters](#) the site of the old Eastern Outfitting department store. The building's restoration was undertaken by Cannae Partners and Westport Capital Partners and came at a cost of \$9.5 million.

1019 Market Street, San Francisco,
CA 94103



1055 Market Street

[plans to replace](#) G and M Hospitality the single-story Kaplan's Surplus & Sport Goods store at 1055 Market with a brand-new hotel development. G and M are currently building a Hampton Inn near Fifth and Mission streets.

1055 Market Street, San Francisco,
CA 94103



995 Market

This 16-story office building and is now [changed hands last year](#) being spiffed up to attract new tenants. The 93,000-square-foot structure is part of the Payroll Tax Exclusion Zone.

995 Market St, Fl 3, San Francisco,
CA 94103



The Warfield Building

The Warfield Building at 988 Market has undergone a massive facelift to accommodate . To boot, Marin-based [Spotify and Benchmark Capital](#) Equator Coffee will soon swing open the doors of its brand-new location on the building's ground floor.

988 Market St, San Francisco, CA
94102



950 Center for Arts and Education

[grand plans](#) Group 1 has for transforming a downtrodden block of Market Street with a massive new mixed-use development. The project is being designed by Bjarke Ingels Group, and will feature arts and education facilities, ground-floor retail, more than 300 residential units, and a 250-room hotel. Construction could begin in 2016.

950 Market Street, San Francisco, CA
94103



Market Street Place

[began last summer](#) Demolition at the future of site of Market Street Place. Though the project has been through its fair share of setbacks, construction is expected to be in full swing by next fall. The new mall will bring 250,000 square [luxury retail](#) feet of to San Francisco's main thoroughfare.

935 Market Street, San Francisco, CA
94103



942 Mission

The Hampton Inn on Mission is Mid-Market's latest hotel development. The 15-story property will feature 174 rooms, and is slated to open early next year.

942 Mission Street, San Francisco, CA 94103



901 Market Street

Designed in 1912, this 6-story structure has undergone a massive renovation, and Nordstrom Rack now houses on its ground floor. Tech company Nerd Wallet has also signed a 45,739 square-foot lease in the building.

901 Market St, San Francisco, CA 94103



The Old San Francisco Mint

Plans to convert the old San Francisco mint into a museum have been on the boards since about 2005, but the project has yet to begin. Despite the lack of news, the Mint's website still says that the proposed museum is on the way.

88 5th St, San Francisco, CA 94103
[Website <http://www.sfhistory.org>](http://www.sfhistory.org)



5M Project

Five new buildings could rise at this prime four-acre site at 5th and Mission. The project may include up to 1.85 million square feet of office space, 748 residential units, and 34,000 square feet of outdoor Yahoo lease space. Last year's may help generate interest in the site and jumpstart the construction process.

901 Mission Street, San Francisco, CA 94103