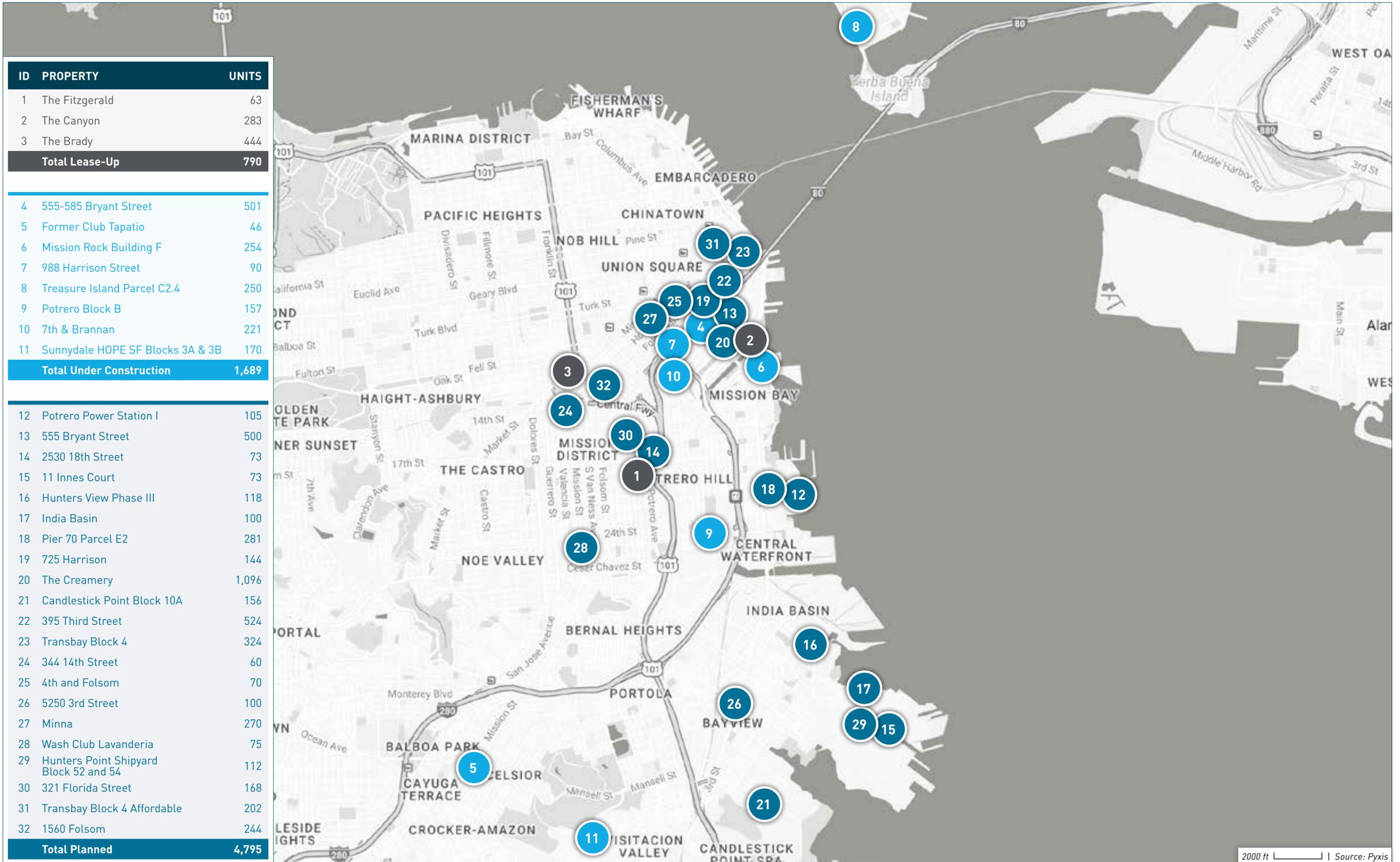


ID	SUBMARKET NAME	PAGE
1	South of Market	2
2	Central San Mateo	4
3	South San Mateo	6
4	North San Mateo	8
5	Civic Center / Downtown	10
6	West San Francisco	12
<b>Other Submarkets</b>		<b>14</b>
7	Haight Ashbury / Western Addition	
8	Russian Hill / Embarcadero	
9	San Mateo County / Other	
10	Marina / Pacific Heights	

Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.

DEVELOPMENT STATUS	UNITS
Lease-Up	1,601
Under Construction	4,424
Planned	16,713
Prospective	57,441



2000 ft | Source: Pyxis

# SOUTH OF MARKET SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Fitzgerald	2095 Bryant Street	San Francisco	CA	94110	Lease-up	63	South of Market	12/31/2023	07/10/2023	07/01/2023
2	The Canyon	1023 3rd Street	San Francisco	CA	94158	Lease-up	283	South of Market	12/31/2023	04/30/2023	06/01/2023
3	The Brady	1 Brady Street	San Francisco	CA	94103	Lease-up	444	South of Market	02/29/2024	07/01/2022	08/02/2022
4	555-585 Bryant Street	555-585 Bryant St	San Francisco	CA	94107	Under Construction	501	South of Market	07/01/2025	09/01/2024	11/01/2024
5	Former Club Tapatio	4742 Mission St	San Francisco	CA	94112	Under Construction	46	South of Market	07/01/2024	04/01/2024	06/01/2024
6	Mission Rock Building F	3rd Street & Mission Rock Street	San Francisco	CA	94158	Under Construction	254	South of Market	11/30/2024	04/01/2024	06/01/2024
7	988 Harrison Street	988 Harrison Street	San Francisco	CA	94107	Under Construction	90	South of Market	08/31/2024	03/01/2024	05/01/2024
8	Treasure Island Parcel C2.4	55 Bruton St	San Francisco	CA	94130	Under Construction	250	South of Market	09/01/2024	03/01/2024	05/01/2024
9	Potrero Block B	1801 25th Street	San Francisco	CA	94107	Under Construction	157	South of Market	02/28/2025		
10	7th & Brannan	600 7th Street	San Francisco	CA	94103	Under Construction	221	South of Market	02/28/2025		
11	Sunnydale HOPE SF Blocks 3A & 3B	1654 Sunnydale Avenue	San Francisco	CA	94134	Under Construction	170	South of Market	11/30/2024		
12	Potrero Power Station I	Humboldt St & Maryland St	San Francisco	CA	94107	Planned	105	South of Market	05/01/2025	01/01/2025	03/01/2025
13	555 Bryant Street	555 Bryant Street	San Francisco	CA	94107	Planned	500	South of Market			
14	2530 18th Street	2530 18th Street	San Francisco	CA	94110	Planned	73	South of Market			
15	11 Innes Court	11 Innes Court	San Francisco	CA	94124	Planned	73	South of Market			
16	Hunters View Phase III	1101 Fairfax Avenue	San Francisco	CA	94124	Planned	118	South of Market			
17	India Basin	700 Innes Avenue	San Francisco	CA	94124	Planned	100	South of Market			
18	Pier 70 Parcel E2	22nd Street & Illinois Street	San Francisco	CA	94107	Planned	281	South of Market			
19	725 Harrison	725 Harrison Street	San Francisco	CA	94107	Planned	144	South of Market			
20	The Creamery	655 4th Street	San Francisco	CA	94107	Planned	1,096	South of Market			
21	Candlestick Point Block 10A	NWC Ingerson Avenue & Jennings Street	San Francisco	CA	94124	Planned	156	South of Market			
22	395 Third Street	395 3rd Street	San Francisco	CA	94107	Planned	524	South of Market			
23	Transbay Block 4	200 Main Street	San Francisco	CA	94105	Planned	324	South of Market			
24	344 14th Street	344 14th Street	San Francisco	CA	94103	Planned	60	South of Market			
25	4th and Folsom	266 4th Street	San Francisco	CA	94103	Planned	70	South of Market			
26	5250 3rd Street	5250 3rd Street	San Francisco	CA	94124	Planned	100	South of Market			
27	Minna	475 Minna Street	San Francisco	CA	94103	Planned	270	South of Market			
28	Wash Club Lavanderia	2918 Mission Street	San Francisco	CA	94110	Planned	75	South of Market	02/01/2024		
29	Hunters Point Shipyard Block 52 and 54	351 Friedell Street	San Francisco	CA	94124	Planned	112	South of Market			
30	321 Florida Street	321 Florida Street	San Francisco	CA	94110	Planned	168	South of Market			
31	Transbay Block 4 Affordable	201 Howard Street	San Francisco	CA	94105	Planned	202	South of Market			
32	1560 Folsom	1560 Folsom Street	San Francisco	CA	94103	Planned	244	South of Market	03/01/2024		

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 7,274**

## SUBMARKET AT A GLANCE



**Lease-Up**  
790 Units



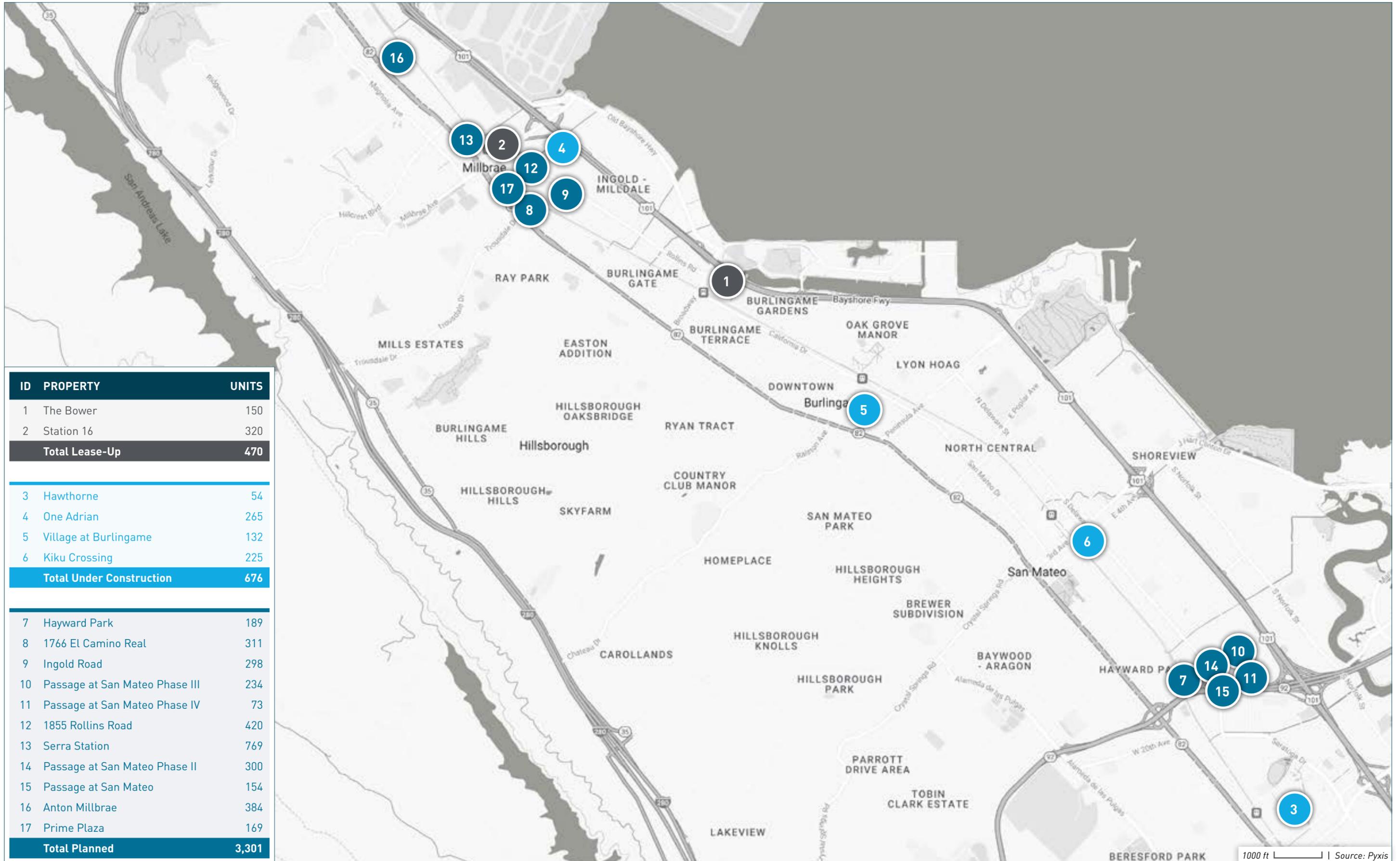
**Under Construction**  
1,689 Units



**Planned**  
4,795 Units



**Prospective**  
19,672 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Bower	1095 Rollins Road	Burlingame	CA	94010	Lease-up	150	Central San Mateo	10/31/2023	08/01/2023	10/01/2023
2	Station 16	126 North Rollins Road	Millbrae	CA	94030	Lease-up	320	Central San Mateo	10/31/2023	01/01/2023	12/01/2022
3	Hawthorne	3069 Kyne St	San Mateo	CA	94403	Under Construction	54	Central San Mateo	05/01/2024	01/01/2024	03/01/2024
4	One Adrian	1 Adrian Court	Burlingame	CA	94010	Under Construction	265	Central San Mateo	07/31/2024	10/01/2023	12/01/2023
5	Village at Burlingame	150 Park Road	Burlingame	CA	94010	Under Construction	132	Central San Mateo	11/30/2023		
6	Kiku Crossing	480 East 4th Avenue	San Mateo	CA	94401	Under Construction	225	Central San Mateo	06/30/2024		
7	Hayward Park	401 Concar Drive	San Mateo	CA	94402	Planned	189	Central San Mateo	09/01/2026	04/01/2026	07/01/2026
8	1766 El Camino Real	1766 El Camino Real	Burlingame	CA	94010	Planned	311	Central San Mateo	08/01/2025	05/01/2025	07/01/2025
9	Ingold Road	30 Ingold Road	Burlingame	CA	94010	Planned	298	Central San Mateo	09/01/2025	03/01/2025	05/01/2025
10	Passage at San Mateo Phase III	666 Concar Drive	San Mateo	CA	94402	Planned	234	Central San Mateo			
11	Passage at San Mateo Phase IV	666 Concar Drive	San Mateo	CA	94402	Planned	73	Central San Mateo			
12	1855 Rollins Road	1855 Rollins Road	Burlingame	CA	94010	Planned	420	Central San Mateo			
13	Serra Station	200 El Camino Real	Millbrae	CA	94030	Planned	769	Central San Mateo			
14	Passage at San Mateo Phase II	666 Concar Drive	San Mateo	CA	94402	Planned	300	Central San Mateo			
15	Passage at San Mateo	666 Concar Drive	San Mateo	CA	94402	Planned	154	Central San Mateo			
16	Anton Millbrae	1100 El Camino Real	Millbrae	CA	94030	Planned	384	Central San Mateo			
17	Prime Plaza	1870 El Camino Real	Burlingame	CA	94010	Planned	169	Central San Mateo			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      4,447**

## SUBMARKET AT A GLANCE



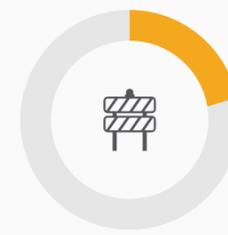
**Lease-Up**  
470 Units



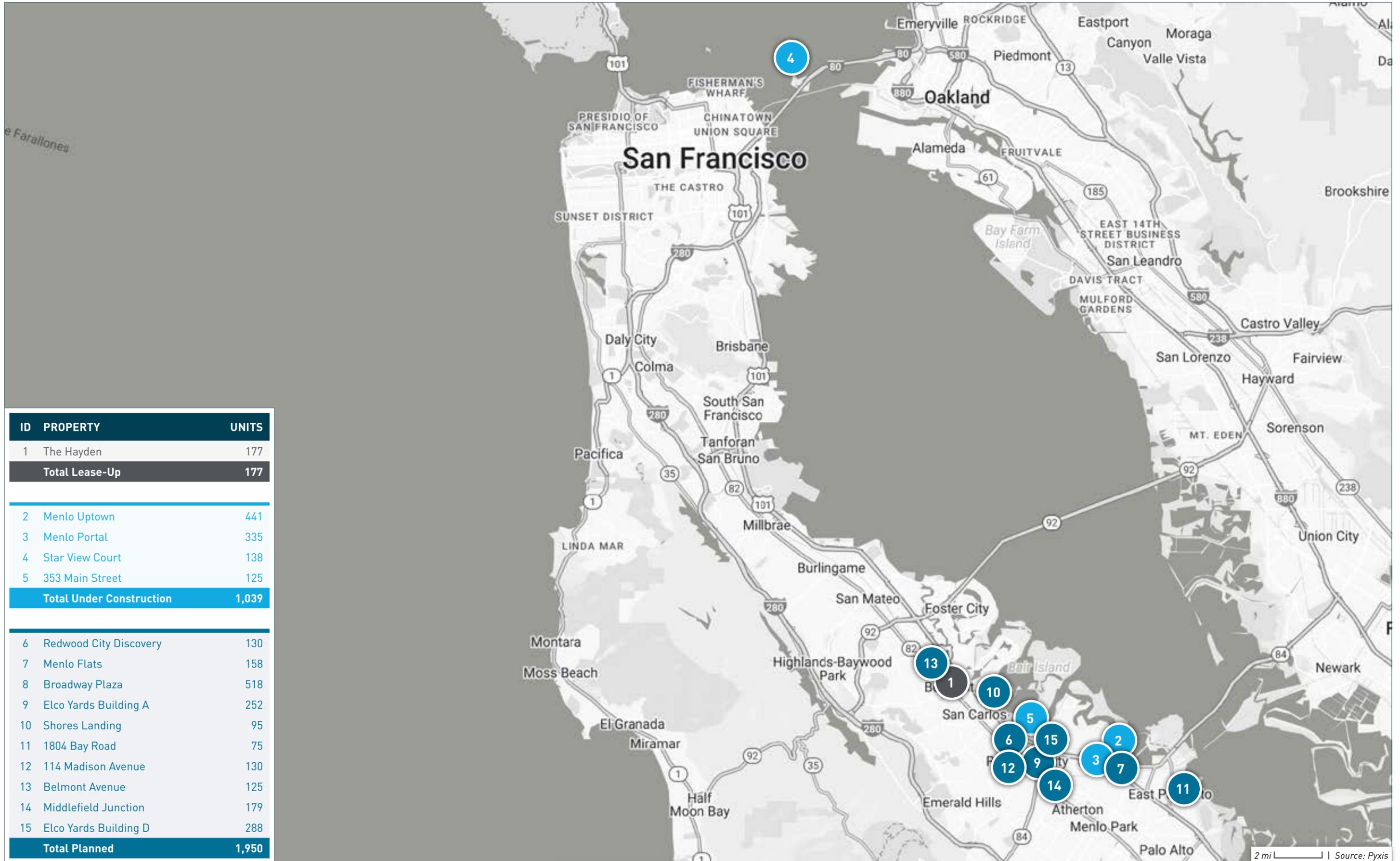
**Under Construction**  
676 Units



**Planned**  
3,301 Units



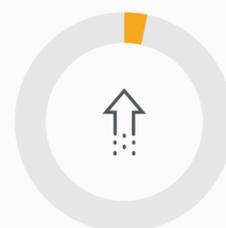
**Prospective**  
4,048 Units



ID	PROPERTY	UNITS
1	The Hayden	177
<b>Total Lease-Up</b>		<b>177</b>
2	Menlo Uptown	441
3	Menlo Portal	335
4	Star View Court	138
5	353 Main Street	125
<b>Total Under Construction</b>		<b>1,039</b>
6	Redwood City Discovery	130
7	Menlo Flats	158
8	Broadway Plaza	518
9	Elco Yards Building A	252
10	Shores Landing	95
11	1804 Bay Road	75
12	114 Madison Avenue	130
13	Belmont Avenue	125
14	Middlefield Junction	179
15	Elco Yards Building D	288
<b>Total Planned</b>		<b>1,950</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Hayden	815 Old County Road	Belmont	CA	94002	Lease-up	177	South San Mateo	02/29/2024	08/01/2023	10/01/2023
2	Menlo Uptown	141 Jefferson Drive	Menlo Park	CA	94025	Under Construction	441	South San Mateo	12/31/2024	01/01/2024	03/01/2024
3	Menlo Portal	115 Independence Drive	Menlo Park	CA	94025	Under Construction	335	South San Mateo	07/31/2024	12/01/2023	02/01/2024
4	Star View Court	78 Johnson Street	San Francisco	CA	94130	Under Construction	138	South San Mateo	09/30/2024		
5	353 Main Street	353 Main Street	Redwood City	CA	94063	Under Construction	125	South San Mateo	11/30/2023		
6	Redwood City Discovery	1330 El Camino Real	Redwood City	CA	94063	Planned	130	South San Mateo	02/01/2026	09/01/2025	12/01/2025
7	Menlo Flats	165 Jefferson Drive	Menlo Park	CA	94025	Planned	158	South San Mateo	06/01/2025	02/01/2025	05/01/2025
8	Broadway Plaza	1401 Broadway	Redwood City	CA	94063	Planned	518	South San Mateo	06/01/2025	08/01/2024	10/01/2024
9	Elco Yards Building A	1601 El Camino Real	Redwood City	CA	94063	Planned	252	South San Mateo	02/01/2025	04/01/2024	06/01/2024
10	Shores Landing	1000 Twin Dolphin Drive	Redwood City	CA	94065	Planned	95	South San Mateo			
11	1804 Bay Road	1804 Bay Road	East Palo Alto	CA	94303	Planned	75	South San Mateo			
12	114 Madison Avenue	114 Madison Avenue	Redwood City	CA	94061	Planned	130	South San Mateo			
13	Belmont Avenue	803 Belmont Avenue	Belmont	CA	94002	Planned	125	South San Mateo			
14	Middlefield Junction	2700 Middlefield Road	Redwood City	CA	94063	Planned	179	South San Mateo			
15	Elco Yards Building D	NWC Beech Street & Main Street	Redwood City	CA	94063	Planned	288	South San Mateo			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>3,166</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
177 Units



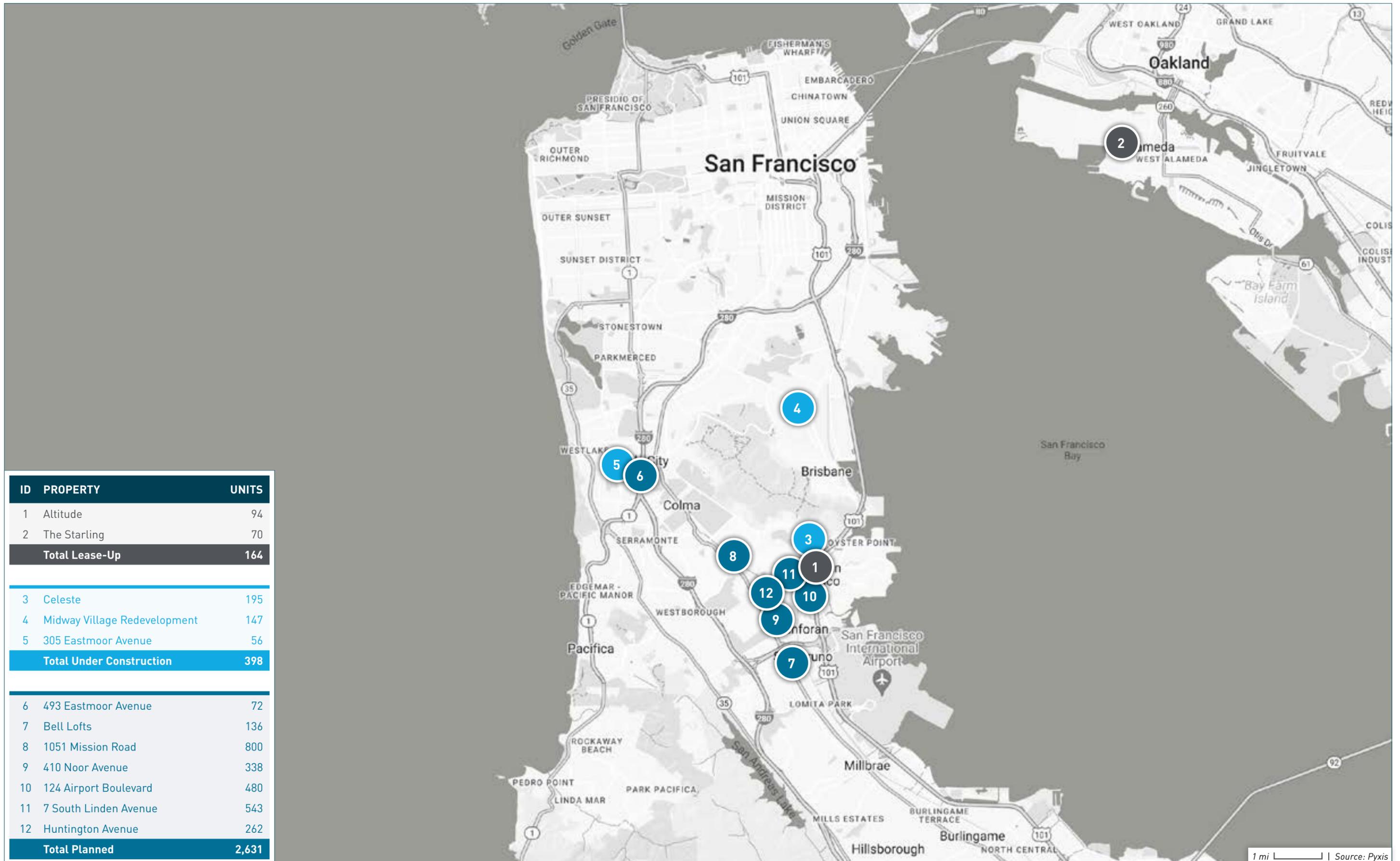
**Under Construction**  
1,039 Units



**Planned**  
1,950 Units



**Prospective**  
11,466 Units

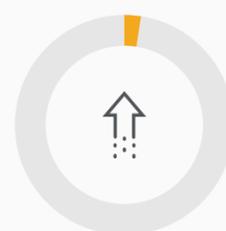


ID	PROPERTY	UNITS
1	Altitude	94
2	The Starling	70
<b>Total Lease-Up</b>		<b>164</b>
<hr/>		
3	Celeste	195
4	Midway Village Redevelopment	147
5	305 Eastmoor Avenue	56
<b>Total Under Construction</b>		<b>398</b>
<hr/>		
6	493 Eastmoor Avenue	72
7	Bell Lofts	136
8	1051 Mission Road	800
9	410 Noor Avenue	338
10	124 Airport Boulevard	480
11	7 South Linden Avenue	543
12	Huntington Avenue	262
<b>Total Planned</b>		<b>2,631</b>

1 mi | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Altitude	150 Airport Blvd	South San Francisco	CA	94080	Lease-up	94	North San Mateo	10/31/2023	09/28/2021	08/01/2023
2	The Starling	170 Coronado Avenue	Alameda	CA	94501	Lease-up	70	North San Mateo	10/31/2023	09/01/2021	
3	Celeste	401 Cypress Avenue	South San Francisco	CA	94080	Under Construction	195	North San Mateo	03/31/2024	01/01/2024	02/01/2024
4	Midway Village Redevelopment	80 Park Street	Daly City	CA	94014	Under Construction	147	North San Mateo	05/31/2024		
5	305 Eastmoor Avenue	305 Eastmoor Avenue	Daly City	CA	94015	Under Construction	56	North San Mateo	10/31/2023		
6	493 Eastmoor Avenue	493 Eastmoor Avenue	Daly City	CA	94015	Planned	72	North San Mateo			
7	Bell Lofts	732 El Camino Real	San Bruno	CA	94066	Planned	136	North San Mateo			
8	1051 Mission Road	1051 Mission Road	South San Francisco	CA	94080	Planned	800	North San Mateo			
9	410 Noor Avenue	410 Noor Avenue	South San Francisco	CA	94080	Planned	338	North San Mateo	07/01/2024		
10	124 Airport Boulevard	124 South Airport Blvd	South San Francisco	CA	94080	Planned	480	North San Mateo			
11	7 South Linden Avenue	7 South Linden Avenue	South San Francisco	CA	94080	Planned	543	North San Mateo			
12	Huntington Avenue	1477 Huntington Avenue	South San Francisco	CA	94080	Planned	262	North San Mateo			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>3,193</b>				

## SUBMARKET AT A GLANCE



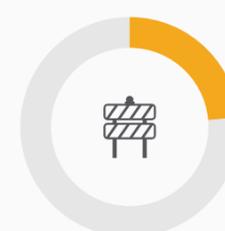
**Lease-Up**  
164 Units



**Under Construction**  
398 Units



**Planned**  
2,631 Units



**Prospective**  
4,670 Units



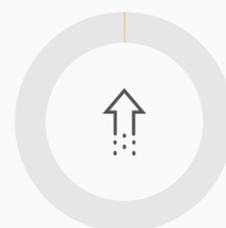
ID	PROPERTY	UNITS
1	180 Jones	70
<b>Total Under Construction</b>		<b>70</b>
2	988 Market Street	40
3	550 O'Farrell Street	111
4	1101 Sutter Street	221
5	Polk & California	100
6	25 Mason Street	155
7	921 O'Farrell	50
8	Geary Place	52
9	O'Farrell & Leavenworth	111
10	469 Stevenson	495
<b>Total Planned</b>		<b>1,335</b>

200 ft | Source: Pyxis

# CIVIC CENTER - DOWNTOWN SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	180 Jones	180 Jones Street	San Francisco	CA	94102	Under Construction	70	Civic Center / Downtown	04/30/2024		
2	988 Market Street	988 Market St	San Francisco	CA	94102	Planned	40	Civic Center / Downtown	05/01/2025	02/01/2025	04/01/2025
3	550 O` Farrell Street	550 O` Farrell St	San Francisco	CA	94102	Planned	111	Civic Center / Downtown	05/01/2025	01/01/2025	03/01/2025
4	1101 Sutter Street	1101 Sutter Street	San Francisco	CA	94109	Planned	221	Civic Center / Downtown	04/01/2025	10/01/2024	12/01/2024
5	Polk & California	1567 California Street	San Francisco	CA	94109	Planned	100	Civic Center / Downtown			
6	25 Mason Street	25 Mason Street	San Francisco	CA	94102	Planned	155	Civic Center / Downtown			
7	921 O`Farrell	921 O`Farrell Street	San Francisco	CA	94109	Planned	50	Civic Center / Downtown			
8	Geary Place	655 Geary Street	San Francisco	CA	94102	Planned	52	Civic Center / Downtown			
9	O`Farrell & Leavenworth	550 O`Farrell Street	San Francisco	CA	94102	Planned	111	Civic Center / Downtown			
10	469 Stevenson	469 Stevenson Street	San Francisco	CA	94103	Planned	495	Civic Center / Downtown			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>1,405</b>				

## SUBMARKET AT A GLANCE



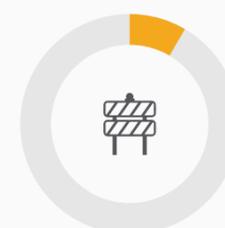
**Lease-Up**  
1,090 Units



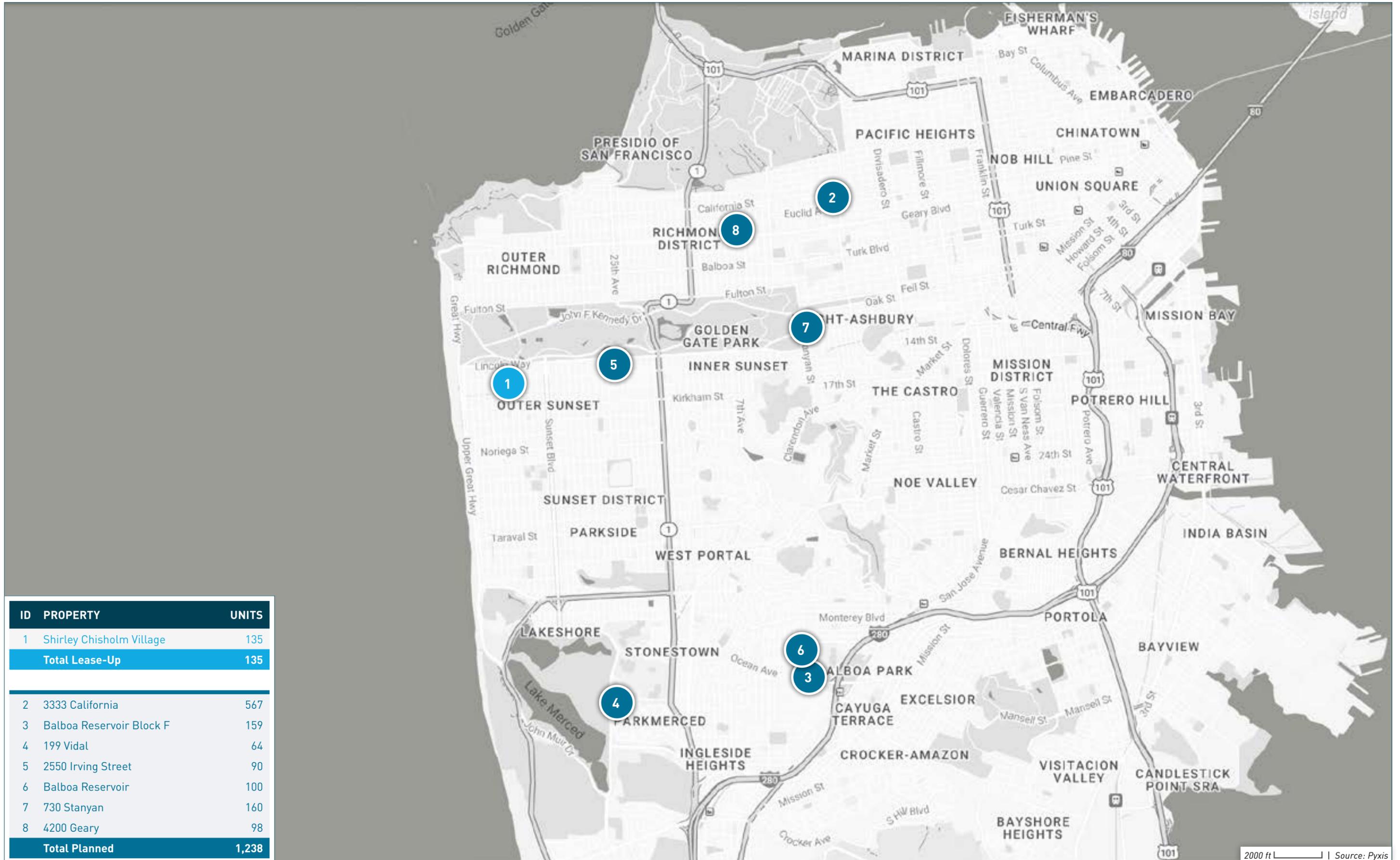
**Under Construction**  
70 Units



**Planned**  
1,335 Units



**Prospective**  
1,912 Units

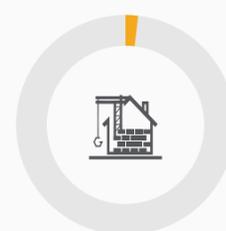


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Shirley Chisholm Village	1360 43rd Avenue	San Francisco	CA	94122	Under Construction	135	West San Francisco	11/30/2024		
2	3333 California	3333 California Street	San Francisco	CA	94118	Planned	567	West San Francisco	08/01/2026	10/01/2025	12/01/2025
3	Balboa Reservoir Block F	11 Frida Kahlo Way	San Francisco	CA	94112	Planned	159	West San Francisco	02/01/2025		
4	199 Vidal	199 Vidal Drive	San Francisco	CA	94132	Planned	64	West San Francisco			
5	2550 Irving Street	2552 Irving Street	San Francisco	CA	94122	Planned	90	West San Francisco			
6	Balboa Reservoir	SWC Cloud Circle & Frida Kahlo Way	San Francisco	CA	94112	Planned	100	West San Francisco			
7	730 Stanyan	730 Stanyan Street	San Francisco	CA	94117	Planned	160	West San Francisco			
8	4200 Geary	4200 Geary Blvd	San Francisco	CA	94118	Planned	98	West San Francisco			
<b>TOTAL LEASE-UP AND PLANNED</b>							<b>1,373</b>				

## SUBMARKET AT A GLANCE



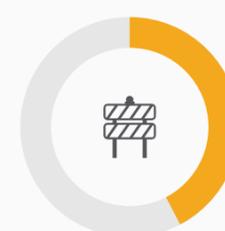
**Lease-Up**  
0 Units



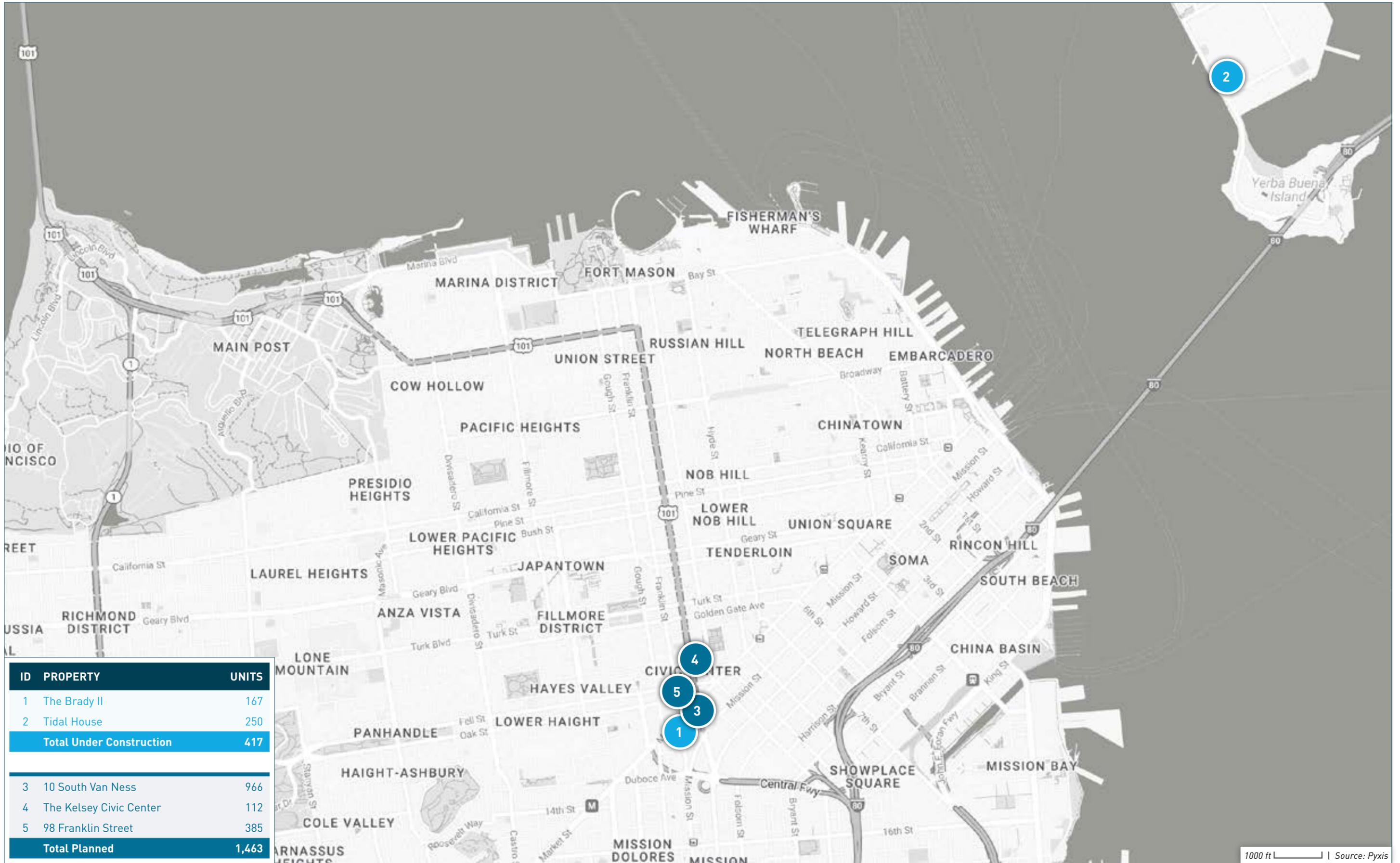
**Under Construction**  
135 Units



**Planned**  
1,238 Units



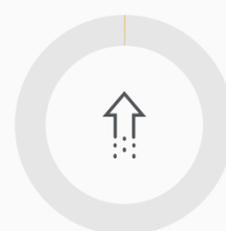
**Prospective**  
9,004 Units



# OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Brady II	1629 Market St	San Francisco	CA	94103	Under Construction	167	Haight Ashbury / Western Addition	04/01/2024	11/01/2023	02/01/2024
2	Tidal House	39 Bruton Street	San Francisco	CA	94130	Under Construction	250	Russian Hill / Embarcadero	10/31/2024		
3	10 South Van Ness	10 South Van Ness Avenue	San Francisco	CA	94102	Planned	966	Haight Ashbury / Western Addition			
4	The Kelsey Civic Center	240 Van Ness Avenue	San Francisco	CA	94102	Planned	112	Haight Ashbury / Western Addition			
5	98 Franklin Street	98 Franklin Street	San Francisco	CA	94102	Planned	385	Haight Ashbury / Western Addition			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>1,880</b>				

## OTHER SUBMARKETS AT A GLANCE



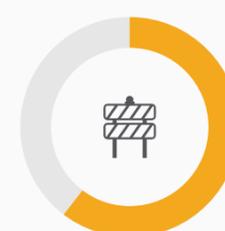
**Lease-Up**  
0 Units



**Under Construction**  
417 Units



**Planned**  
1,463 Units



**Prospective**  
6,669 Units