



The Panoramic

October 6, 2021

Property Owner

MISSION SMARTSPACE SENIOR LLC
1321 MISSION STREET
SAN FRANCISCO CA 94103

Site Address: 1321 Mission Street
Assessor's Block/Lot: 3509/043
Zoning District: C-3-S Downtown Support
Staff Contact: Dario Jones, (628) 652-7405, dario.jones@sfgov.org

Property Description

The subject property is on a 9,208 square foot lot located on the southwest corner of Mission and 9th Streets within the Downtown Support (C-3-S) Zoning District.

The mixed-use building, constructed in 2015, is an 11-story over basement, with approximately 3,359 square feet of commercial space, 4,100 roof deck common open space, and 78,040 square feet of residential space.

The residential space is comprised of 120 studio units and 40 three-bedroom units. The average size efficiency unit is 291 square feet, and

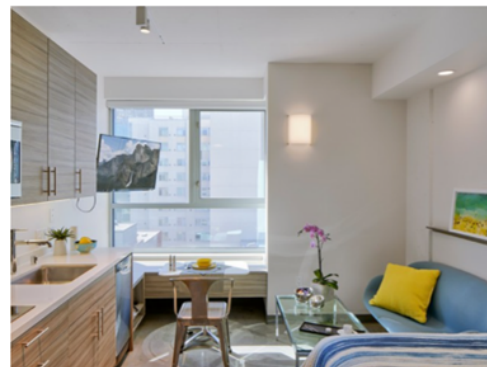


the three bedrooms are 646 square feet.

Description of Layout and Room Composition

Stories	Units	Units with Kitchens	Units with Private Bathrooms	One Room Units (Studio)	3 Bedroom Suites	Elevator	Bicycle Parking
11	160	160	160	120	40	1	240

Typical Studio



Typical 3-Bedroom



Amenities

Building

- Roof deck BBQ grill
- Entrance Foyer, with Heated Bench
- Lobby, Fireplace, and Lounge
- Reading Room
- Multiple social areas
- TV Lounge
- Roof deck with city views
- Courtyard
- Community lounges (every floor)
- Laundry on every floor
- Bike Room
- Transit Screen
- WiFi
- On-site management and maintenance office



Front desk



Pendant and track lighting at ground floor lounge

Physical Needs Assessment Summary
Overall Assessment
The condition of the property is very good. There were no additional observable immediate needs identified.
Immediate Needs
Not applicable.