



2018-2026 **SANSOM STREET**

PHILADELPHIA, PENNSYLVANIA

Marcus & Millichap

MACLAREN, TOWNSEND
AND TALONE GROUP

exclusively listed

2018-2026 SANSOM STREET

Philadelphia, PA 19103

Marcus & Millichap

MACLAREN, TOWNSEND
AND TALONE GROUP

MACLAREN • TALONE • TOWNSEND | MULTIFAMILY HOUSING SPECIALISTS

Luke Bianchino

Associate

PHILADELPHIA OFFICE

Tel: 215.531.7041

Luke.Bianchino@marcusmillichap.com

License: PA RS355270

Andrew Townsend

Senior Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7020

Andrew.Townsend@marcusmillichap.com

License: PA RS304074

License: NJ 0680787

License: DE RS-0019885

Clarke Talone

First Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7021

Clarke.Talone@marcusmillichap.com

License: PA RS299113

License: NJ 0787408

License: DE RS-0019808

Dan Bernard

First Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7022

Daniel.Bernard@marcusmillichap.com

License: PA RS331381

Marcus & Millichap is pleased to present for sale **2018-2026 Sansom Street**. Located in the heart of Center City - just two blocks from the prestigious Rittenhouse Square. The Property totals 16,686 SF and is situated on a 7,378 SF lot, and extends block-to-block from Sansom to Moravian.

ZONING

The subject property is zoned CMX-4, which is one of the most desirable designations. CMX-4 allows for a multitude of uses, including multifamily, retail and hospitality.

HISTORICAL DESIGNATION

Property is located in a historically designated district of Philadelphia.

INVESTMENT OPPORTUNITY

2018-2026 Sansom Street represents a rare opportunity to acquire a generational development site in an irreplaceable Center City location.



INVESTMENT HIGHLIGHTS

- Extremely Rare Development Opportunity in Center City
- Walking Distance to Rittenhouse Square, Suburban Station, and Major Essential Retailers
- Desirable CMX-4 Zoning, Which Allows for Many Uses, Including Multifamily, Retail & Hospitality
- Property is Located in a Historically Designated District of Philadelphia
- Philadelphia's Ten-Year Tax Abatement Program Available: Philadelphia's Current Program Allows a 100% Abatement in Year 1 and a 10% Reduction Each Subsequent Year

2018-2026 SANSOM STREET

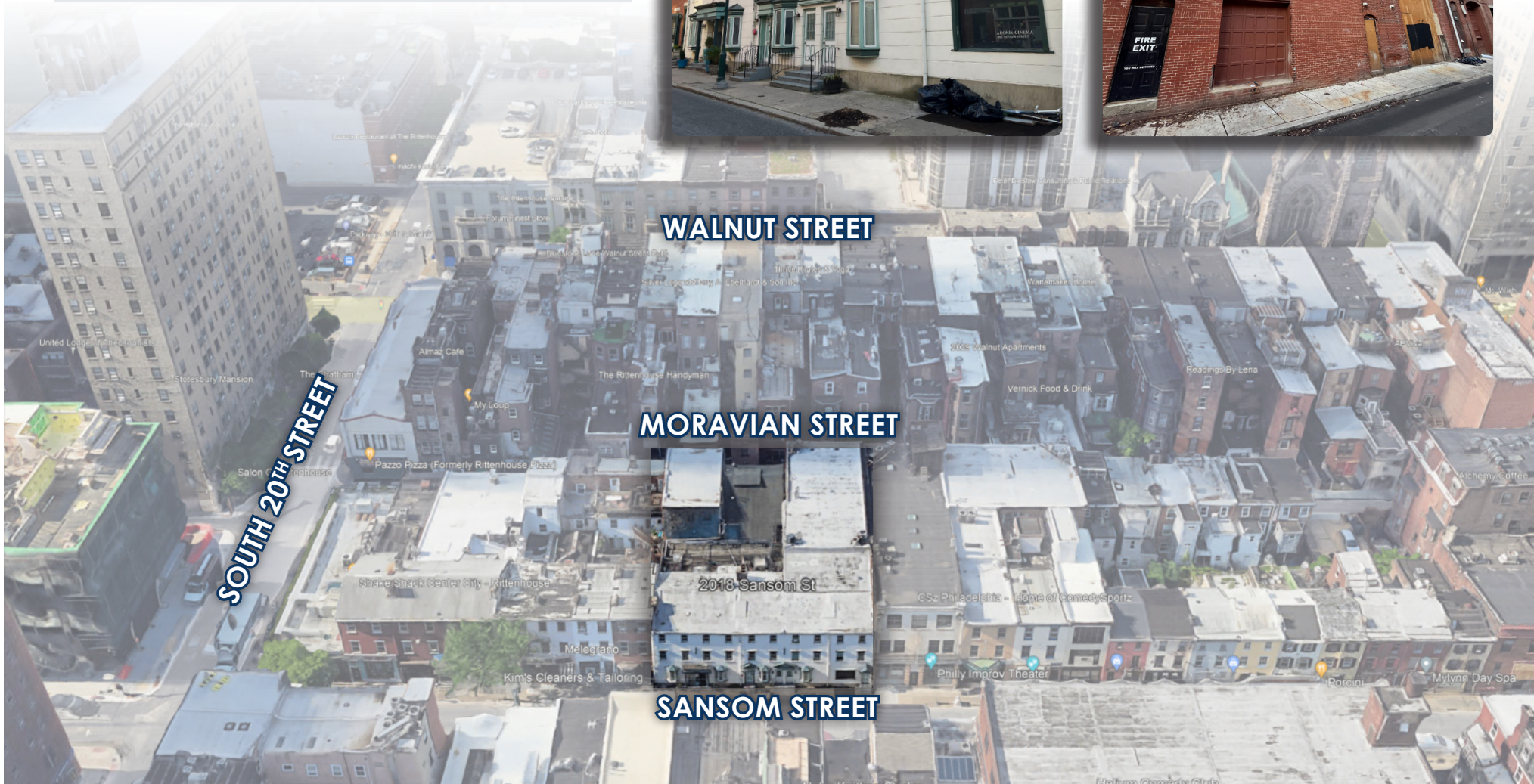
INVESTMENT SUMMARY

ADDRESS	2018-2026 Sansom Street Philadelphia, PA 19103
LAND AREA (SF)	7,378
BUILDING SIZE (SF)	16,686
2023 Assessed Value	\$3,373,500
2024 Assessed Value	\$3,373,500
ZONING	CMX-4

VIEW FROM SANSOM STREET



VIEW FROM MORAVIAN STREET



SOUTH 20TH STREET

WALNUT STREET

MORAVIAN STREET

SANSOM STREET

2018 Sansom St

2018-2026 SANSOM STREET

AERIAL



THE
FRANKLIN
INSTITUTE

COMCAST
HEADQUARTERS

CONVENTION
CENTER

THE SHOPS
AT LIBERTY
PLACE

CITY
HALL

SUBJECT
PROPERTY

RITTENHOUSE
SQUARE

Image Landsat / Copernicus

APARTMENT DEVELOPERS



The Property's outstanding Center City location would lend itself to being an ideal site for multifamily. Located in one of Philadelphia's most coveted locations, Rittenhouse Square. Just steps away from luxury retail, world-class dining, and exciting nightlife and entertainment, this location tailors to the lifestyle of today's urban renter. Average Market Rent/SF within a three-block radius for Luxury Apartment Buildings is roughly \$4.00/SF. The current CMX-4 zoning would allow for multifamily use.

RETAIL/MIXED - USE DEVELOPERS



Rittenhouse Square is considered one of the country's top urban retail locations. With more than half of Rittenhouse Square's population between the ages of 25 and 44, consumer spending is expected to increase by 10.4% in the next five years within the trade area. The trend is supported by Rittenhouse Row - The premier retail corridor in the neighborhood. With a perfect Walk-Score of 100, ground floor retail would thrive in this area.

HOTEL DEVELOPERS



The neighborhood is occupied by several of Philadelphia's top luxury and boutique hotels. Due to the Property's proximity to Philadelphia MSA's densest office submarket, as well as the Pennsylvania Convention Center, the site could be an excellent location for a hotel. The Convention Center is a world-class venue that hosts more than 250 events a year. With more than 2 million square feet of space, the Center hosts a multitude of events, ranging from internationally attended conventions to regional company retreats. Annually, Philadelphia receives about 46 million visitors.



2018-2026 Sansom Street is zoned CMX-4, which is described as Center City Mixed-Use. This classification allows for a variety of development opportunities. Uses for properties zoned CMX-4 are plentiful. Please reference the Philadelphia City Planning Commission's Zoning Code Quick Guide for permitted uses, dimensional standards, and bonuses:

https://www.phila.gov/media/20220909084529/ZONING-QUICK-GUIDE_PCPC_9_9_22.pdf



2018-2026 Sansom Street is located in an unbeatable location in the Rittenhouse Square neighborhood of Philadelphia. One of Philadelphia's most popular neighborhoods, Rittenhouse Square has long been considered one of the most distinctive areas in the city. The area is home to high-end stores, locally owned boutiques, small galleries, theaters and entertainment, cafes, wine bars, and restaurants of all kinds. The neighborhood is active year-round with both residents and visitors alike.

THE NEIGHBORHOOD

Residents of Rittenhouse Square have immediate access to Philadelphia's top restaurants and employment centers, located literally right outside of their front door. The Property is about one block from Rittenhouse Square park, Suburban Station, and Rittenhouse Row - the heart of the Rittenhouse Square commercial district.

WALKABILITY

The Property is located in the heart of a walker's paradise. With perfect 100 for a Walk Score, residents are easily able to run daily errands on foot. The entertainment, bars, and restaurants of Center City are just a short walk away.

PUBLIC TRANSPORTATION

With a Transit Score of 100, The Property offers convenient access to local and regional train lines, including Suburban Station (SEPTA) 30th Street Station (AMTRAK), PATCO High Speed Line, and the Broad Street Line. Numerous SEPTA bus lines are located within one block. The major highways of the region, including Interstates 76, 95 and 676, are conveniently located just minutes away.

ATTRACTIONS

Rittenhouse Square, one of Philadelphia's five original squares planned by William Penn in the late 17th century, is located about one block southeast of The Property. The square is

the heart of Center City's most exclusive neighborhood. The tree-filled park is surrounded by high-end apartments, luxury retail shopping, and some of the best fine dining experiences in Philadelphia. World-renowned sites, including the Barnes Foundation, Franklin Institute, and Philadelphia Museum of Art are all located about a mile northwest of the Property.

RECREATION

Schuylkill River Park and the Schuylkill River Trail are less than 1/2 mile west of The Property. The trail, most of which is built over abandoned railroad lines, runs from Philadelphia out to the suburbs. More than 75 miles of the trail are open to the public for walking, running, and biking. Dilworth Park is within walking distance of The Property - This small city park that abuts City Hall hosts a variety of events throughout the year, most notably Winter at Dilworth Park, when it is transformed with an ice rink and cabin, and the Made in Philadelphia Holiday Market.

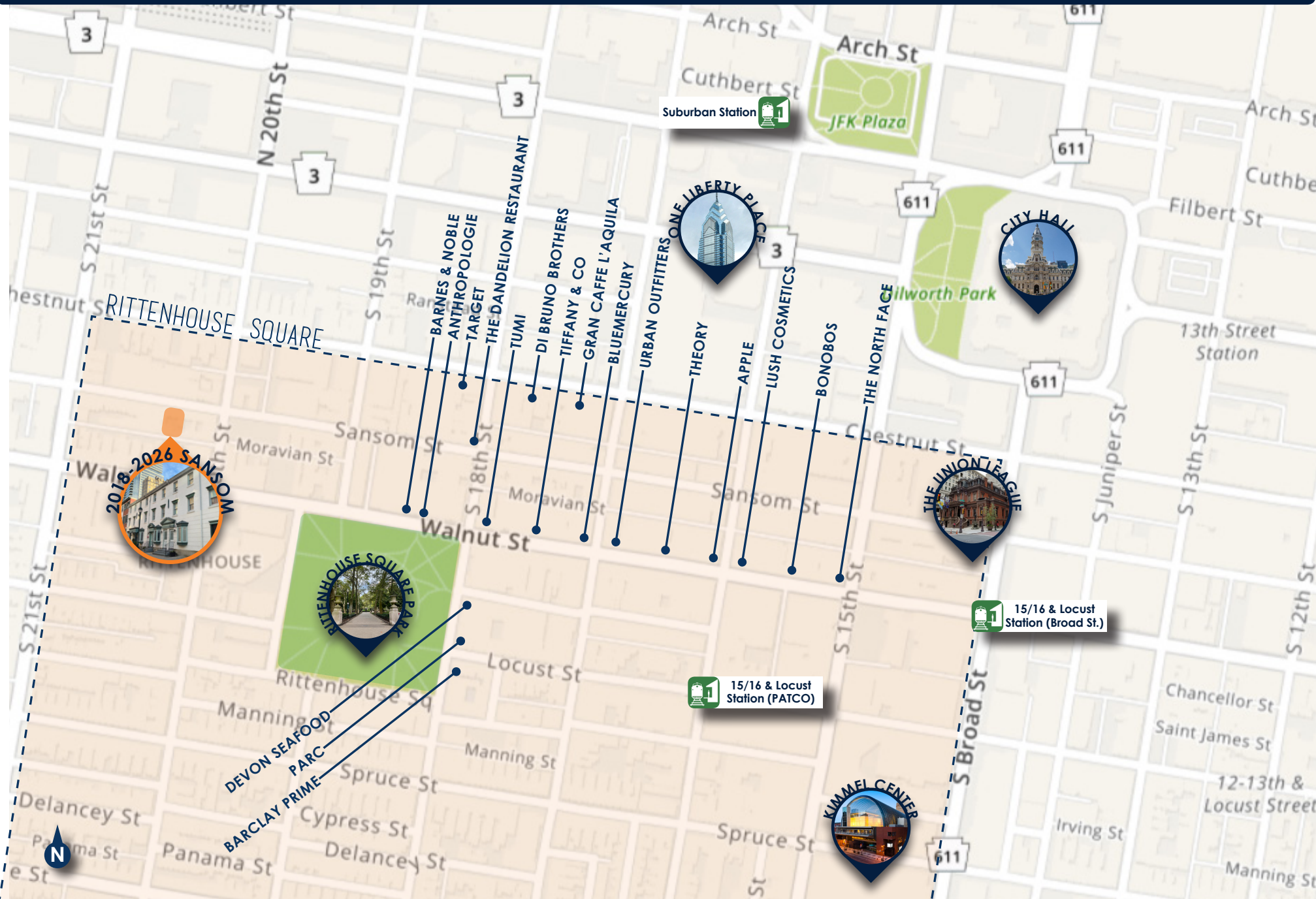
EMPLOYMENT

The Property's outstanding location enables excellent connectivity to surrounding submarkets and job centers. Residents can easily access the Central Business District, including Comcast HQ, which is just a 7-minute walk away. There is also easy access by car to Route 676 and I-95. The Philadelphia Navy Yard, Philadelphia Airport, and the Sports Complex are all within a 15-minute drive.



2018-2026 SANSOM STREET

LOCATION OVERVIEW





exclusively listed

2018-2026 SANSOM STREET

Philadelphia, PA 19103

Marcus & Millichap

MACLAREN, TOWNSEND
AND TALONE GROUP

MACLAREN • TALONE • TOWNSEND | MULTIFAMILY HOUSING SPECIALISTS

Luke Bianchino

Associate

PHILADELPHIA OFFICE

Tel: 215.531.7041

Luke.Bianchino@marcusmillichap.com

License: PA RS355270

Andrew Townsend

Senior Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7020

Andrew.Townsend@marcusmillichap.com

License: PA RS304074

License: NJ 0680787

License: DE RS-0019885

Clarke Talone

First Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7021

Clarke.Talone@marcusmillichap.com

License: PA RS299113

License: NJ 0787408

License: DE RS-0019808

Dan Bernard

First Vice President Investments

PHILADELPHIA OFFICE

Tel: 215.531.7022

Daniel.Bernard@marcusmillichap.com

License: PA RS331381