
Real Estate Deals of the Year: From gritty to green in South S.F.

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It's no small feat to transform an industrial corridor into a vibrant community, but in the heart of downtown South San Francisco prolific developer Sares Regis Group of Northern California has done just that with Cadence SSF, a green luxury housing complex sitting on the site of a former Ford dealership.

Sprawled across two acres, the property features twin buildings with 260 apartments and unique amenities that include a dog spa, maker workshop, courtyard firepit, a rooftop deck, Peloton bikes, electric vehicle charging stations and listening room with record player.



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Situated off Highway 101 and steps from the new Caltrain station scheduled to open later this year, Cadence is positioned for easy access to San Francisco and jobs in South City's booming biotech hub. The nearby marina and Grand Avenue shopping district offers a wide range of recreational activities and shopping

Sares Regis has played a pivotal role in South City's housing boom, spearheading the first and largest development in the city's revitalization plan. Phase II is expected to add another 195 units bringing the total number of apartments to 455 by 2022. The developer has also committed to making South San Francisco a world-class destination with community improvement projects like financial contributions to the nearby Caltrain project and the addition of community parks and stormwater infrastructure.

Cadence SSF

Address: 400 Cypress Avenue, South San Francisco

Size: 260 units

Cost: \$108M

Developer: Sares Regis Group of Northern California

General contractor: Devcon

Architect: TCA Architects

Landscape architect: The Guzzardo Partnership

Structural engineer: Nishkian-Menniger

Civil engineer: Wilsey Ham

Law firm: Holland & Knight