

maven
COMMERCIAL

827 BROADWAY

CHINATOWN / NORTH BEACH
SAN FRANCISCO, CALIFORNIA

LARGE TWO-STORY OFFICE BUILDING

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

This historic Art Deco commercial building, located at the intersection of Chinatown and North Beach, was built in 1938 and most recently served as the administrative offices and flagship location for Chinatown’s largest preschool. With 7,927 square feet spanning two floors and a small mezzanine, the building includes 4 classrooms, 7 private offices, 2 conference rooms, 2 kitchens, 5 bathrooms and a large open office area with multiple workstations. The 2 commercial units are currently leased on a short-term basis and can be available for occupancy in 12- 18 months.

The property is ideal for an owner-user and offers a variety of potential uses, including office use, child-care center, nightclub, social hall or other commercial applications. The property is zoned Chinatown Community Business District (CCB), which encourages street-level retail uses while accommodating limited professional office and residential uses on the upper floors.

The Art Deco façade showcases impressive architectural details dating back to the building’s original construction in the late 1930s, when it evolved from neighborhood handball courts into the Unión Española de California, a center of Spanish culture in San Francisco. Building systems have been updated over the years, including improvements to the fire suppression, HVAC, electrical, plumbing and security systems.

827 Broadway, San Francisco, CA

LISTING PRICE	\$2,100,000
PRICE / SQ FT	\$265
CAP RATE	8.96%
BUILDING SIZE	7,927 Sq. Ft.
PARCEL SIZE	3,859 Sq. Ft.
PARCEL NUMBER	0159-038
SUBMARKET	Chinatown
STORIES	2
YEAR BUILT	1938
ZONING	Chinatown Community Business
USE	Retail / Office / Childcare Center

INVESTMENT HIGHLIGHTS

- Iconic Commercial Building in Chinatown / North Beach
- Ideal for Owner-User
- Perfect for Early Childhood Center or Offices
- Demisable Space with 2 Separate Entrances
- Upper Floor Offices Leased on a Short-Term Basis
- Ground Floor Unit will be Leased Back on a Short-Term Basis
- Development Opportunity—65-Foot Height Limit
- 3 Levels: 2 Main Floors, 1 Mezzanine
- Updated Building Systems: HVAC, Fire Suppression, Electrical, Plumbing & Security
- Fully Built Out Offices, Conference Rooms, Private Offices, Cubicles, Bathrooms, and Kitchen
- Transit-Rich Location: Muni Metro Subway Nearby
- Financial District & Jackson Square Nearby

PROPERTY BREAKDOWN

- **7 Private Offices**
- **5 Bathrooms**
- **4 Classrooms**
- **2 Kitchens**
- **2 Conference Rooms**
- **1 Open-Floor Workstations**
- **1 Meeting / Play Room**

PROPERTY OVERVIEW

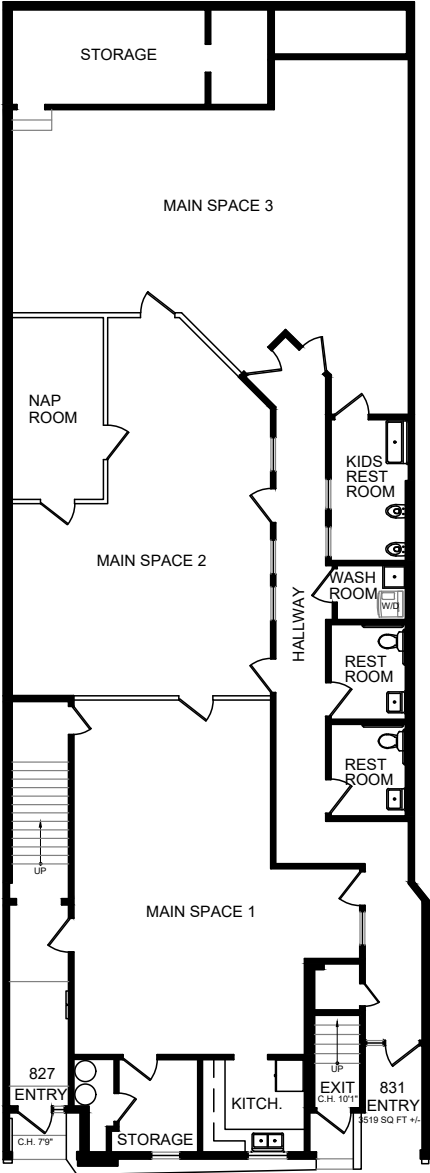
UNITS	2
OCCUPANCY	Lease-Back & Short-Term Lease
PARKING	N/A
FLOORS	2
FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Concrete / Wood Shiplap Siding
WINDOWS	Wood Casement
ROOF	Torch-Down Modified Bitumen
SPRINKLER SYSTEM	Ground Floor / Mezzanine
ELECTRICAL	Updated
SERVICE	TBD
PLUMBING	Copper
HVAC	Conventional Forced-Air Roof Top
HOT WATER	Gas Tank
WASHER / DRYER	On-Site
FLOOD	Not Present
LIQUEFACTION	Not Present



FLOOR PLANS

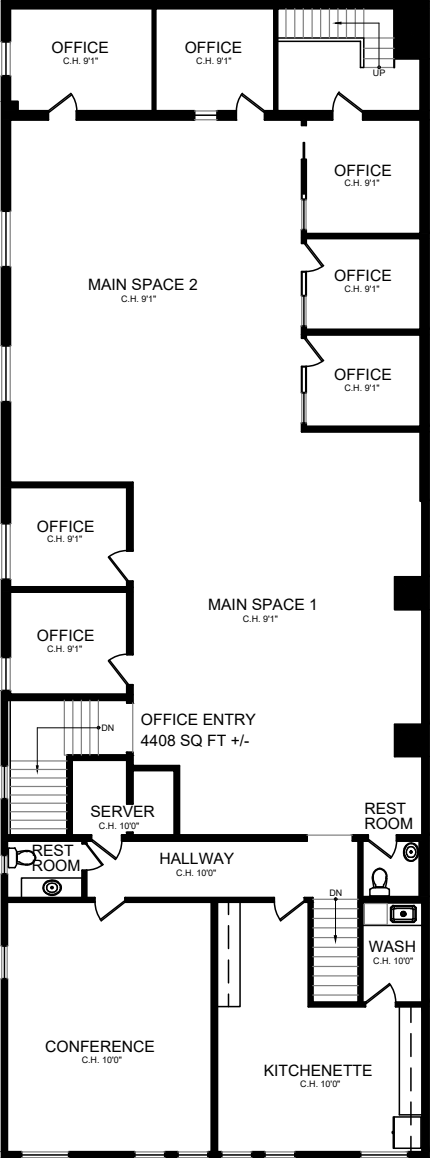
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FIRST FLOOR



BROADWAY

SECOND FLOOR



BROADWAY

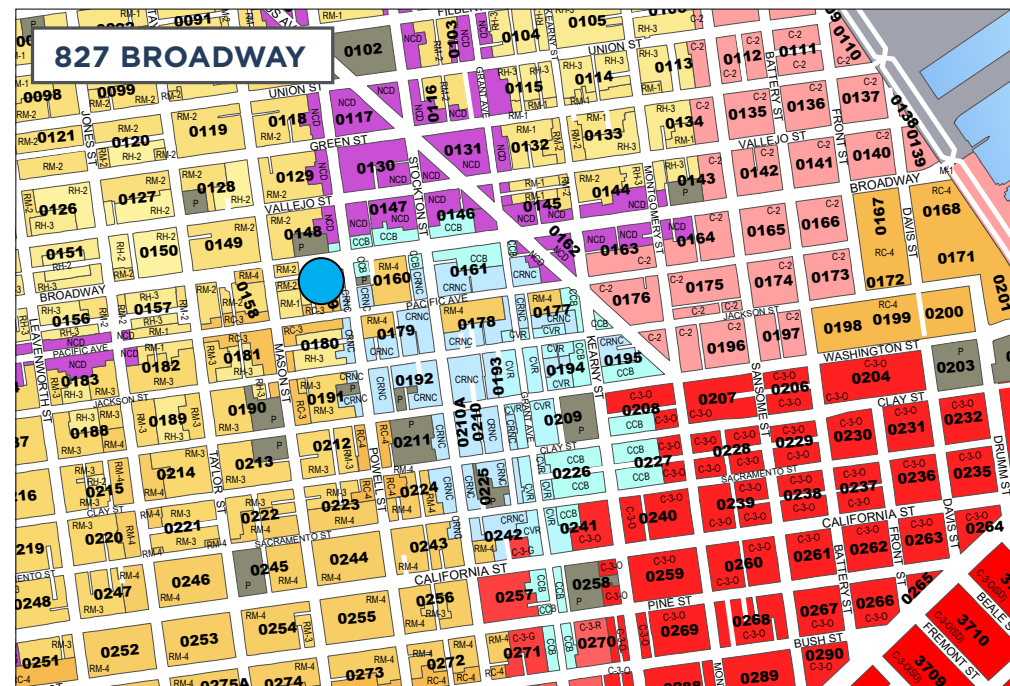


MEZZANINE

ZONING

CCB

ZONING DISTRICT	Chinatown Community Business
HEIGHT LIMIT	65 X
HISTORIC RESOURCE	B - Unknown
PARCEL	0159-038
PARCEL WIDTH & DEPTH	38 x 102 x 104
BUILDING SIZE	7,927 Sq. Ft.
PARCEL SIZE	3,859 Sq. Ft.



CCB The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.

The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. North and east of the two blocks of Broadway contained in this district are North Beach and the Broadway Entertainment Districts. Kearny and Columbus Streets are close to intensive office development in the Downtown Financial District. Both Grant Avenue and Commercial Street provide important pedestrian entries to Chinatown. Generally, this district has more potential for added retail and commercial development than other parts of Chinatown.

This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district.

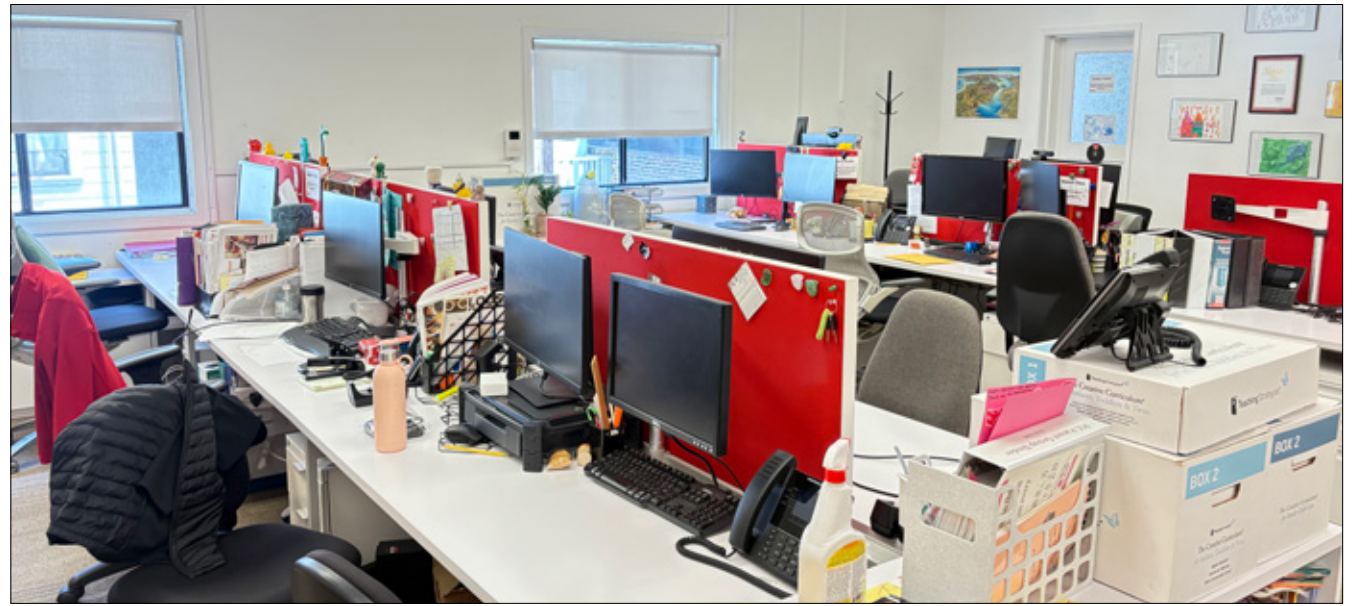
Housing development in new buildings is encouraged at upper stories. Accessory dwelling units are permitted.

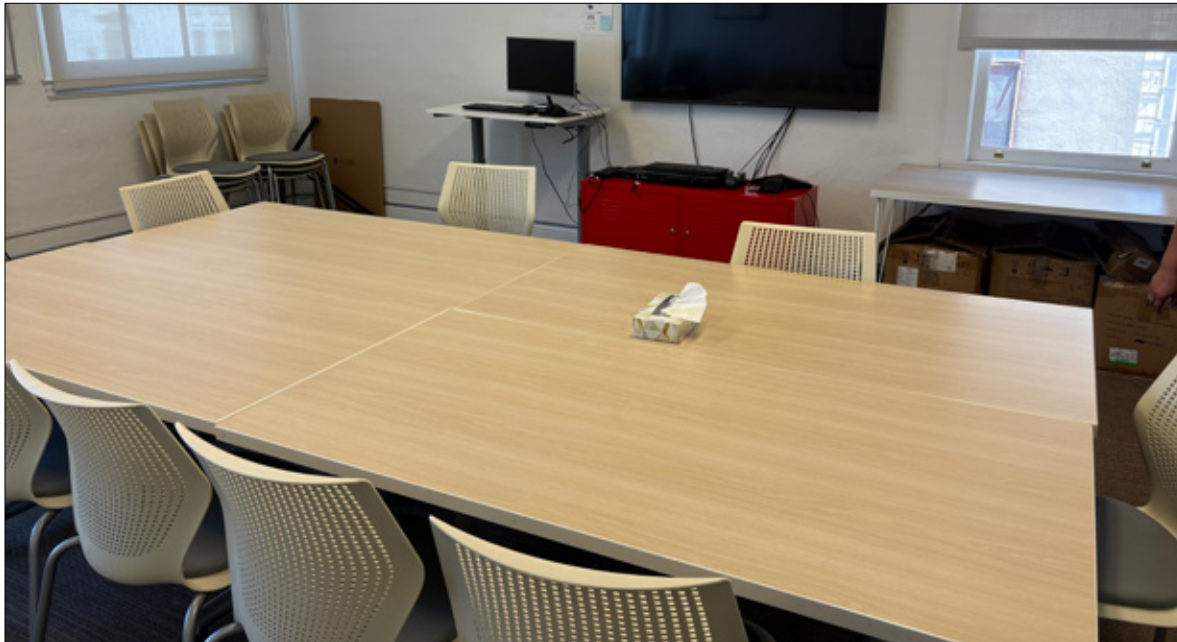
RENT ROLL & UNDERWRITING

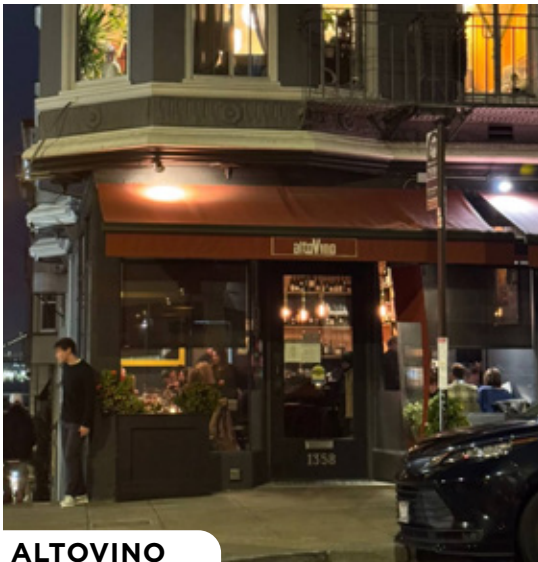
UNIT	TYPE	CURRENT*	START	EXPIRATION	TOTAL SF	PSF	
827	Office	\$6,420	Oct-26	Nov-27	2,568	\$2.50	4-Month
829	PreSchool	\$12,588	Lease-Back	12 Months	4,196	\$3.00	4-Month
INCOME [MONTHLY]		\$19,008					
INCOME [ANNUAL]		\$228,096					
VACANCY FACTOR		(\$11,405)					
EFFECTIVE GROSS INCOME		\$216,691					
PROJECTED EXPENSES							
INSURANCE		\$9,500					
TAXES [PROPERTY]		\$24,836					
UTILITIES		\$7,500					
FIRE PROTECTION		\$3,000					
BUSINESS LICENSE		\$100					
GROSS RECEIPTS TAX		—					
REPAIRS & MAINTENANCE		\$2,500					
OP EX REIMBURSEMENT		-\$7,500					
TOTAL EXPENSES		\$39,936					
INCOME/EXPENSE RATIO		17.51%					
NET OPERATING INCOME		\$176,755					

* Pending Signed Leases







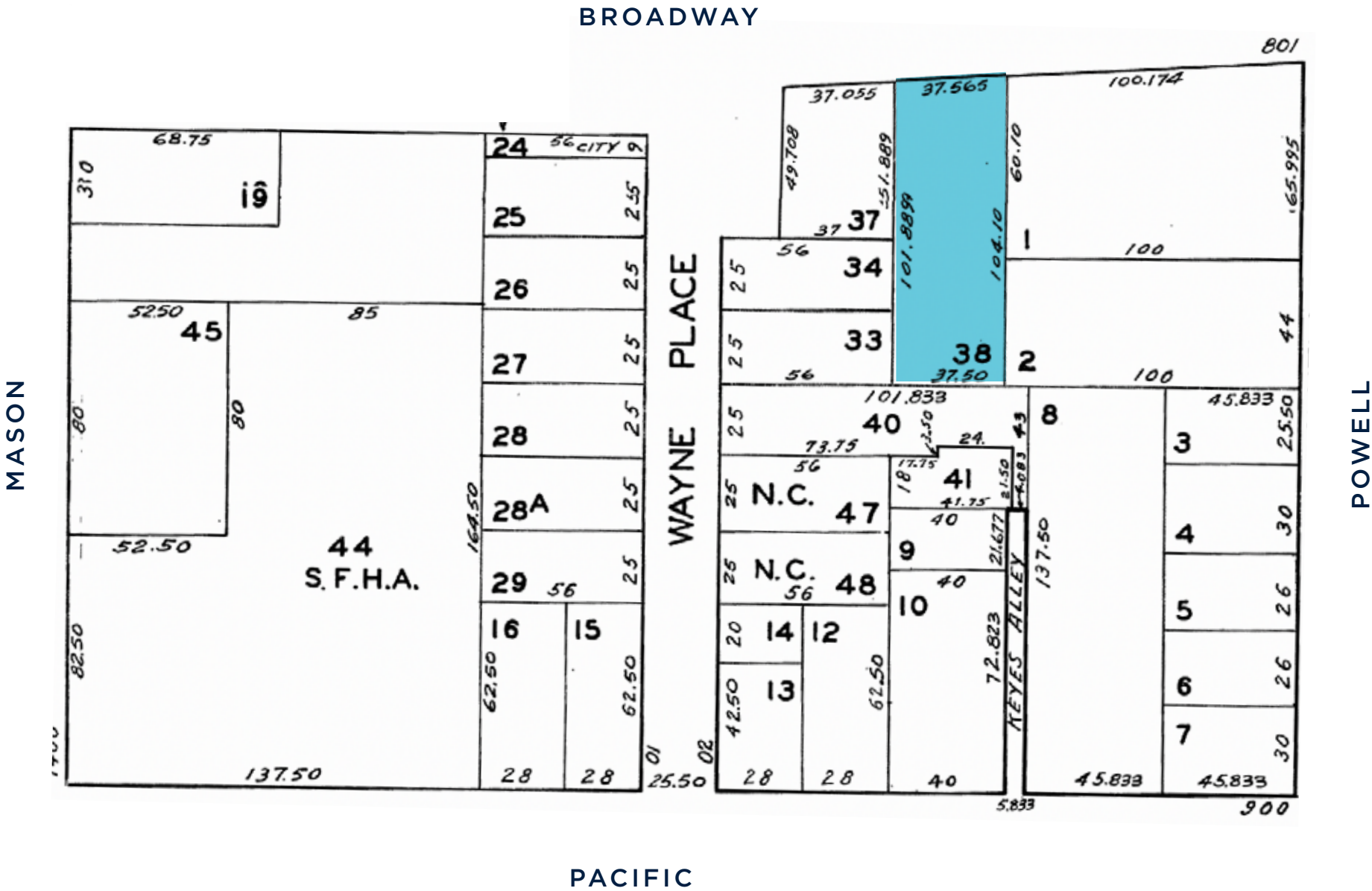
**MISTER JIU'S****TAQUERIA EL FAROLITO****ORIGINAL JOE'S****HONG KONG CLAY POT****CAFFÈ GRECO****WASHINGTON SQUARE****ALTOVINO****ROKA AKOR****IL POLLAIO**

CHINATOWN | NORTH BEACH

827 Broadway is located in San Francisco's Chinatown / North Beach neighborhood. North Beach is a historic neighborhood located in the heart of San Francisco, just a few blocks from Union Square and Chinatown. Located in the heart of the city, it is known for its luxury hotels, high-end shopping, and stunning views.

The property is close to several luxury hotels including the Fairmont, the Intercontinental Mark Hopkins, the Ritz-Carlton, and many more, each of which hold an important place in San Francisco history. One can also find a variety of shops, restaurants, and bars in the neighborhood.

PARCEL MAP



A BUILDING ENSHRINED IN SAN FRANCISCO HISTORY

WU YEE CHILDREN'S SERVICES

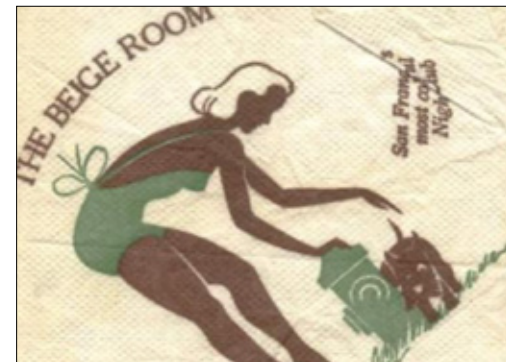
Wu Yee Children's Services is a San Francisco nonprofit founded in Chinatown in 1977 that provides preschool, childcare and family support services to children and families throughout the city. Today, it is San Francisco's largest provider of Head Start and Early Head Start early childhood education programs.

BEIGE ROOM

During the 1950 and into the 60s, the historic Beige Room occupied the building and became one of San Francisco's most notable mid-century entertainment venues. Widely recognized for its role in the city's LGBTQ+ history, the venue was a pioneering destination for female impersonation and drag performances, helping shape North Beach's vibrant nightlife and cultural legacy.

UNIÓN ESPAÑOLA DE CALIFORNIA,

Previously, the property was home to Unión Española de California, which served as the social and cultural center of San Francisco's Spanish community for decades. Built atop the neighborhood's famed hand ball courts in San Francisco's Barbary Coast, the organization's deep roots in North Beach reflect the neighborhood's rich immigrant heritage and longstanding cultural significance.



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