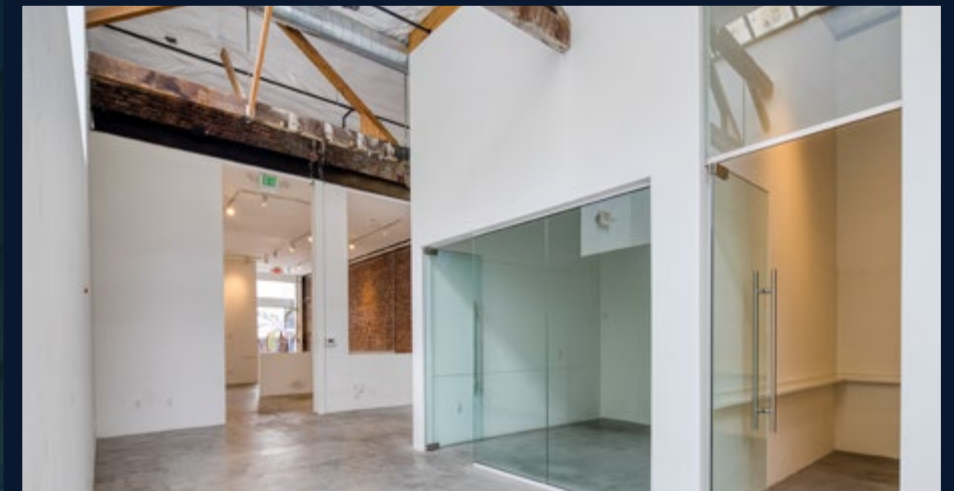


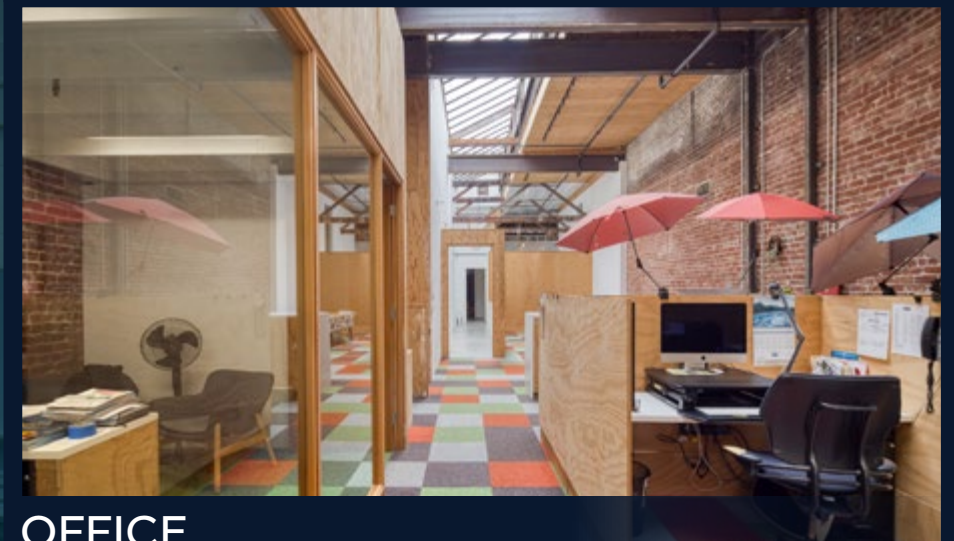
882-886 GEARY

Lower Nob Hill // San Francisco

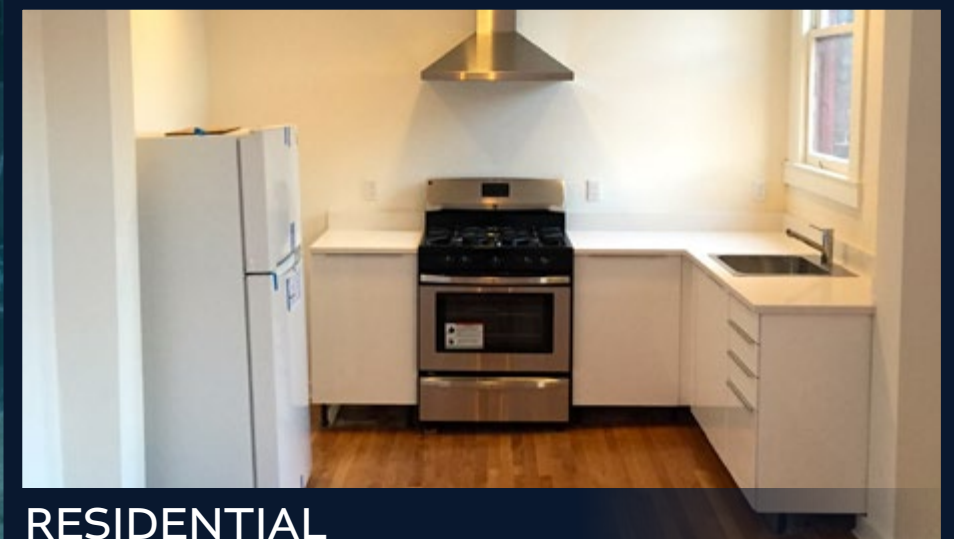
Renovated Mixed-Use Commercial Building
with Residential Income – Ideal for Owner User or Investor



COMMERCIAL STOREFRONT



OFFICE



RESIDENTIAL

EXECUTIVE SUMMARY

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 882-886 Geary Street (the “Building” or “Property”), a boutique mixed-use commercial and residential building in the Lower Nob Hill neighborhood of San Francisco. Totalling ±9,700 square feet, the property is comprised of a unique mix of chic flex commercial space, lower-level work studio, and two residential units on the second floor providing strong supplemental income.

Ideally situated just steps from the corner of Geary and Larkin, the Property benefits from proximity to the Geary and Van Ness transit corridors and the lively Polk Street retail corridor, ensuring unparalleled access to citywide transportation and amenities. Future tenants and users will also enjoy being within walking distance of Union Square, the Financial District, Pacific Heights, and Hayes Valley—some of San Francisco’s most dynamic neighborhoods.

PROPERTY SUMMARY

ADDRESS	882-886 Geary Street, San Francisco, CA 94109
BUILDING AREA	±9,700 SF
BUILDING LEVELS	2+ Mezzanine & Lower Level
YEAR BUILT / RENOVATED	1916 / 2018
GROUND FLOOR CEILING HEIGHTS	13’10” - 16’7”
POWER	400 Amp, 120/480 Volt, 3-Phase
APN	0302-014
FRONTAGE	40’ on Geary Street
ZONING	RC-4



40’ GEARY STREET FRONTAGE



OPPORTUNITY HIGHLIGHTS

- Renovated Commercial Jewel-Box with Two, Leased Residential Units Ideal for an Owner-User or Investor
- Historic Architectural Charm with Significant Ceiling Heights, Exposed Brick, Abundant Natural Light, Creative Improvements, and Voluntary Structural Retrofit Completed
- Strong Supplemental Residential Income on the 2nd Floor – Ideal for a Commercial Owner-User Looking to Lower their Monthly Occupancy Cost
- Central and Transit Oriented Lower Nob Hill Location with Immediate Transit Access to Downtown & Greater SF, & Walking Distance to the Vibrant Amenities of the Polk Retail Corridor, Union Square & More
- Potential Uses Include but Not Limited to:
 - Design Professional
 - Arts
 - Non-Profit
 - Child Care/Education
 - Fitness
 - Retail Sales & Services
 - Residential/Housing

[CLICK HERE FOR MORE INFO ON PERMITTED USES](#)

EXPOSED BRICK, 16’7” CEILINGS, ABUNDANT NATURAL LIGHT

INTERIOR PHOTOS

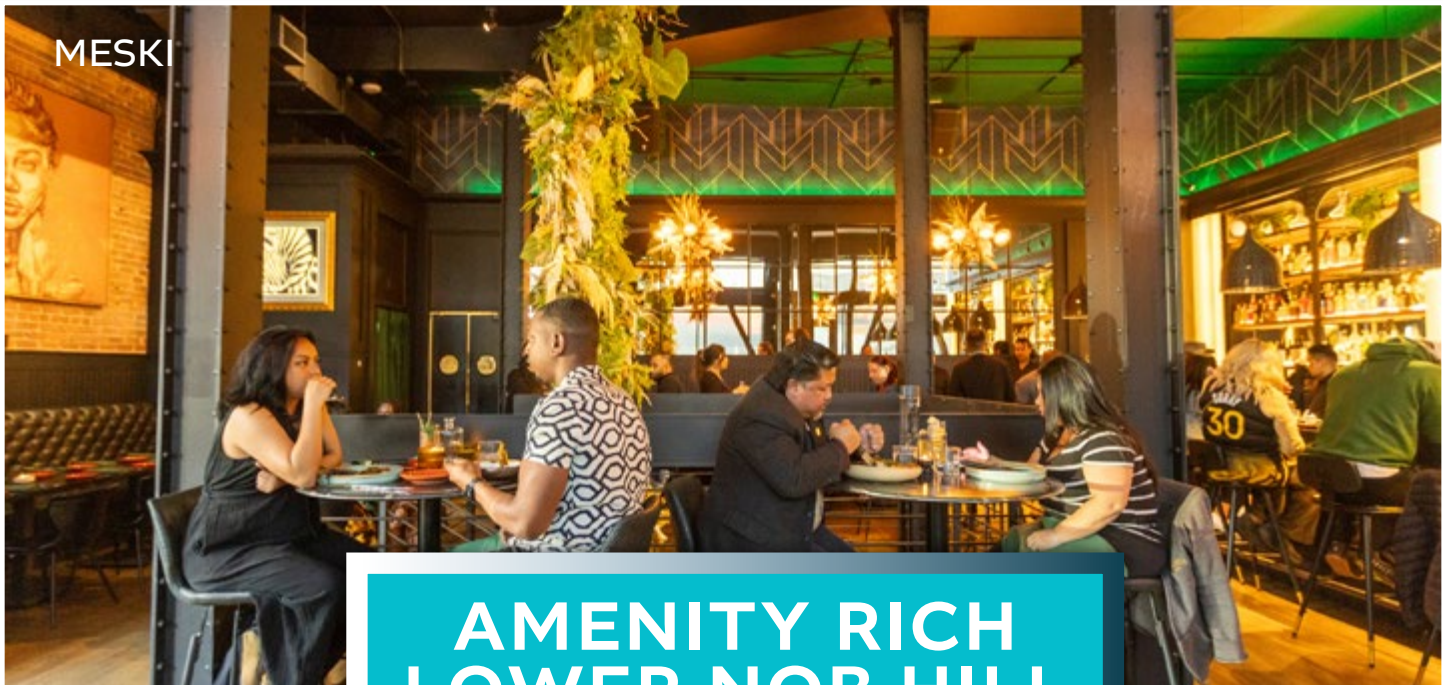


TRANSIT ORIENTED & AMENITY RICH LOCATION

99 100 78

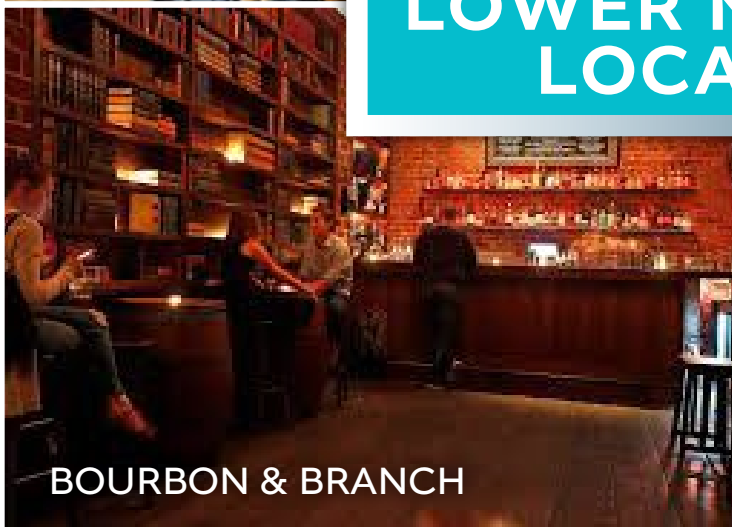


NEARBY AMENITIES



MESKI

AMENITY RICH
LOWER NOB HILL
LOCATION



BOURBON & BRANCH



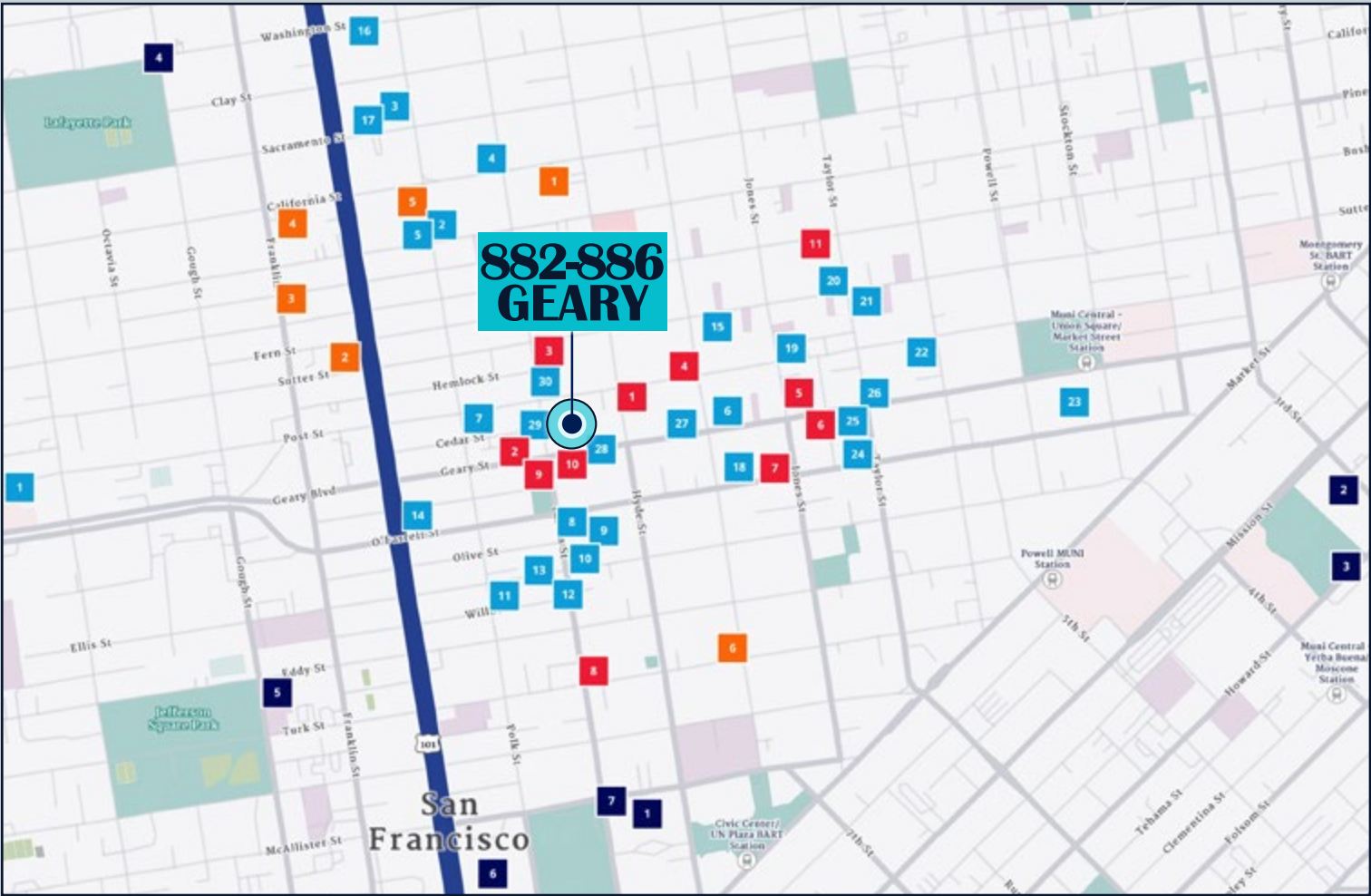
LIHOLIHO YACHT CLUB



DEL POPOLO



PEACEKEEPER



RESTAURANTS

- | | |
|----------------------------|----------------------------|
| 1 Benihana | 17 Acquerello |
| 2 Himalayan Cuisine SF | 18 Cantoo Rotisserie |
| 3 Bob's Donut & Pastry | 19 Heist Restaurant |
| 4 Mymy | 20 Sutter Pub & Restaurant |
| 5 Juniper | 21 Matador |
| 6 Mensho Tokyo SF | 22 Zingari Steakhouse |
| 7 Kuma Sushi + Sake | 23 The Cheesecake Factory |
| 8 Piccolo Italia | 24 Jasper's Corner Tap |
| 9 Sai Jai Thai | 25 Tratto |
| 10 Lers Ros | 26 Bota Tapas & Paella Bar |
| 11 Zen Yai | 27 Domino's Pizza |
| 12 Pho 2000 | 28 Fishmandu Sushi |
| 13 Hai Ky Mi Gia | 29 Aria Korean Street Food |
| 14 Ike's Love & Sandwiches | 30 Meski |
| 15 Liholiho Yacht Club | |
| 16 House of Prime Rib | |

BARS

- | |
|--------------------------|
| 1 Propagation |
| 2 Amsterdam Café |
| 3 DACHA Kitchen & Bar |
| 4 The Royale |
| 5 620 Jones |
| 6 Bottle Club Pub |
| 7 Bourbon & Branch |
| 8 Emperor Norton's |
| 9 Kung Fu Action Theatre |
| 10 The HA-RA Club |
| 11 PeaceKeeper |

LANDMARKS

- | |
|----------------------|
| 1 Asian Art Museum |
| 2 SF MOMA |
| 3 Moscone Center |
| 4 Lafayette Park |
| 5 Jefferson Square |
| 6 SF City Hall |
| 7 Civic Center Plaza |

GROCERY

- | |
|------------------------|
| 1 Trader Joe's |
| 2 BevMo! |
| 3 Franklin Market |
| 4 Whole Foods |
| 5 Golden Farmer Market |
| 6 Golden Gate Market |

882-886 GEARY

Lower Nob Hill // San Francisco

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