



**COLDWELL BANKER
COMMERCIAL
REALTY**

FANTASTIC VACANT NORTH BEACH COMMERCIAL BUILDING

465 GREEN STREET | TELEGRAPH HILL

FOR SALE



DAN MCGUE
415 310 5787
dan@danmcgue.com
CaIDRE# 00656579

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned office which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109
415.474.1750

The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review disclosure information on file with this office.

SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



PROPERTY HIGHLIGHTS

- Fantastic North Beach Location
- Vacant Street Level Commercial Space
- High Ceiling with Amazing Open Wood Beams
- 1 Level Plus Open Mezzanine
- Fully Equipped Test Kitchen
- Walk In Refrigerator & Freezer
- Warehouse Storage
- Huge Roll Up Door with Curb Cut & Driveway
- 2 ADA Bathrooms + 1 Full Bathroom
- 1 Private Office + Break Room
- Large "Dining Area"
- Multiple Skylights
- Central Heat
- Approx. 54' of Attractive Green Street Frontage
- Versatile Redevelopment/Re-Use Opportunity
- Possible Residential Use & Development
- Top Tier North Beach Dining & Nightlife within One Block

OFFERING SUMMARY

OFFERED AT: \$3,430,000

Price/SF:	\$574
Net Rentable SF:	Approx. 5,971 SF*
Building Size:	Approx. 4,486 SF**
Lot Size:	Approx. 4,486 SF**
Lot Dimensions:	Approx. 54' x 83' SF**
Year Built:	1901**
Zoning:	RM-1**
APN:	0132-035**

*Per 2025 Appraisal

**Per Tax Records

Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



Dan McGue
(415) 310-5787
CaDRE #00656579



SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



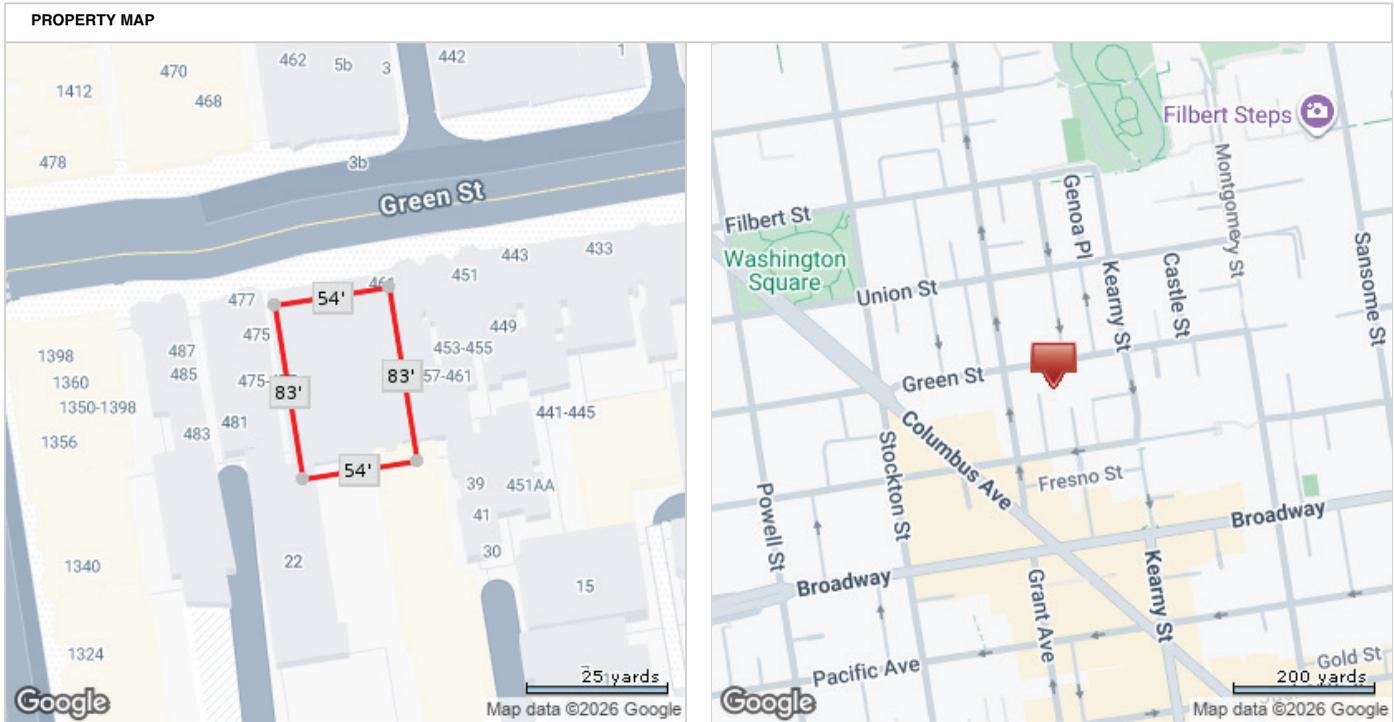
Dan McGue
(415) 310-5787
CaDRE #00656579



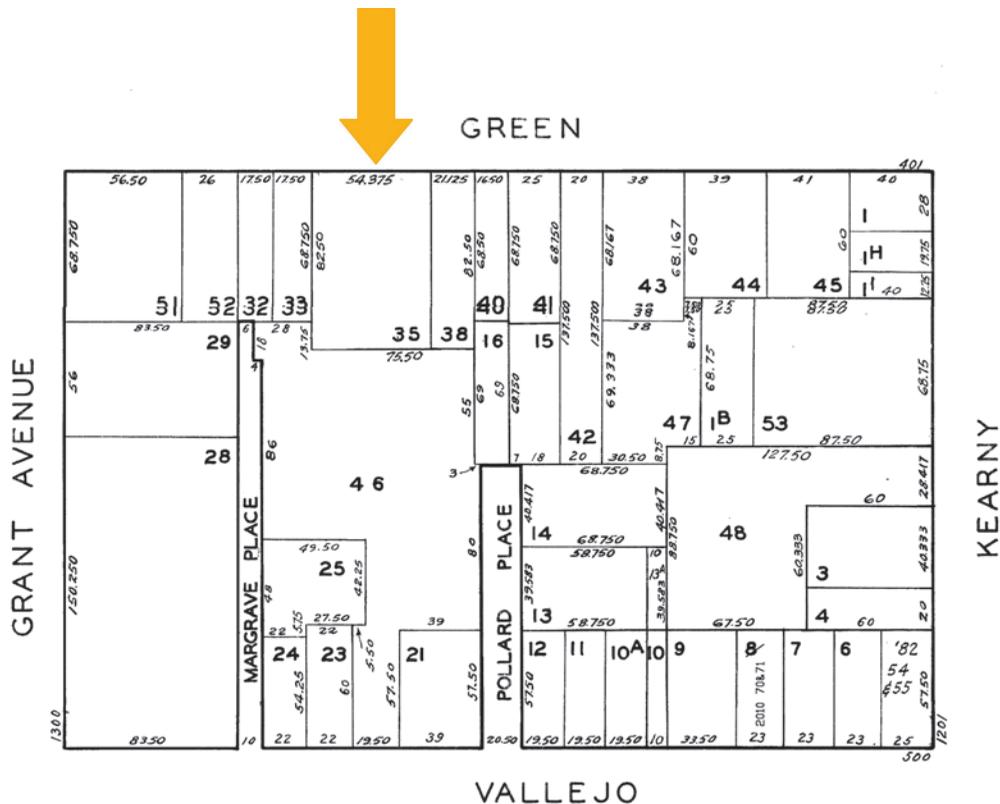
SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133

REALIST TAX RECORD INFORMATION



*Lot Dimensions are Estimated



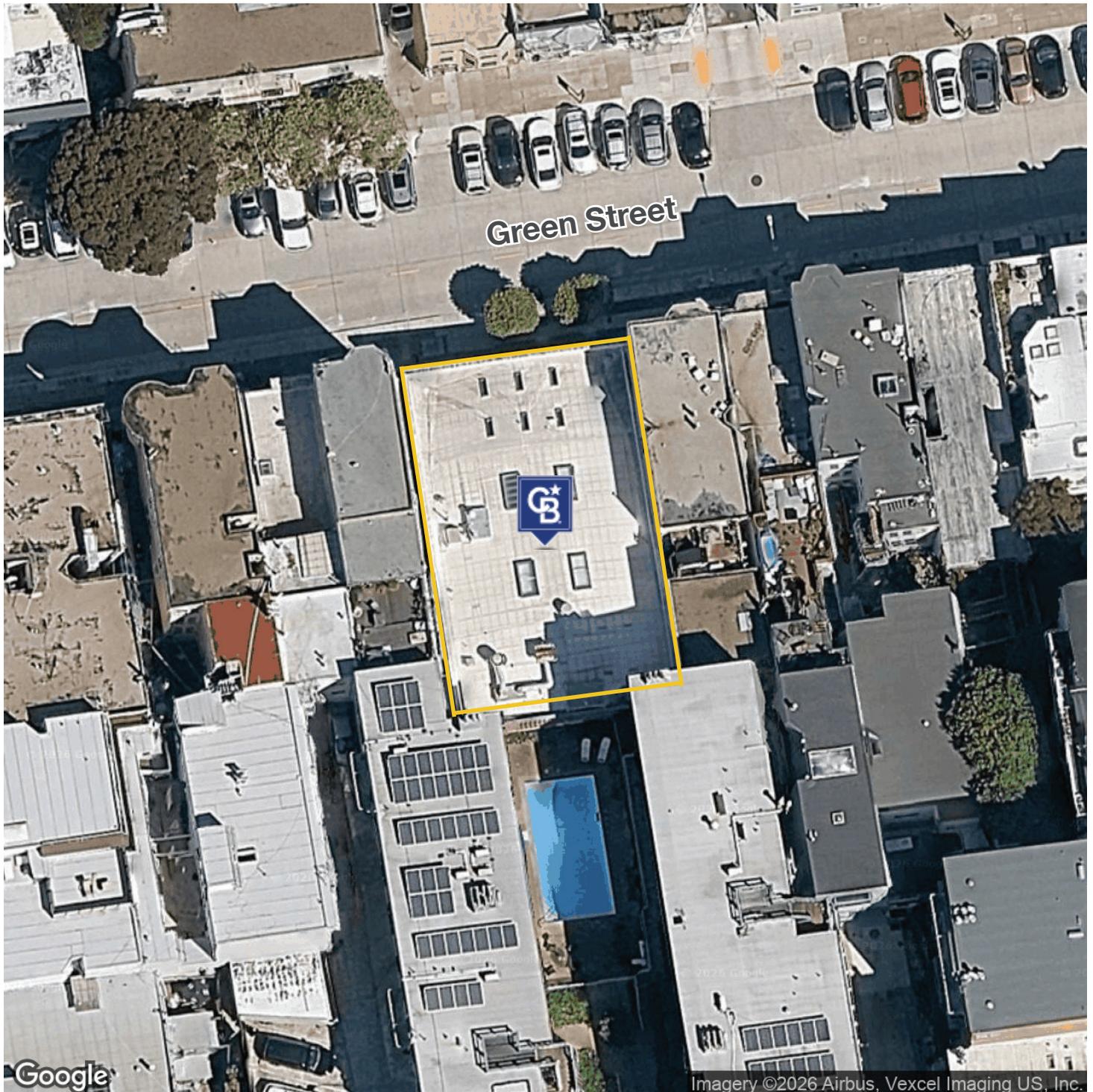
Dan McGue
 (415) 310-5787
 CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



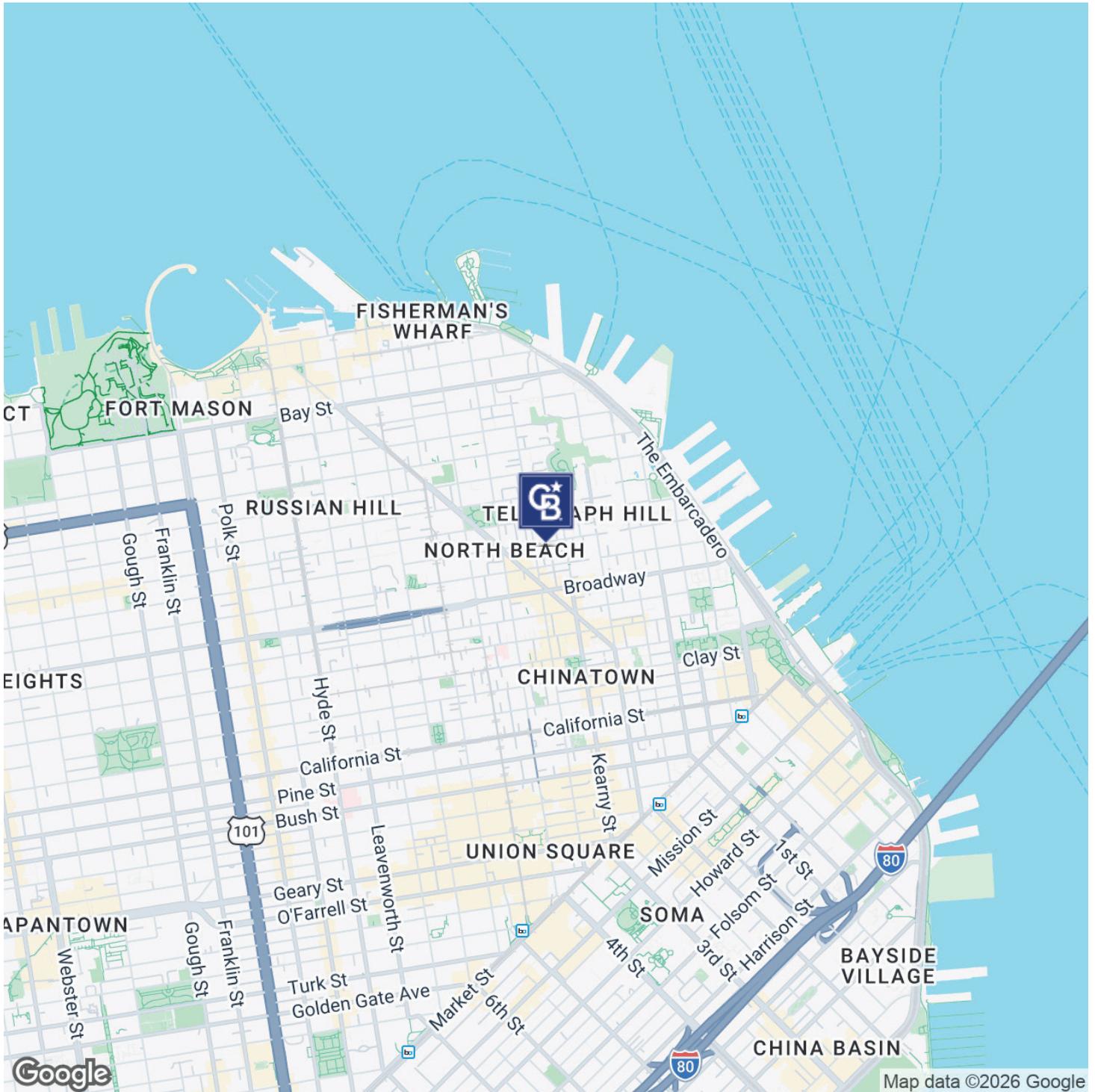
Dan McGue
(415) 310-5787
CaDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133

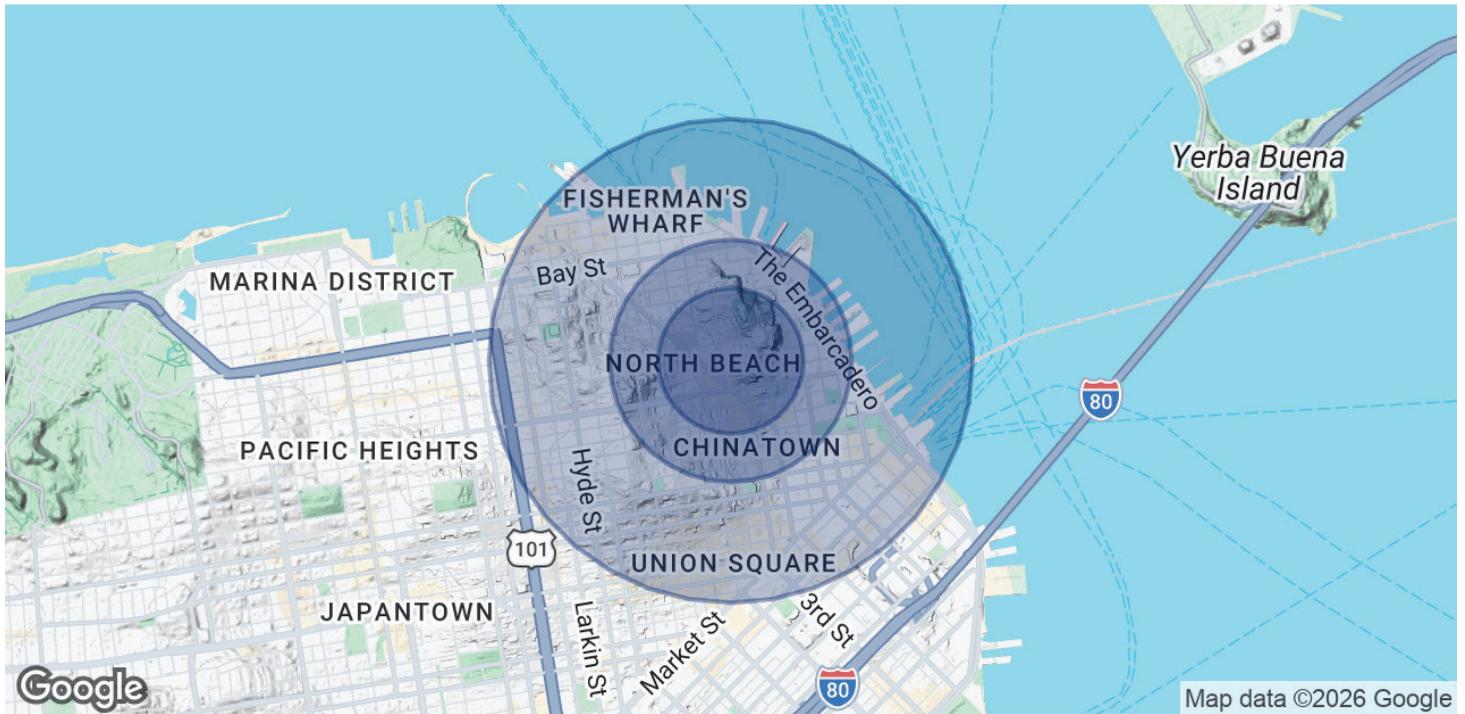


Dan McGue
(415) 310-5787
CalDRE #00656579



SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,057	28,261	80,462
Average Age	47	47	44
Average Age (Male)	47	46	44
Average Age (Female)	48	48	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,059	14,232	43,861
# of Persons per HH	2	2	1.8
Average HH Income	\$131,271	\$137,237	\$160,926
Average House Value	\$1,445,872	\$1,402,323	\$1,420,175

Demographics data derived from AlphaMap

Dan McGue
 (415) 310-5787
 CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY