

659 UNION

NORTH BEACH | SAN FRANCISCO

Marquee San Francisco Development Opportunity on Washington Square Park



EXECUTIVE
SUMMARY



659 UNION

RUSSIAN HILL

A MARQUEE SAN FRANCISCO CORNER



**659
UNION**



UNION

POWELL

GREEN



COLUMBUS

SAN FRANCISCO BAY

NORTH BEACH

ST. PETER & PAUL CHURCH

FILBERT

WASHINGTON SQUARE PARK

STOCKTON



THE OFFERING

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 659 Union Street (the “Project” or “Property”), an 18,800 square foot trophy corner development parcel at the epicenter of San Francisco’s historic North Beach neighborhood. Today, the single parcel consists of the partially constructed front façade of a historic apartment building originally constructed in 1914 along Columbus and Union, as well as an occupied and functioning 2-level parking garage along Powell.

With over 282 feet of prized frontage on Union, Columbus, and Powell Streets, the Property sits across from and overlooks tree-lined Washington Square Park and is surrounded by the City’s most popular and vibrant eateries, bars, theaters, clubs, and nightlife. Available for the first time for purchase, 659 Union presents the development community the incredibly rare opportunity to acquire one of the largest parcels in North Beach on one of San Francisco’s marquee and irreplaceable corners. Flexible zoning permits a wide variety of uses: residential, retail, hotel, entertainment, student housing, EV charging, and more.

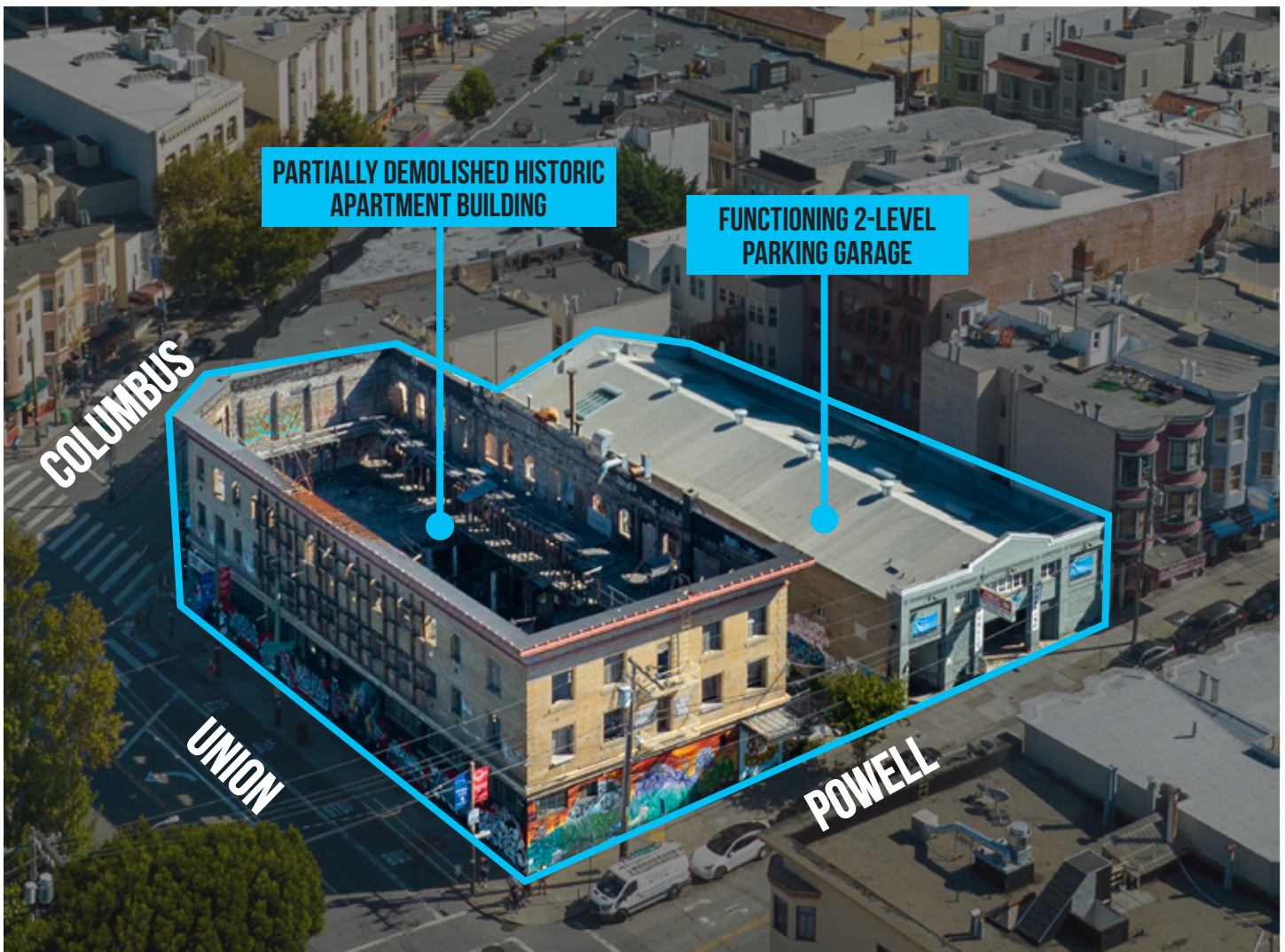
POSSIBLE DEVELOPMENT USES

RESIDENTIAL | RETAIL | HOTEL | STUDENT HOUSING | EV CHARGING



PROPERTY & SITE OVERVIEW

ADDRESS	659 Union Street, San Francisco, CA 94133
APN	0117-016
YEAR BUILT	1914
DESCRIPTION	Partially Demolished Historic Apartment Building, plus a Functioning 2-Level Parking Garage
TOTAL SITE AREA SQ. FT.	18,800
EXISTING GARAGE SQ. FT.	+/- 14,688
ZONING	NCD - North Beach Neighborhood Commercial
SPECIAL-USE-DISTRICTS	North Beach SUD; Group Housing SUD
HEIGHT & BULK DISTRICT	40-X
PERMITTED USES	Residential, Retail, Hotel, Entertainment, Student Housing, Electric Fleet Charging & more





SAN FRANCISCO BAY

COIT TOWER

FRONT DOOR ACCESS TO THE CITY'S HOTTEST AMENITIES



NORTH BEACH

STOCKTON

FILBERT

UNION

WASHINGTON SQUARE PARK

ST. PETER & PAUL CHURCH





COLUMBUS

FERRY BUILDING

 6 MIN.
 20 MIN.

FINANCIAL DISTRICT

 3 MIN.  8 MIN.

JACKSON SQUARE

GREEN

659
UNION



OPPORTUNITY HIGHLIGHTS

- Marquee San Francisco Development Opportunity Overlooking Washington Square Park & St. Peter & Paul Church
- Situated in the Epicenter of North Beach, San Francisco's Most Lively & Sought-After Neighborhood with the City's Hottest Restaurants, Bars, Retail & Nightlife
- Irreplaceable Corner Location with 3-Sides of Frontage (Union, Columbus & Powell) – One of North Beach's Largest Privately Owned Parcels
- Flexible Zoning Permitting a Wide Variety of Uses: Residential Up to 107 Units, Retail, Hotel, Entertainment, Student Housing, Electric Fleet Charging & more
- Front-Door Access to Citywide Transit, Parks & Landmarks; Immediate Walking Distance to Downtown San Francisco & the Embarcadero Waterfront
- Generational Acquisition Opportunity Representing the First & Only Time the Parcel Has Ever Been Available for Purchase

POWELL

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