



MULTI-USE COMMERCIAL BUILDING  
OPPORTUNITY IN SAN FRANCISCO FOR  
*OWNER USER / INVESTOR / DEVELOPER*

942-950 AVALON AVENUE & 70 LA GRANDE AVENUE, SAN FRANCISCO, CA

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# EXECUTIVE SUMMARY

# *PRIME* CORNER LOCATION IN SAN FRANCISCO

*Kidder Mathews is pleased to offer owner-users, investors, and/or developers an opportunity to purchase the fee simple interest in 942-950 Avalon Avenue and 70 La Grande Avenue, San Francisco, CA, 94112.*

The ±7,500 SF single-story corner commercial building with a parking lot encompasses a combined lot area of ±11,058 SF. It is located in the Excelsior District of San Francisco, one block from the 313-acre McLaren Park, which provides many area amenities and is directly on the MUNI bus line. The property's previous use was as a religious facility, but the building's straightforward layout and property's generous lot size would lend itself to a multitude of permitted commercial uses and residential development.

***±7,500 SF***

GROSS BUILDING AREA

***±11,058 SF***

GROSS LAND AREA





## PROPERTY DESCRIPTION

### CURRENT USE

The building is currently used as a religious facility. It includes a sanctuary ( $\pm 2,800$  SF), a social/dining hall, a large kitchen, and five offices/classrooms.

### BUILDING/PARKING/CELLULAR ANTENNA

The building, which encompasses approximately 7,500 SF, was constructed in 1950. It is of wood frame construction with a bow truss roof. The Property includes a contiguous approximately 3,571 SF parking lot. There is a cellular antenna on the roof maintained and leased by T-Mobile at a rent of \$1,430 per month.

### LOCATION

The Property is located in a predominantly single-family area of the Excelsior District of San Francisco. Situated at the top of a hill at the corner of Avalon Avenue and La Grande Avenue, it has the potential for panoramic City views. It is one block from the 313-acre McLaren Park, which provides many amenities such as trails, a golf course, playgrounds, picnic areas, tennis, basketball, an amphitheater, a dog play area, etc.

### ZONING

The Property's NC-1 (Neighborhood Commercial, Cluster) zoning allows for both retail/commercial and residential uses. In addition to its current use as a religious facility, the uses within its retail/commercial zoning include daycare, school, grocery, pet hospital, health services, and others. Please see the Property Overview, Allowed Use section for additional use information.

### RESIDENTIAL DEVELOPMENT

The Property's residential multifamily development option allows for one unit per 800 SF of lot area or 14 units ( $+11,058$  SF/800 SF). Residential density may be increased through State and San Francisco density bonus programs or by developing affordable and/or senior housing.



## PROPERTY DETAILS

ADDRESS	942-950 Avalon Avenue & 70 La Grande Avenue San Francisco, CA
NEIGHBORHOOD	Excelsior District
APN	6004-01 & 067
PROPERTY TYPE	Commercial
GROSS BUILDING AREA	±7,500 SF
LAND AREA	±11,058 SF (Lot 67 ±7,487 SF & Lot 1 ±3,571 SF)
BUILT	1950
HEIGHT LIMIT	40'- X
OCCUPANCY	Religious facility
ZONING	NC-1 Neighborhood Commercial Cluster
ASKING PRICE	\$5,100,000

*\$5.1M*

ASKING PRICE

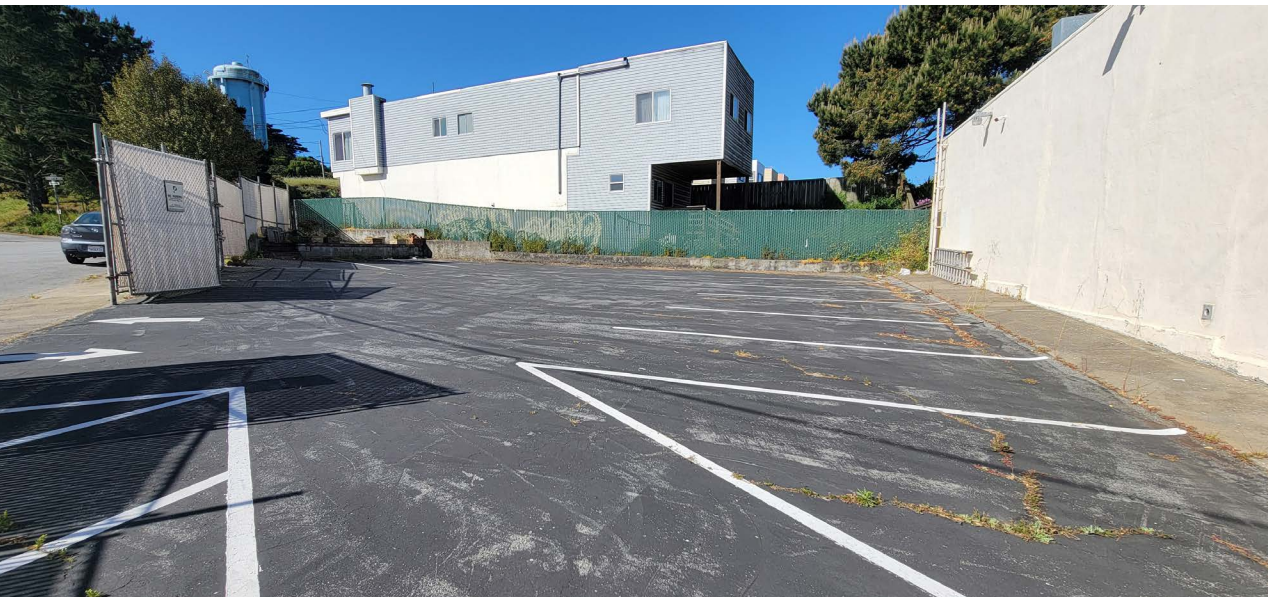
*CALL BROKER*

FOR MORE INFORMATION & TOURING



# PROPERTY OVERVIEW

## PROPERTY OVERVIEW



### PROPERTY FEATURES

Religious Use Continuation Allowed

Sanctuary ( $\pm 2,800$ SF)

Social Hall/Dining Area

Large Kitchen Area with base improvements

Five (5) Classrooms/Offices

Four Bathrooms, one with a shower

Flexible Zoning and Floor Plan for other Retail/  
Commercial Uses

Large Lot ( $+11,058$ SF) for Residential Development  
with Panoramic City Views

Building with Excellent Ceiling Height

Corner Location

Three Street Frontages

$\pm 3,571$  SF Parking Lot

Income from T-Mobile Lease, \$1,430/Month

**$\pm 7,500$**   
SF BUILDING

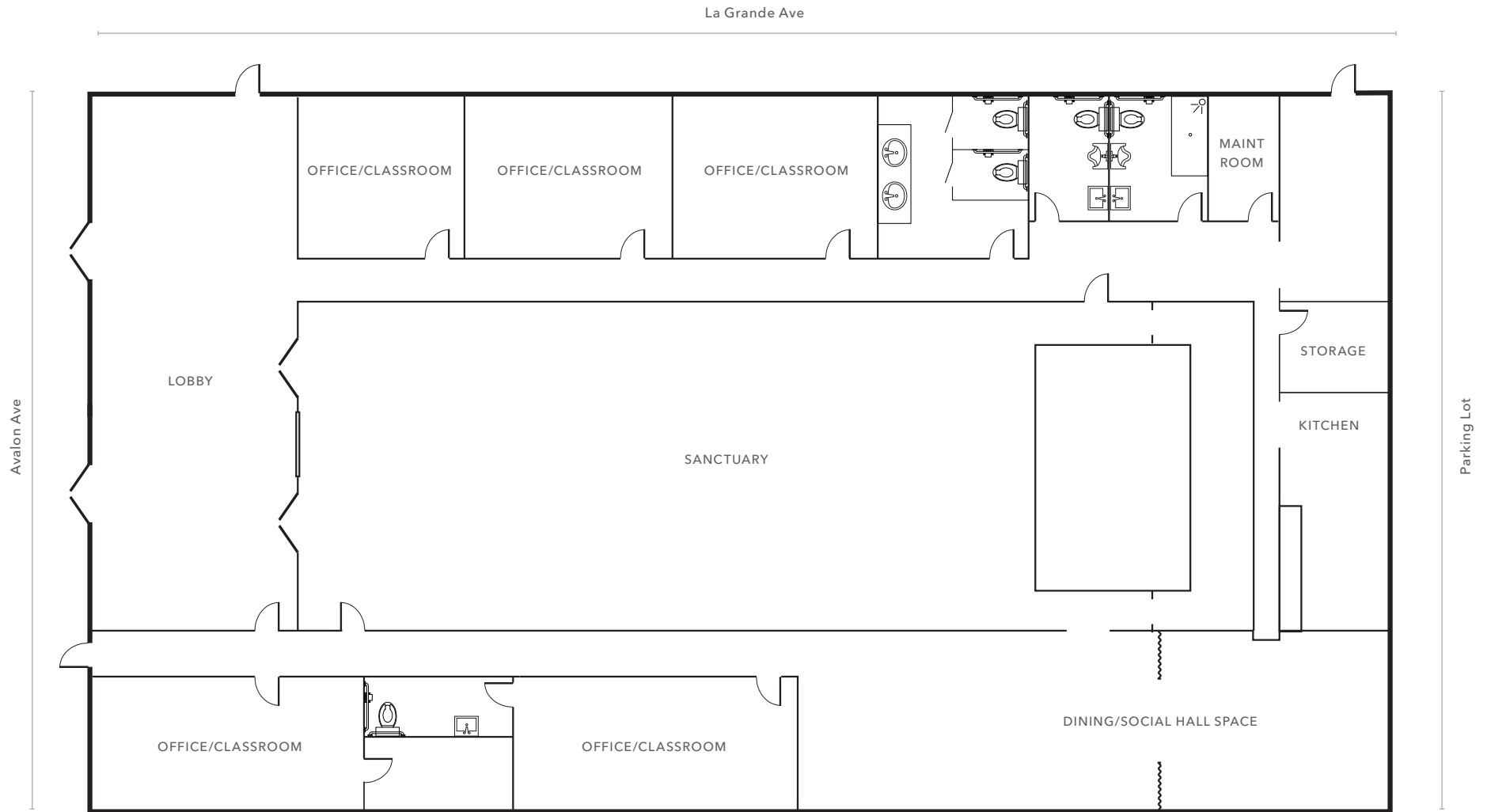
**$\pm 10$  SPACES**  
FOR PARKING IN SECURE LOT



# PROPERTY OVERVIEW



# FLOOR PLAN



# PLAT MAP



## ALLOWED USES

Per Planning Code, the NC-1 zoning encourages the full range of neighborhood-serving convenience retail sales and service at the ground story and housing development above.

Permitted commercial uses may include retail, entertainment, childcare, religious institutions, residential care, social service, animal hospital, gym, health services, personal services, design professional, etc.

All interested parties are encouraged to review the included "Zoning Control Table" **HERE** and contact or visit San Francisco Planning Department to verify allowed uses

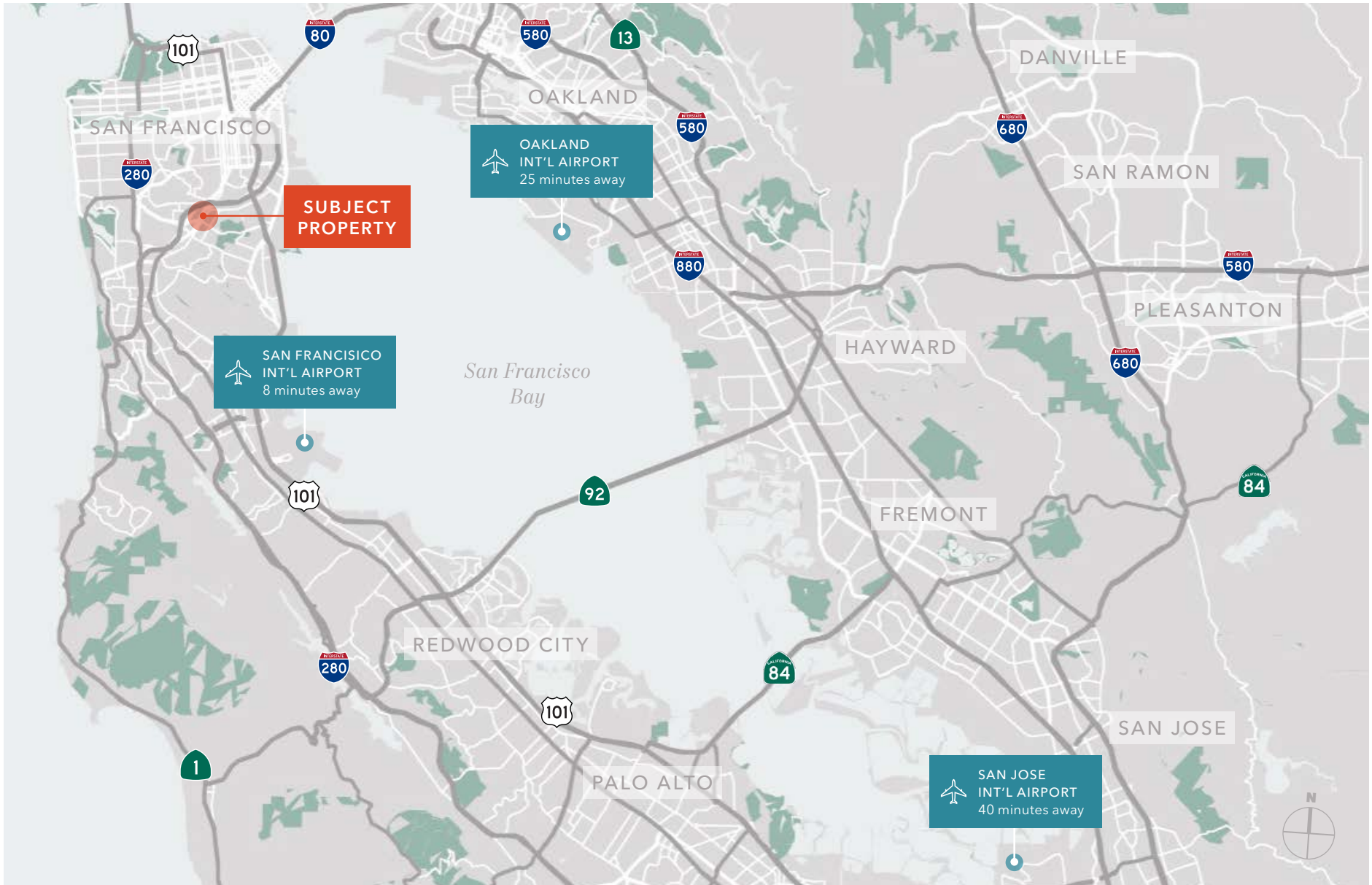


# LOCATION HIGHLIGHTS

# LOCATION HIGHLIGHTS



# LOCATION HIGHLIGHTS



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	54,414	356,613	848,626
2029 PROJECTION	55,103	356,732	853,225
2020 CENSUS	62,010	396,039	912,033
PROJECTED GROWTH 2024 - 2029	690	119	4,599
AVERAGE AGE	43.1	41.5	40.3

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$224,600	\$246,306	\$223,228
TOTAL BUSINESSES	1,062	13,987	49,155
TOTAL EMPLOYEES	5,946	97,239	535,055

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.8%	5.4%	4.6%
HIGH SCHOOL DIPLOMA	16.4%	14.3%	13.0%
SOME COLLEGE	14.0%	13.0%	12.3%
ASSOCIATE	6.4%	5.8%	5.7%
BACHELOR'S	28.3%	30.3%	33.3%
GRADUATE	15.2%	21.8%	23.5%

## HOUSEHOLDS

17,023  
1 MILE

128,710  
3 MILES

348,794  
5 MILES

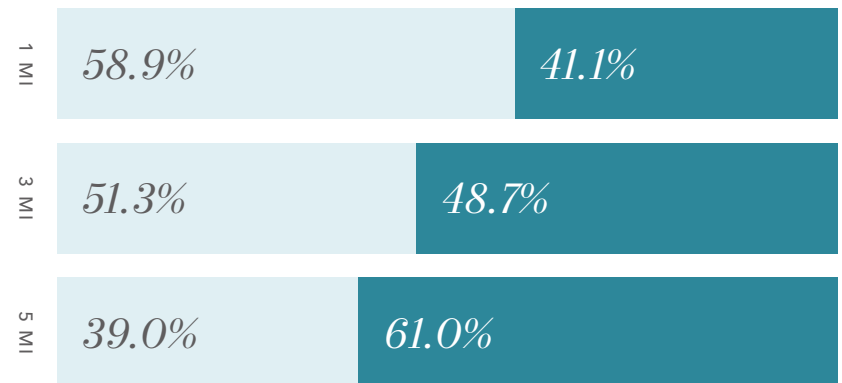
## 2029 PROJECTED GROWTH

00.3%  
1 MILE

00.1%  
3 MILES

00.1%  
5 MILES

## OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2023, Sites USA

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