

Former Walgreens - Infill San Francisco

- Generational Legacy Asset, High Density Mixed Use Development
- High Priority Commercial Corridor Site

BLVD Real Estate
Investment
Co. _____





FORMER WALGREENS - INFILL SAN FRANCISCO

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PRICING

Asking Price: **\$20,000,000**

PROPERTY SPECIFICATIONS

Address: 1314 Post St San Francisco, CA 94109
Building Size: 12,227 SF
Land Area: 0.43 AC (18,731 SF)
APN: 0689-002, 0689-003

DEMOGRAPHICS

Source: Costar 2024	1 Mile	3 Miles	5 Miles
Population	146,147	470,676	710,038
Average HHI	\$126,593	\$159,723	\$158,333
Employees	120,852	522,028	586,326

INVESTMENT HIGHLIGHTS

- **Generational / Legacy Infill San Francisco Site** - This site is located in the heart of San Francisco near the desirable Lower Pacific Heights neighborhood. Located close to Van Ness Avenue and Geary Street, directly on Franklin Street and Post Street and adjacent the CPMC Van Ness Sutter Health Campus, this desirable location would allow success for residential and/or commercial development.
- **Major Zone Change / Density Increase In Process: “Expanded Housing Choice”** – The current effort by the City of San Francisco to upzone this district and location allows for an opportunity to develop a project of significant density. The site will allow a structure up to 200 feet height without inclusionary housing and up to 500 feet with some inclusionary housing. The new form-based code is estimated to allow up to 868 units. Please contact listing agents for more details.
- **“High Priority” Corridor Site** - The District 2 Supervisors office described the site as a “High Priority Corridor Site” which shows eagerness to support a high density project at this location.
- **Formula Retail Benefits** - San Francisco’s formula retail policy regulates chain stores with 11 or more global locations. These businesses are banned in most neighborhoods but allowed with a conditional use permit at this location.
- **Lower Pacific Heights Neighborhood** - Lower Pacific Heights remains a high-demand, high-value neighborhood with strong year-over-year growth, quick sales. It’s more affordable than close by top-tier Pacific Heights but draws similar buyer interest and investment dynamics.
- **Adjacency to Sutter Health / CPMC Van Ness Campus** – this facility is a major, state-of-the-art hospital complex in downtown San Francisco featuring nearly 1.5 million square foot hospital and medical office facility. Its new construction costs appr. \$2.1 billion and it currently hosts appr. 3,000 employees.

LAND USE SUMMARY

Major City-Wide Zone Change In Process: “Expanded Housing Choice”

The City of San Francisco is in process of updating its zoning code. The estimated time to complete this process is Q4 2025, however the State has mandated it to be updated by Jan 2026. The code will be a “form-based density” with an allowed height of 200 feet without affordable housing requirements or up to 500 feet with some inclusionary housing requirements. The City has described the Subject Property as a “high-profile site” that would help meet the goals of providing additional housing units in the city. Please ask listing brokers for the appropriate contacts at the city to discuss further details and to confirm these conversations.

In addition, the City’s density bonus program under this rezone effort will allow fee-in-lieu credits for Inclusionary housing units off-site and not required at the subject property.

The floor area/density estimated at a 200 foot height (without inclusionary units) for the appr. 18,000 square foot site at **16 floors** (12 foot floor-to-floor height) equates to 288,000 square feet of estimated gross building envelope and 230,000 net rentable area with an 80% efficiency ratio. At 1,200 square feet average unit size this equates to **192 units to 270 units** at 850 square foot average.

The floor area/density estimated at 500 foot height (with inclusionary units) for the appr. 18,000 square foot site at **41 floors** (12 foot floor-to-floor height) equates to 738,000 square foot estimated gross building envelope and 590,000 net rentable area square feet with an 80% efficiency ratio. At 1,200 square foot average unit size this equates to **615 units to 868 units** at 850 square feet on average.

Current Zoning:

The current zoning is NC3, the residential density allowed at this site is directed towards the nearest residential zone (RC4), this allows 1 unit per 200 square foot lot area (currently 94 dwelling units allowed) at the base zoning without utilizing state density bonus AB2011.

With AB2011, a 100% increase in density is allowed for a total of 188 units under State Assembly Bill 2011 with the inclusionary housing units. The current height limit is 130 feet.



HEIGHT LIMIT COMPARISON NEW ZONING APPLICATION

CURRENT ZONING - 130' FT HEIGHT



**PROPOSED ZONING - 200' FT HEIGHT
(WITHOUT INCLUSIONARY HOUSING)**



**PROPOSED ZONING - 500' FT HEIGHT
(WITH SOME INCLUSIONARY HOUSING)**



PROPOSED ZONING MAP

Proposed Zoning Map Local Program DRAFT June 2025

<https://sfplanning.org/sf-family-zoning-plan>

This map reflects the Zoning Map ordinance introduced by Mayor Lurie on June 24, 2025.

Proposed Local Program Height Limits

	40' Height Allowed and density decontrol under Local Program
	50' Height Allowed and density decontrol under Local Program (40' Base Height)
	65' Height Allowed
	85' Height Allowed
	105' Height Allowed
	120' Height Allowed
	130' Height Allowed
	140' Height Allowed
	160' Height Allowed
	180' Height Allowed
	240' Height Allowed
	250' Height Allowed
	300' Height Allowed
	350' Height Allowed
	490' Height Allowed
	500' Height Allowed
	650' Height Allowed

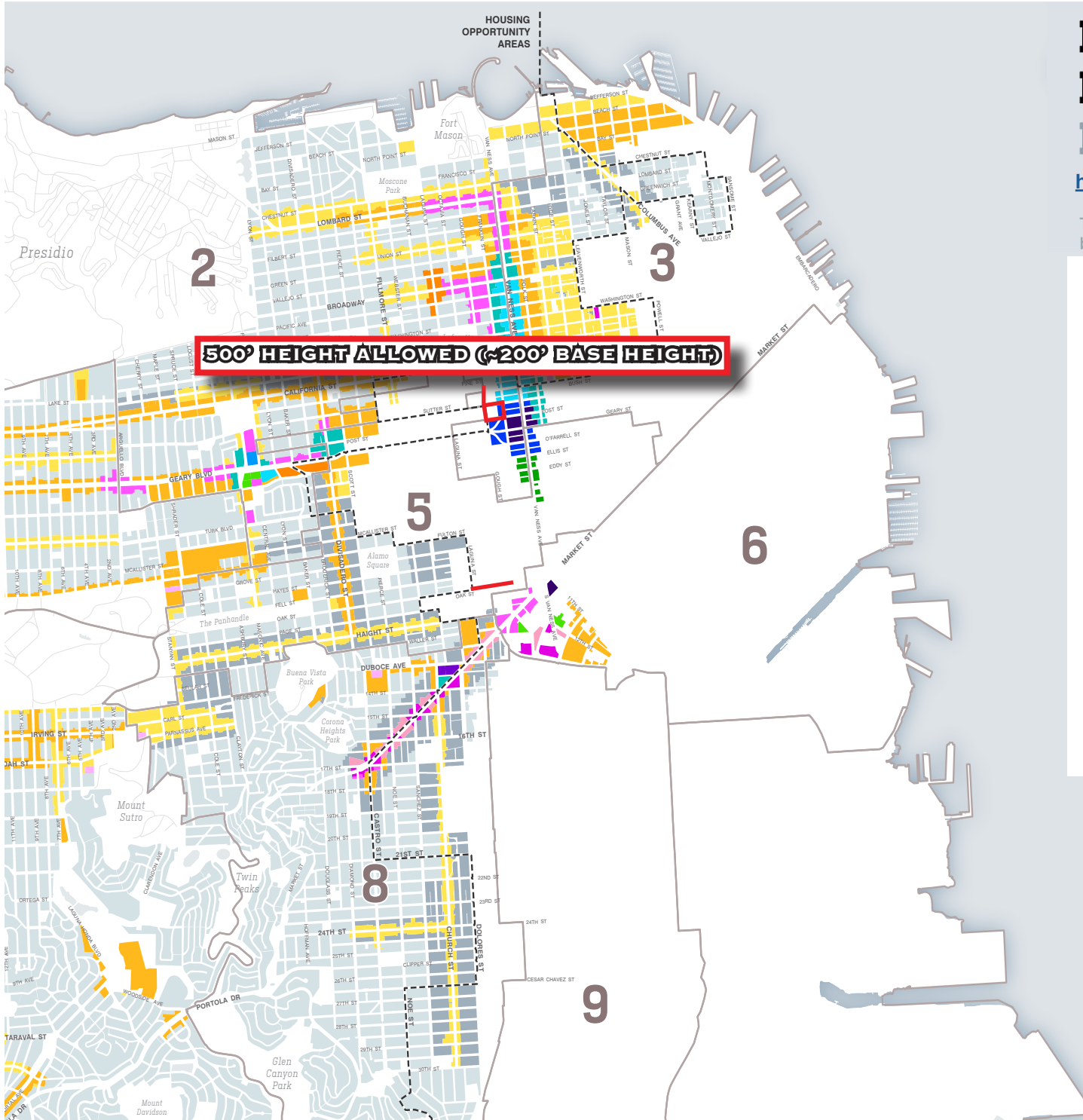
 Supervisor District  Housing Opportunity Areas

NOTES:

This map represents heights available to projects that opt into the Housing Choice Local Program. They are generally equivalent to heights that projects may receive if using the State Density Bonus or other state bonus programs.

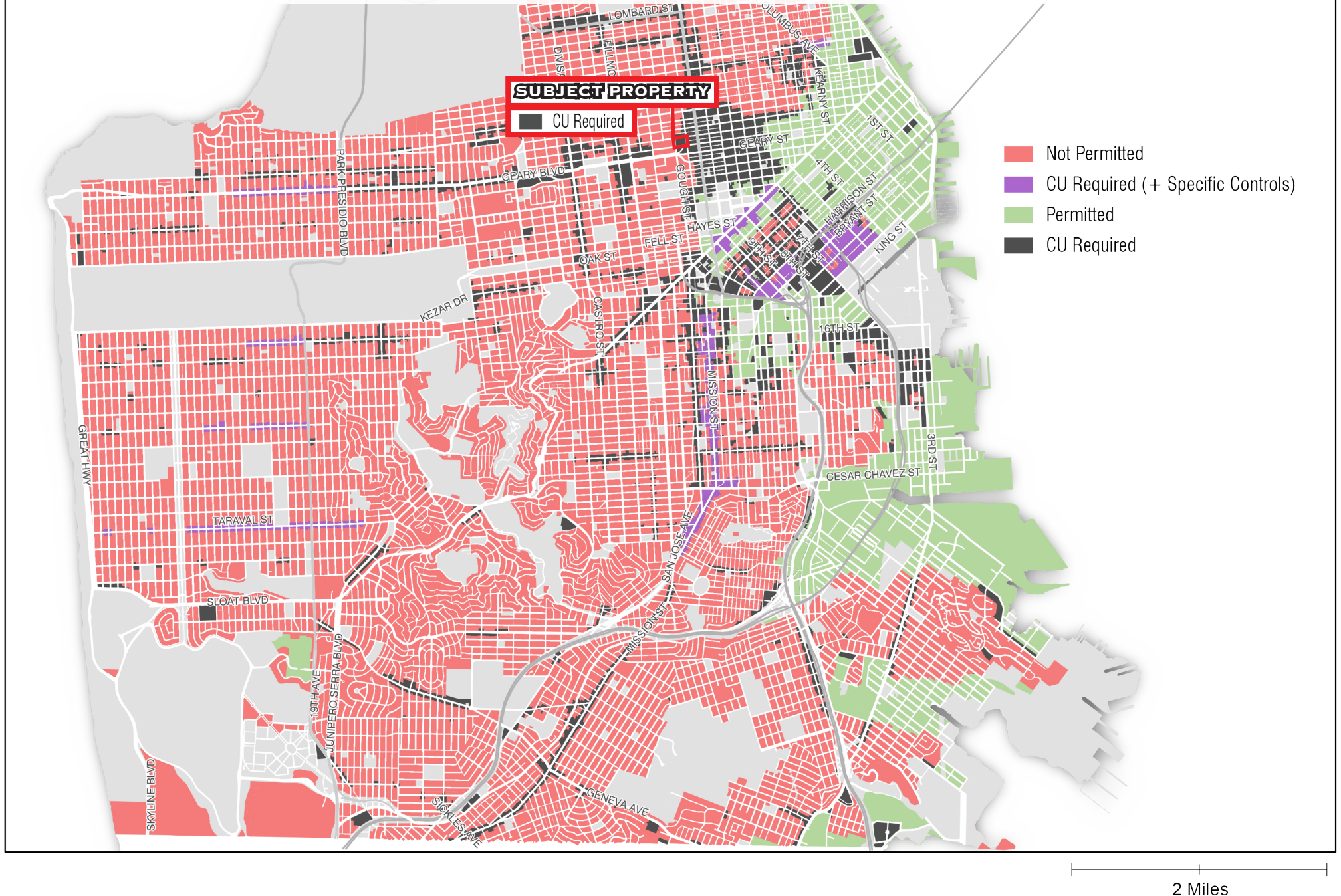
In addition to heights shown here, the following lots get a minimum height of 65' through the Local Program:

1. Lots 8,000sf or larger
2. Corner lots



FORMULA RETAIL MAP

San Francisco's formula retail policy regulates chain stores with 11 or more global locations. These businesses are banned in most neighborhoods (red) allowed in some (green), and allowed with Conditional Use Authorization (CUA) (black).



AERIAL







Pacific Heights

Perched atop some of San Francisco's most scenic hills, Pacific Heights is one of the city's most prestigious and exclusive neighborhoods. Defined by its grand historic mansions, manicured parks, and panoramic views of the Golden Gate Bridge and San Francisco Bay, the area is a beacon of old-money refinement and modern luxury.

Homes here range from opulent Victorian estates to stately pre-war buildings, with real estate regularly commanding prices in the multi-million dollar range. Alta Plaza and Lafayette Parks serve as lush, tranquil respites, while Fillmore Street offers upscale boutiques, fine dining, and artisanal cafes.

Culturally, the neighborhood maintains a quiet, understated sophistication, with residents typically valuing privacy and legacy. Pacific Heights appeals to affluent families, tech executives, and long-established elites seeking a serene yet central location.

Lower Pacific Heights

Just downhill to the south lies Lower Pacific Heights, a vibrant, evolving neighborhood that blends classic San Francisco character with urban convenience. Formerly known as Upper Fillmore, the area has grown into a distinct community with a more diverse demographic and accessible price points compared to its northern neighbor.

Residential options include Edwardian and Victorian homes, mid-rise apartment buildings, and modern condos. While still affluent, the area is more mixed-income and renter-friendly, making it popular with young professionals, families, and creatives.

The neighborhood's heartbeat is Fillmore Street, lined with cafes, restaurants, boutique shops, and music venues. Public transit is easily accessible, and the cultural scene is dynamic, with nearby theaters, community spaces, and eclectic dining drawing locals and visitors alike.





PRESENTED BY:

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