

6555 GEARY BOULEVARD

FOR SALE | INSTITUTIONAL USE OR DEVELOPMENT ON 8000+ SQFT CORNER LOT



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Executive Summary

A former church is available as-is for a variety of institutional or other uses or for potential multi-unit development with its Residential, Mixed Moderate Density (RM-2) zoning plus density bonus potential. Existing building has over 8,000 sqft of space on a landscaped 8,310 sqft lot, offering versatile use of its eight rooms, including a kitchens, dining hall and classrooms, as well as a tall, bright and meditative main sanctuary hall. Ideally located by Washington High School and Presidio Middle School, and is a short stroll to the bustling retail corridors on Geary Blvd and Clement Street. Muni 38-Geary bus stops are across the street. Easy access to the Presidio National Park site, Lincoln Park Golf Course and Golden Gate Park.

Property Summary

Address	6555 Geary Boulevard, San Francisco, CA 94121
APN	1515-041
Building Size	8,185 Square Feet (per Tax Records)
Parcel Size	0.19 AC / 8,310 Square Feet
Zoning	Residential, Mixed Moderate Density (RM-2)



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Building Description

Year Built/ Renovated	1949
Height Limit	40-X

Building Attributes

- Corner Lot
- Standalone Property
- High Ceilings
- Residential or Commercial Potential
- Landscaped Courtyard



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Investment Highlights



Development Potential

Development Potential: Multi-unit building per its RM-2 zoning and density bonus.



Value Add for Potential Investors

Building renovations potential projected to generate long-term investment benefits from rental income.



Corner Lot Exposure

Corner location brings ample exposure to street and pedestrian traffic

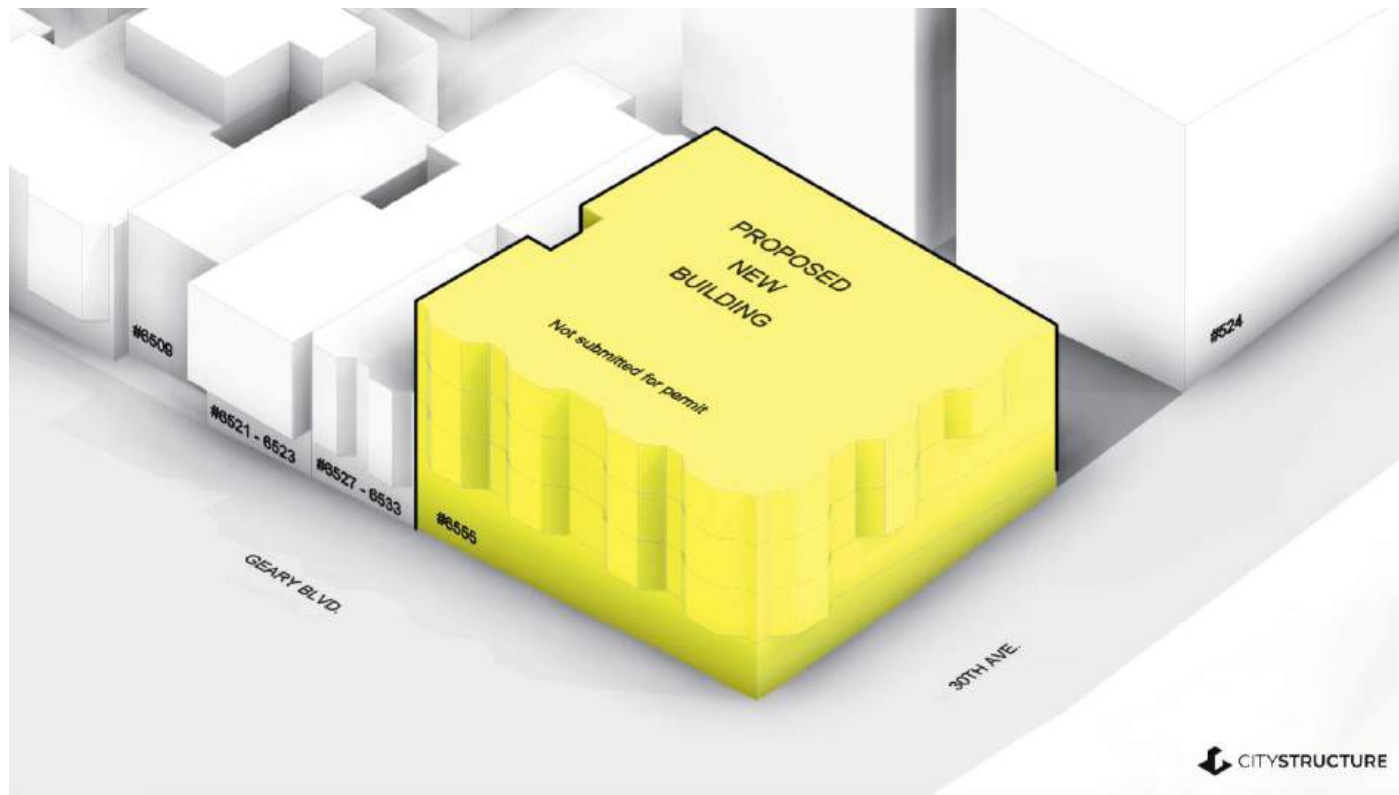


Delivered Vacant at Close

Current occupant to vacate property prior to close of escrow.



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New Construction		New Construction	
Level	Floor Area	3	5,974 sqft
		2	5,941 sqft
	4	1	5,772 sqft
	6,008 sqft		

* The building areas in this Report are just estimates based on CityStructure's interpretation of the data received from 3rd party vendors, current Planning Code, policies and State Law. Verify it with the local planner, architect and/or a surveyor. CityStructure Group, Inc disclaims any representation or warranties as to the accuracy of the presented information.

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Location Overview

Close to the bustling retail corridors on Geary Blvd and Clement Street with access to the Presidio and Golden Gate Park.



2 MINS to Washington Highschool

3 MINS to Presidio Middle School

14 MINS to Golden Gate Park



5 MINS to Presidio

7 MINS to Mountain Lake Park

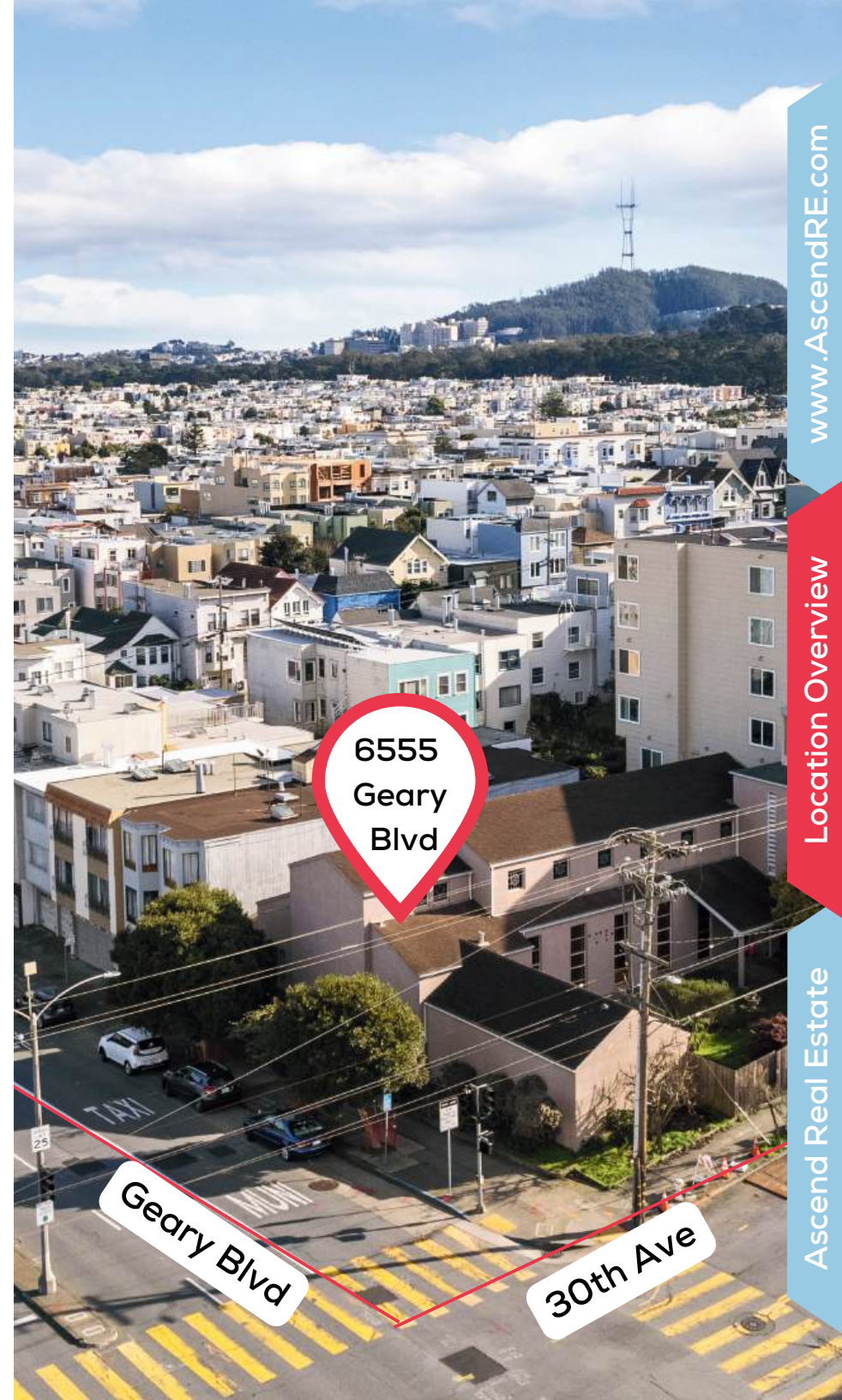
20 MINS to Financial District



10 MINS to Presidio Blvd

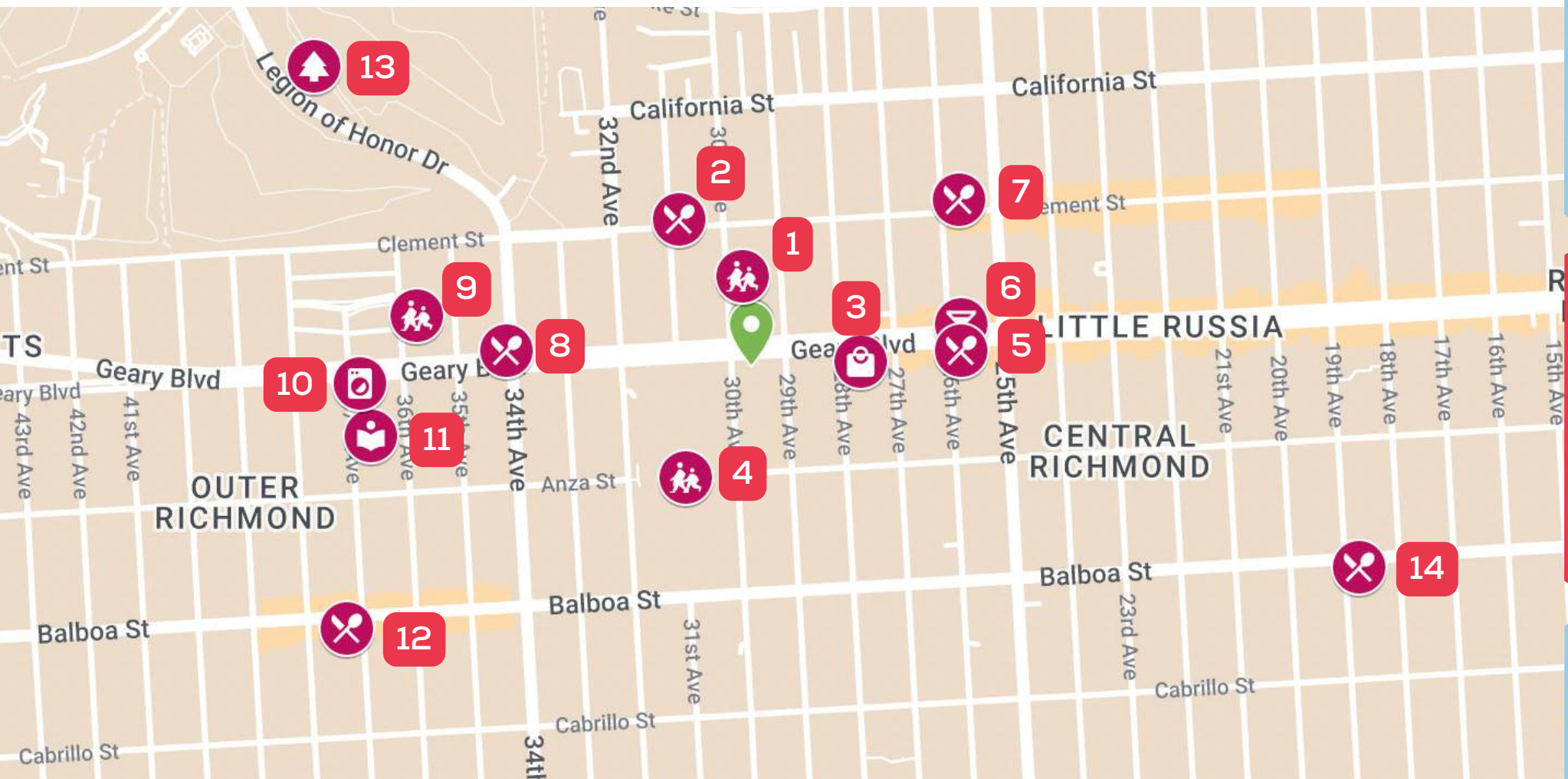
19 MINS to US-101 On-Ramp

36 MINS to I-280 On-Ramp



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Nearby Amenities



1 Presidio Middle School

3 Grocery Outlet

5 Cafe Enchante

7 Hard Knox Cafe

11 Anza Branch Library

2 The Art Bistro

4 George Washington
Highschool

6 Trad'r Sam

8 Pacific Cafe

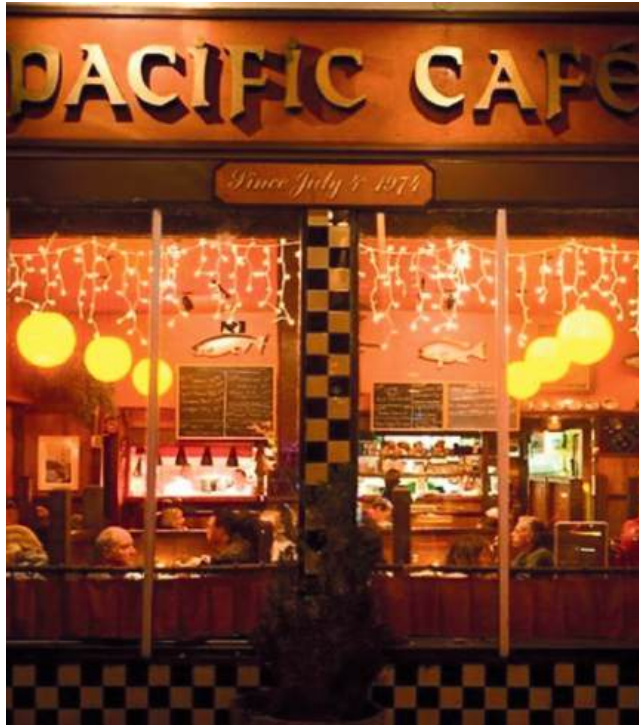
12 Devil's Teeth Baking
Company

9 Fei Fei Daycare

13 Lincoln Park

10 Citi Laundry

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Offering Terms

6555 Geary Boulevard, San Francisco, CA 94121 is being offered for sale with an asking price of \$3,999,000. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Offering Outline

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Ascend Real Estate.



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This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Ascend Real Estate as part of Ascend Real Estate’s efforts to market for sale the property located at 6555 Geary Boulevard, San Francisco, CA (the “Property”). Ascend Real Estate is the exclusive agent and broker for the owner(s) of the property (the “Owner”). Ascend Real Estate is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Ascend Real Estate also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Ascend Real Estate’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to Ascend Real Estate. PLEASE NOTE EACH OF THE FOLLOWING: Ascend Real Estate, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to Ascend Real Estate and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Ascend Real Estate may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Ascend Real Estate will provide the Recipient with copies of all referenced contract and other documents. Ascend Real Estate assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Ascend Real Estate and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Ascend Real Estate reserves the right to require the return of this Memorandum and the material in it any other material provided by Ascend Real Estate to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Steven Huang at (415) 828-8857 or Daniel Risman Jones (415) 816-1429.