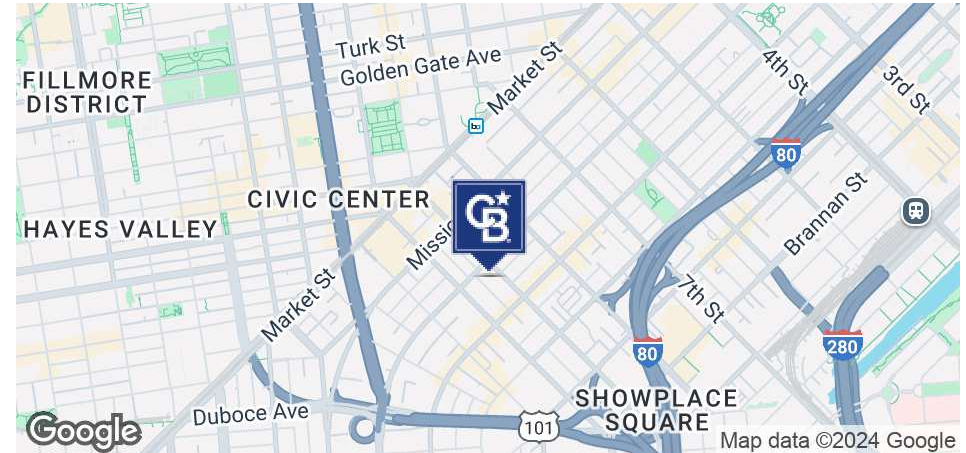


# SALE

## 220 9TH STREET

220 9th St San Francisco, CA 94103



### OFFERING SUMMARY

Sale Price:	\$16,500,000
Building Size:	23,576 SF
Lot Size:	16,121 SF
Price / SF:	\$699.86
Year Built:	1924
Zoning:	RCD

### PROPERTY HIGHLIGHTS

- Well-designed housing redevelopment project ready for a seasoned developer to build
- Centrally located WSOMA industrial building on a 16,000 sf lot with dual street access
- Proposed 6-story building with historic front facade preservation on 9th Street
- 50-foot frontage on 9th Street and 125-foot frontage on Dore Street (2-way street)
- Proposed 68 residential units consisting of 15 studios, 25 one-bedroom, 28 two-bedroom
- There is a ground-level bike parking for 74 spaces and a 2000-square-foot commercial retail space
- The project emphasizes open space for enhanced living quality and honors the building's heritage while embracing new vision

**Eric M. K. Chin**  
415.378.4818  
CalDRE #01163073



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REALTY

# SALE

## 220 9TH STREET

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### PROPERTY DESCRIPTION

Centrally located in WSOMA, this building complex is poised for a transformative redevelopment. After seven years of close collaboration between the owner, architect, the general public, and various city departments, the project is ready. It is time for a seasoned developer to bring the project to fruition and build much-needed housing in the City of San Francisco. The planned redevelopment envisions a striking 6-story building that preserves the historic front facade on 9th Street, seamlessly blending past and future. The property features a front building on 9th Street with a 50-foot frontage, a rear building on Dore Street with a 125-foot frontage, and spans a 16,000 SF lot with dual street access. The redevelopment plan includes 68 residential units, ground-level bike parking for around 74 spaces, and a 2000-square-foot commercial retail space. The unit mix comprises 15 studios, 25 one-bedroom units, and 28 two-bedroom units, with a design that integrates open space to enhance living quality. This project honors the building's heritage while embracing a bold new vision.



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