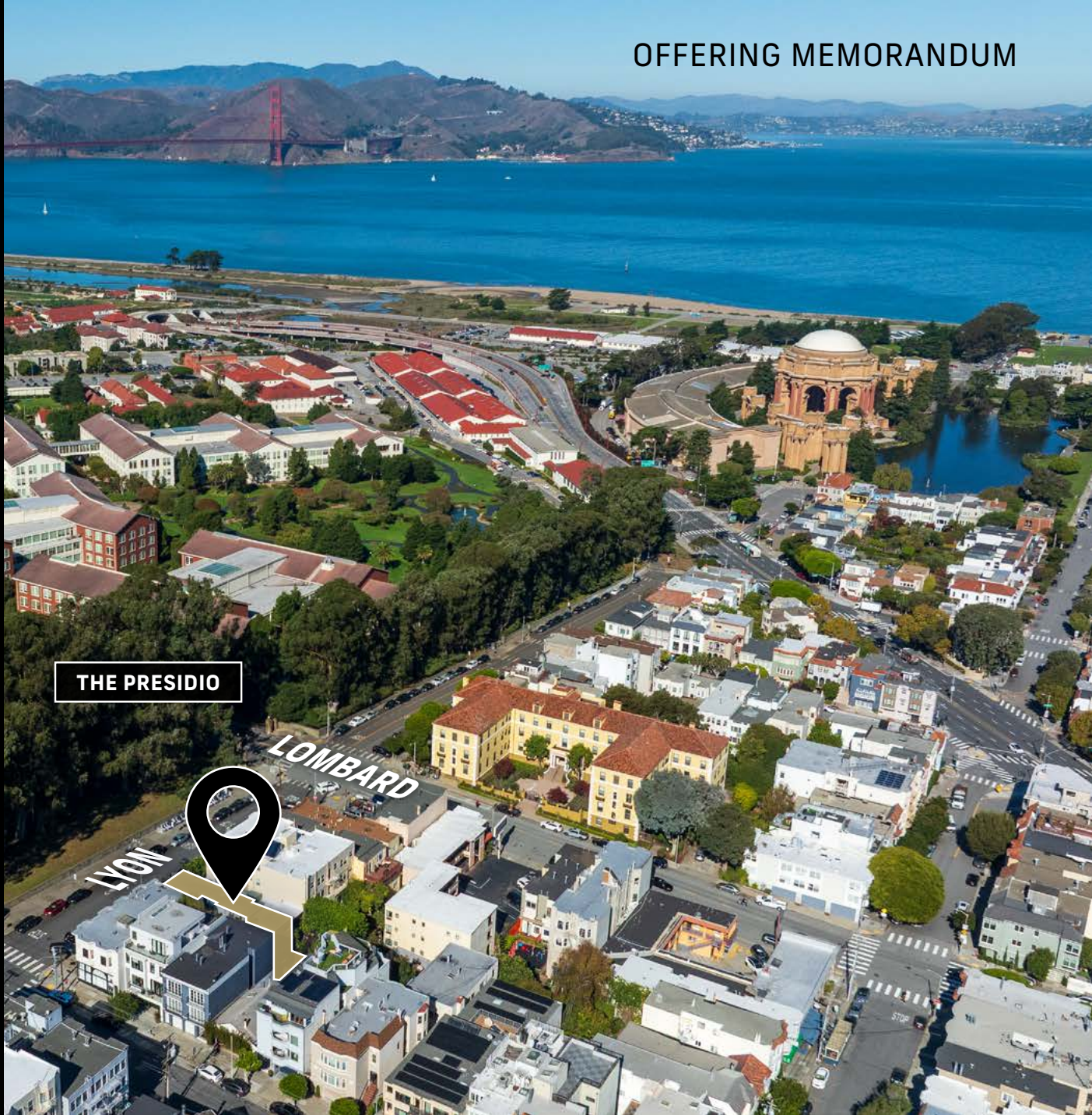


2920 LYON STREET

SAN FRANCISCO | CALIFORNIA



OFFERING MEMORANDUM



THE PRESIDIO

LYON

LOMBARD

**Boutique Residential & Commercial Property
Situated at the Gates to the Presidio**

Colliers



PROPERTY HIGHLIGHTS

- Charming mixed-use building with large private yard ideal for an owner-user or investor
- Premier Cow Hollow location situated just off the entrance to the Presidio and a short walk to the Palace of Fine Arts
- Steps from Chestnut Street – the Marina District's premier retail, dining, and lifestyle destination
- Upper level 3-bedroom apartment has direct views to the Presidio and the Cow Hollow
- Ground + lower level commercial space can be used as-is or provides the opportunity for residential conversion

**2920
LYON STREET**
SAN FRANCISCO | CALIFORNIA



EXCLUSIVE ADVISORS

DARREN KUIPER

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415.288.7817
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NICOLE FLORES

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EXECUTIVE SUMMARY

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 2920 Lyon Street (the "Property"), a charming +/- 3,000 square foot mixed-use residential and commercial building situated at the gates of the Presidio in San Francisco.

The renovated building is comprised of two units, each with separate entrances, including an upper floor 3 bed 2 bathroom apartment with incredible views and a ground and lower level commercial unit that has direct access to the large rear yard and patio area.

PROPERTY HIGHLIGHTS

ADDRESS	2918-2920 LYON ST SAN FRANCISCO, CA 94123	
BUILDING AREA (SF)	±3,000 ±1,400 ±1,600	(TOTAL) RESIDENTIAL COMMERCIAL/OFFICE
YEAR BUILT/RENOVATED	1914/2020	
ZONING	NC-2	

RESIDENTIAL COMPONENT



KITCHEN



DINING ROOM



LIVING AREA OVERLOOKING THE PRESIDIO



RENOVATED BATHROOMS



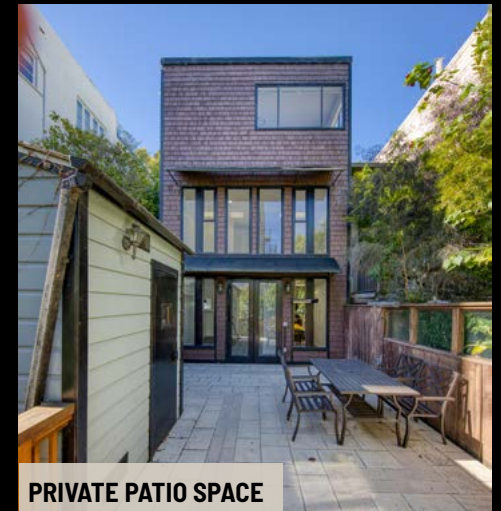
PRIMARY BEDROOM WITH VIEWS



COMMERCIAL ENTRANCE



AMPLE NATURAL LIGHT



PRIVATE PATIO SPACE

COMMERCIAL/OFFICE COMPONENT

LOCATION OVERVIEW

2920 LYON STREET

SAN FRANCISCO | CALIFORNIA



TRANSIT TIMES

	2 MINUTES	LOMBARD GATE TO PRESIDIO
	9 MINUTES	PALACE OF FINE ARTS
	10 MINUTES	COW HOLLOW
	13 MINUTE	CRISSY FIELD
	2 MINUTES	HIGHWAY 101 ONRAMP
	13 MINUTES	DOWNTOWN SAN FRANCISCO
	30 MINUTES	SAN FRANCISCO AIRPORT

1/2 MILE DEMOGRAPHICS



9,767 Current
Population



\$2M Median
Home Value



86% Bachelor's
or Grad Degree



\$373K Average
Household Income

Source: ESRI 2025 Demographics

TRANSACTION GUIDELINES

OFFERING TERMS

2918-2920 Lyon St is being offered for sale at a price of \$2,400,000 or \$800/SF. All interested parties should base their offer on the “As Is, Where Is” condition of the Property.

OFFERING PROCESS

All Offers to purchase should be delivered to the offices of the Exclusive Advisor, Colliers International, attention Darren Kuiper at darren.kuiper@colliers.com. We request that interested parties submit a formal Letter of Intent (“LOI”) on the Offer Date outlining the salient terms of their offer including:

1. Company Background & Financial Capability
2. Purchase Price
3. Earnest Money Deposits
4. Due Diligence Period
5. Closing Period



TOURS:

**Property tours are available upon request.
To schedule a tour, please contact:**

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2920 LYON STREET

PROPERTY OVERVIEW



PROPERTY OVERVIEW

2920 Lyon Street is a +/- 3,000 square foot two-story mixed-use building situated at the convergence of Cow Hollow and the Marina District.

The Property features a +/- 1,400 square foot residential unit on the second floor with a separate entrance from Lyon. The renovated unit features 3 bedrooms and 2 bathrooms along with classic architectural details, abundant natural light, and views into the Presidio.

The ground and lower-level is improved as a commercial/office space and features +/- 1,600 square feet with direct access to the rear yard and patio area. This space may be utilized as a commercial unit or provides a fantastic opportunity to be converted into a separate residential unit.

PROPERTY HIGHLIGHTS

ADDRESS	2918-2920 LYON ST SAN FRANCISCO, CA 94123	
APN	0940-012	
BUILDING AREA (SF)	<u>±3,000</u> ±1,400 ±1,600	(TOTAL) RESIDENTIAL COMMERCIAL/OFFICE
YEAR BUILT/ RENOVATED	1914/2020	
ZONING	NC-2 (NEIGHBORHOOD COMMERCIAL)	



SITE & ZONING OVERVIEW

2920 Lyon Street is comprised of a single rectangular parcel totaling ~2,031 square feet situated along Lyon Street between Greenwich and Lombard Streets.

ZONING HIGHLIGHTS

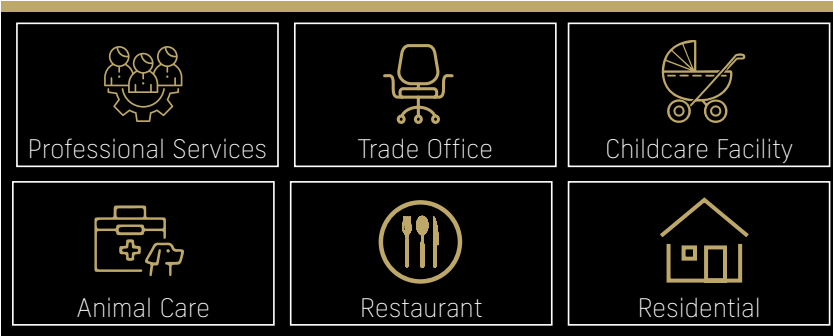
ZONING:
NC-2

HEIGHT & BULK
40-X

FRONTAGE:
18'

LOT DEPTH:
114'

POTENTIAL USES UNDER NC-2:



A full overview of the NC-2 zoning and permitted uses are available at the link below:

NC-2 Zoning 

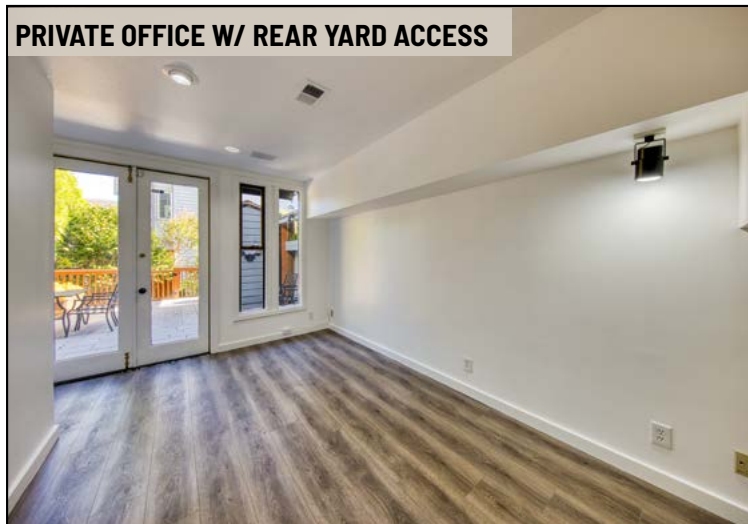
Buyers are encouraged to conduct their own due diligence to confirm allowable uses and potential for residential conversion.

AERIAL VIEW

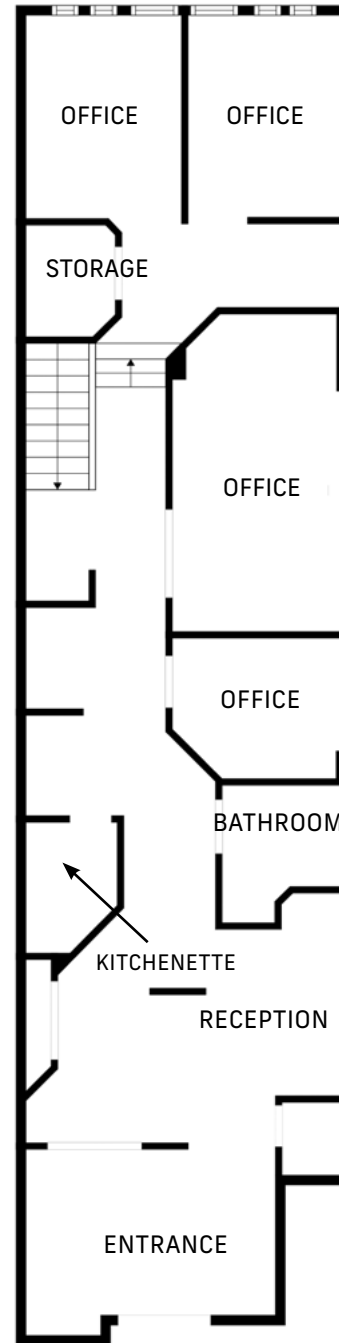


FLOORPLAN

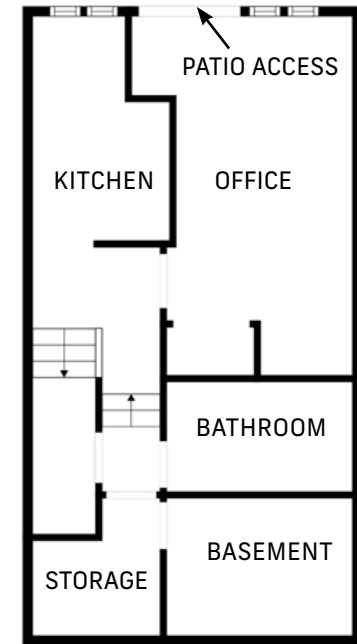
GROUND + LOWER LEVEL



GROUND FLOOR



LOWER LEVEL



SPACE DETAILS

- +/- 1,600 SF
- Separate Entrance from Lyon
- 5 Private Offices
- 2 Bathrooms (1 per level)
- Kitchenette
- Direct Patio / Yard Access

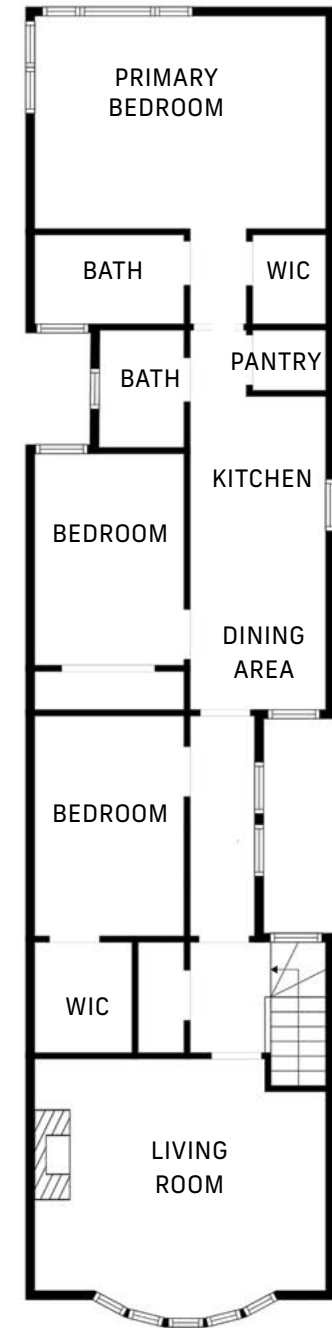
FLOORPLAN

SECOND FLOOR



SPACE DETAILS

- +/- 1,400 SF
- Separate Entrance from Lyon
- 3 Bedrooms
- 2 Bathrooms
- Renovated Kitchen & Bathrooms
- Living Room W/ Fireplace
- Views



LYON ST

RESIDENTIAL CONVERSION OPPORTUNITY

2920 Lyon Street provides an ideal opportunity to convert the existing commercial space to a separate residential unit.

With a separate secure entrance from Lyon Street, a spacious interior offering +/- 1,600 square feet across two levels, two restrooms and a kitchenette, the ground and lower levels may offer an ideal canvas for a luxury residential unit in an unbeatable walkable location.

The rear yard area may offer the ability to construct of an accessory dwelling unit (ADU) – subject to Buyer's due diligence and confirmation with the City.



2920 LYON STREET

LOCATION OVERVIEW



LOCATION OVERVIEW

2920 Lyon is situated within a short walk from residents' "immediate need" daily amenities.

The Property is well served by both local transit (MUNI) and Hwy 101 which provides Bay Area wide access.



LOCATION DETAILS

AMENITIES WITHIN A 10 MINUTE WALK

RESTAURANTS

Little OJ's
Pizzeria Avellino
Cote Ouest Bistro
Piccino Presidio
Golden Gate Market Deli
Tiya
Causwells
Indigo
Super Duper Burgers
Rose's Café
Shake Shack
Balboa Café
Mel's Drive-In
Roma Antica
Los Hermanos
Piccino Presidio
United Dumplings
Cultivar San Francisco
Ristobar
Cracked & Battered

CAFES

Reveille Coffee
Twisted St Café
Bluestone Lane
Chestnut Coffee Roastery
Starbucks
Blue Danube Coffee House

BARS

Final Final
Howells
Bar Darling
Monaghan's Bar
The Patio

GYMS

Bayfit SF
Body Temp Yoga
Crunch Fitness
Barry's Marina
YMCA

LANDMARKS

Palace of Fine Arts
Crissy Field
Presidio Golf Course
Presidio of San Francisco
Marina Green
Fort Mason



LITTLE OJS



TIYA



BAR DARLING



FINAL FINAL BAR



PRESIDIO TUNNEL TOPS



CHESTNUT COFFEE ROASTERY



MARINA DISTRICT



CRISSY FIELD

SAN FRANCISCO MARKET OVERVIEW

WHAT MAKES SAN FRANCISCO
A **WORLD-CLASS** CITY



Highly Educated Workforce



Thriving Tourism



Leader in AI

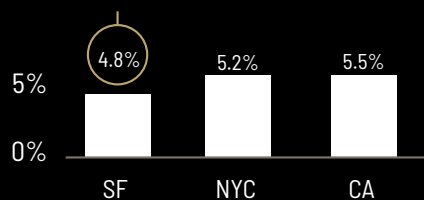


Strong Transportation

SAN FRANCISCO POPULATION
IS EXPECTED TO GROW AN
ASTOUNDING **30% BY 2040**



4.8% UNEMPLOYMENT -
AMONG THE **LOWEST IN THE
NATION**



HIGHLY **EDUCATED** WORKFORCE

Nearly **60%**
of workers
over 25
have a BA
or higher



26% of
workers
hold
Graduate
Degrees



Sources: Census, MTC, EDD, DOL



CONFIDENTIALITY STATEMENT & DISCLAIMER

This Confidential Executive Summary ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Colliers as part of Colliers' efforts to market for sale the real property located at 2918-2920 Lyon St, San Francisco, California (the "Property"). Colliers is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Colliers 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. Colliers 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 Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

PLEASE NOTE THE FOLLOWING:

Colliers, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, 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 Colliers 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, use 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, Colliers 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 this 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, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers 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 this 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 this 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. Colliers 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. Colliers reserves the right to require the return of this Memorandum and the material in it and other material provided by Colliers to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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