

FOR SALE



# The Alder Hotel

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San Francisco, CA 94103

Louis Chavez

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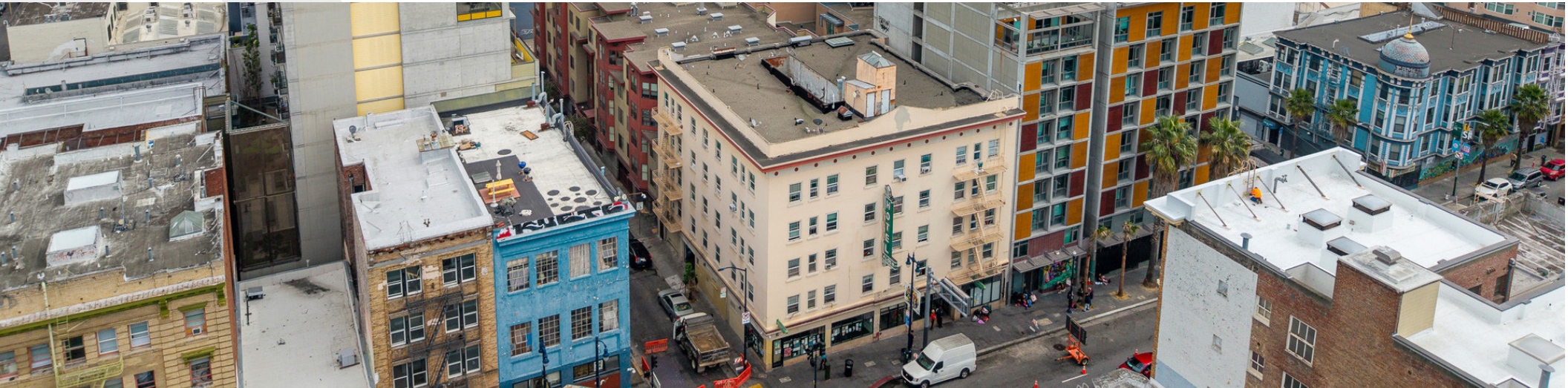
Section 1

# Property Information



# Property Summary

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### PROPERTY DESCRIPTION

The Alder Hotel presents a rare opportunity to acquire a well-located hospitality asset in the urban core of San Francisco. The property consists of a multi-story hotel building currently operating as a limited-service lodging facility, offering investors the ability to capitalize on both in-place income and future repositioning potential.

The asset is ideally suited for investors seeking exposure to San Francisco’s recovering hospitality market, with multiple strategic pathways including continued hotel operations, operational improvements, or potential conversion to alternative housing or transitional use (subject to local regulations).

Given its central location, functional layout, and proximity to public transit and employment centers, the property is well-positioned to serve a variety of tenant and guest profiles, including short-term visitors, workforce housing demand, or longer-term occupancy models.

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Rooms:	125
Building Size:	26,125 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,119	17,795	63,396
Total Population	8,182	32,630	112,852
Average HH Income	\$127,656	\$105,543	\$153,713

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# Location Description

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## LOCATION DESCRIPTION

The Alder Hotel is strategically positioned in the heart of San Francisco's South of Market (SoMa) district, one of the city's most dynamic and evolving urban corridors. Located just steps from Market Street, the property benefits from immediate access to major transportation infrastructure including BART, MUNI, and key commuter routes connecting to the greater Bay Area.

The surrounding area is a dense, high-demand urban environment supported by a mix of hospitality, residential, retail, and institutional uses. The property is within close proximity to major demand drivers including downtown San Francisco, the Financial District, Union Square, and a variety of employment hubs, entertainment venues, and cultural institutions.

Additionally, the asset is located near large-scale redevelopment projects and ongoing city initiatives aimed at revitalizing the Mid-Market and SoMa submarkets, positioning the property to benefit from long-term neighborhood improvement and increased foot traffic.

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# Additional Photos

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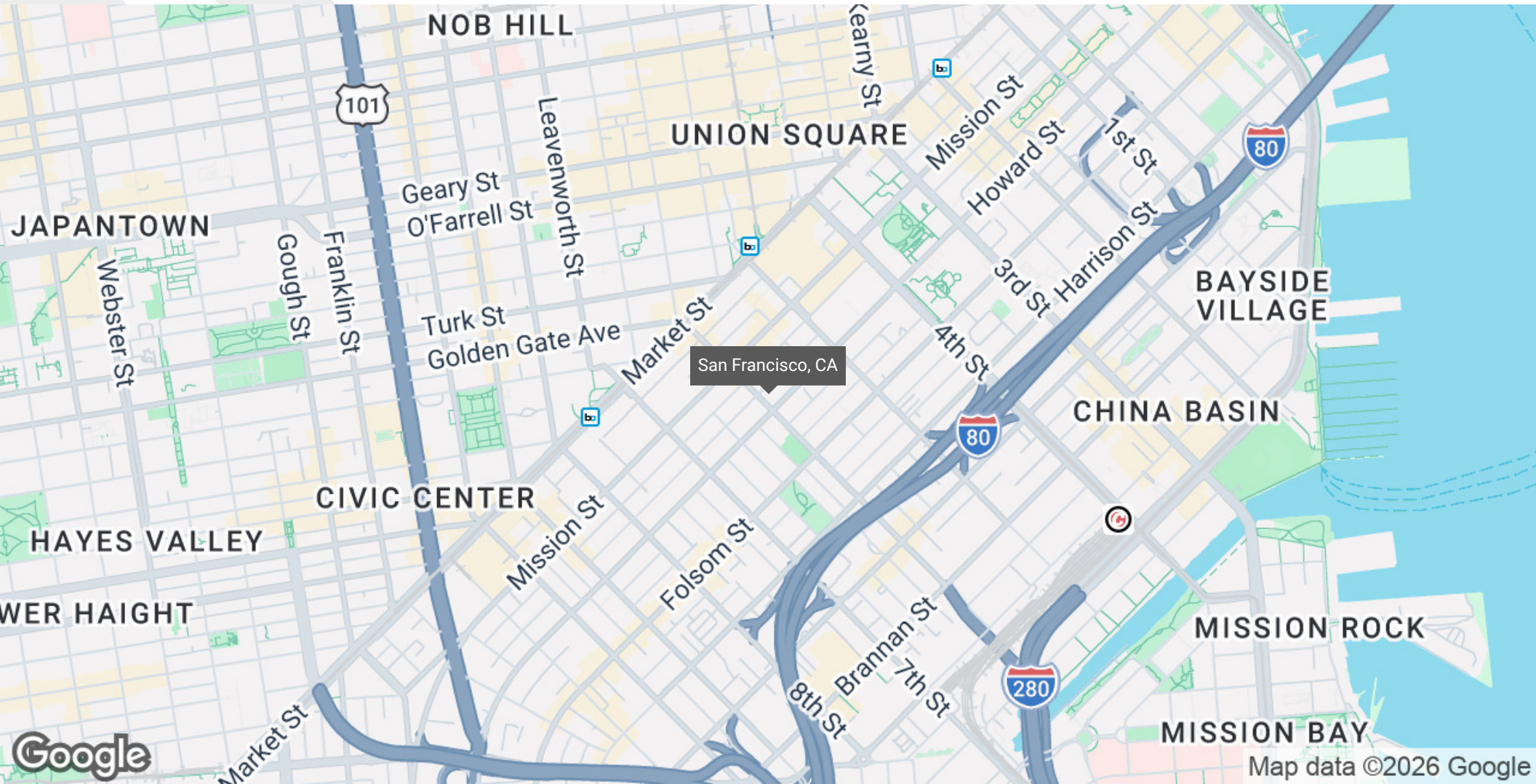
Section 2

# Location Information



# Regional Map

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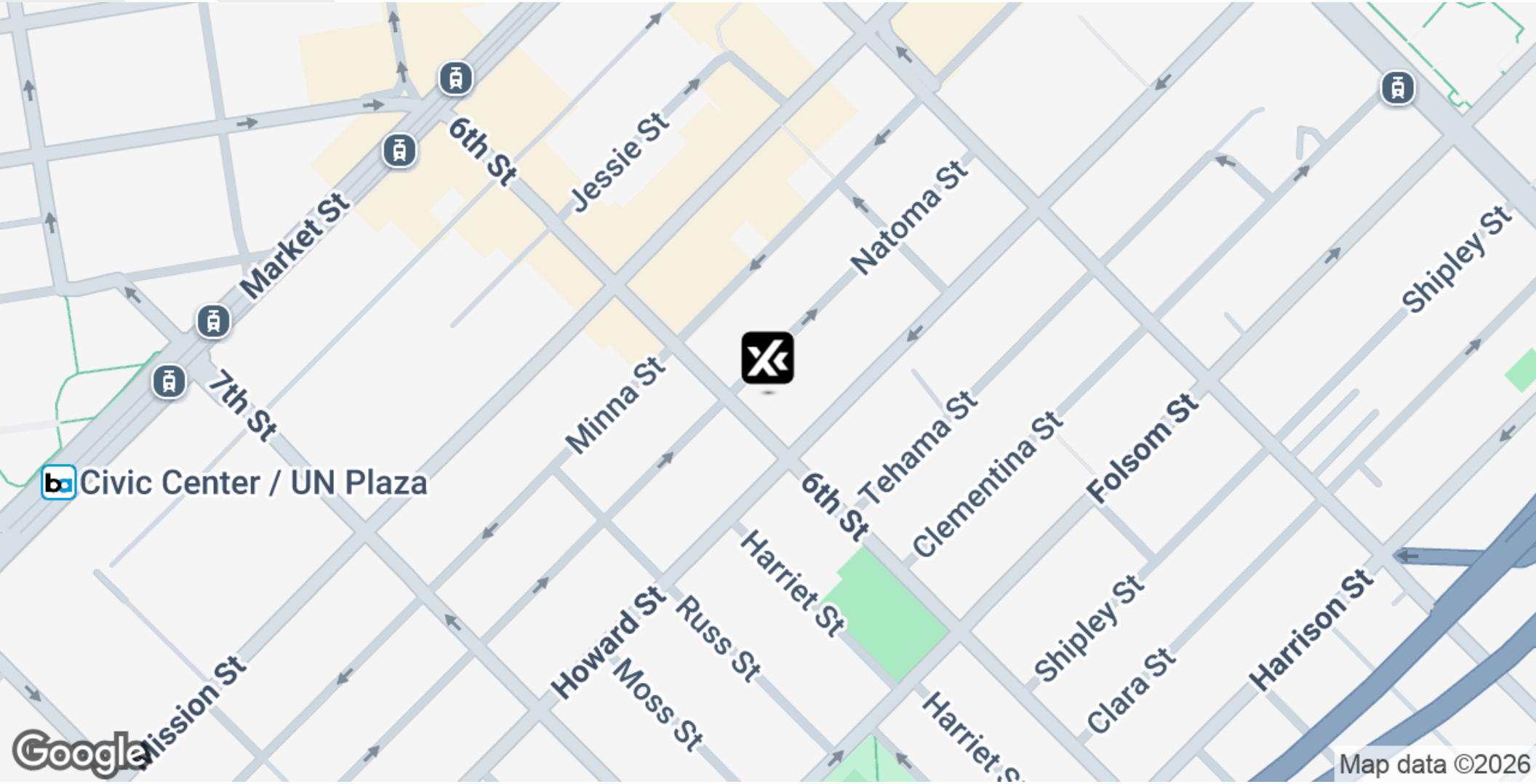
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# Location Map

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# Aerial Map

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Google

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Section 3

# Demographics

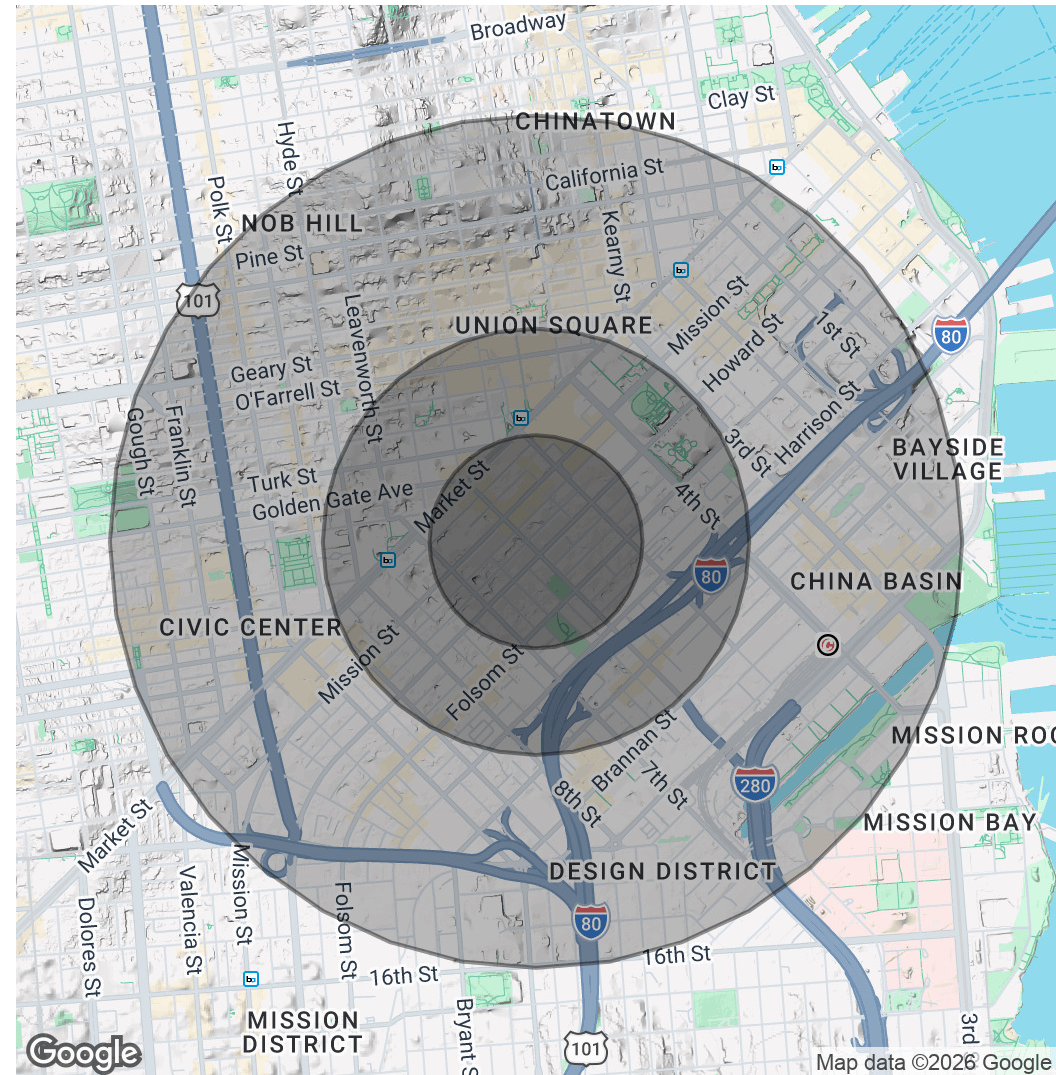


# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,182	32,630	112,852
Average Age	39.3	43.7	41.1
Average Age (Male)	39.3	43.8	41.7
Average Age (Female)	39.5	44.6	41.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,119	17,795	63,396
# of Persons per HH	2.0	1.8	1.8
Average HH Income	\$127,656	\$105,543	\$153,713
Average House Value	\$1,189,204	\$1,109,260	\$1,123,038

2023 American Community Survey (ACS)



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