



455

9TH STREET

For Lease or Sale

14,475 Sq.Ft.

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**AVISON
YOUNG**

Executive Summary

455 9th Street presents a rare opportunity to acquire or lease a 14,475 square foot standalone commercial building in the heart of the vibrant SoMa district. Prominently positioned on a corner lot, the property benefits from excellent visibility, abundant natural light, and immediate proximity to major freeway access points, providing convenient connectivity throughout the Bay Area.

The building is improved with high-end interior finishes, creating a modern, design-forward environment well suited for a variety of business uses. Thoughtful amenities include a fully built-out kitchen with a gas range stove and an on-site shower, offering functionality and comfort that align with today's workplace expectations.

Investment Highlights

Single-tenant standalone building

Ideal for owner-users and tenants seeking operational autonomy, strong branding presence, and simplified ownership.

High-end finishes

Premium interior buildout featuring high ceilings, a fully equipped kitchen with gas range, on-site showers, and complete furnishings, delivering a turnkey, high-quality environment ideal for immediate occupancy.

Prime location

Conveniently positioned near I-80 and Highway 101 and just a short walk to BART and Caltrain, offering excellent accessibility and streamlined commuting options.

Extensive capital improvements

Comprehensively renovated in 2004 with seismic upgrades, building-wide HVAC, and elevator service to all floors, resulting in a well-maintained asset with minimal anticipated capital needs for the next owner

Call brokers for pricing and asking rate



Fully furnished



**Full kitchen with
gas range stove**



**On-site
shower**



**Public
transportation and
freeway access**



Property Overview

Site Information

Address	455 9th Street, San Francisco
APN(s)	3757-046
Site Size	0.15 Acres
Zoning	SALI

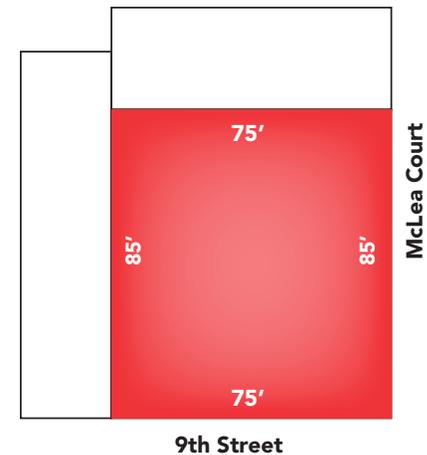
Building Information

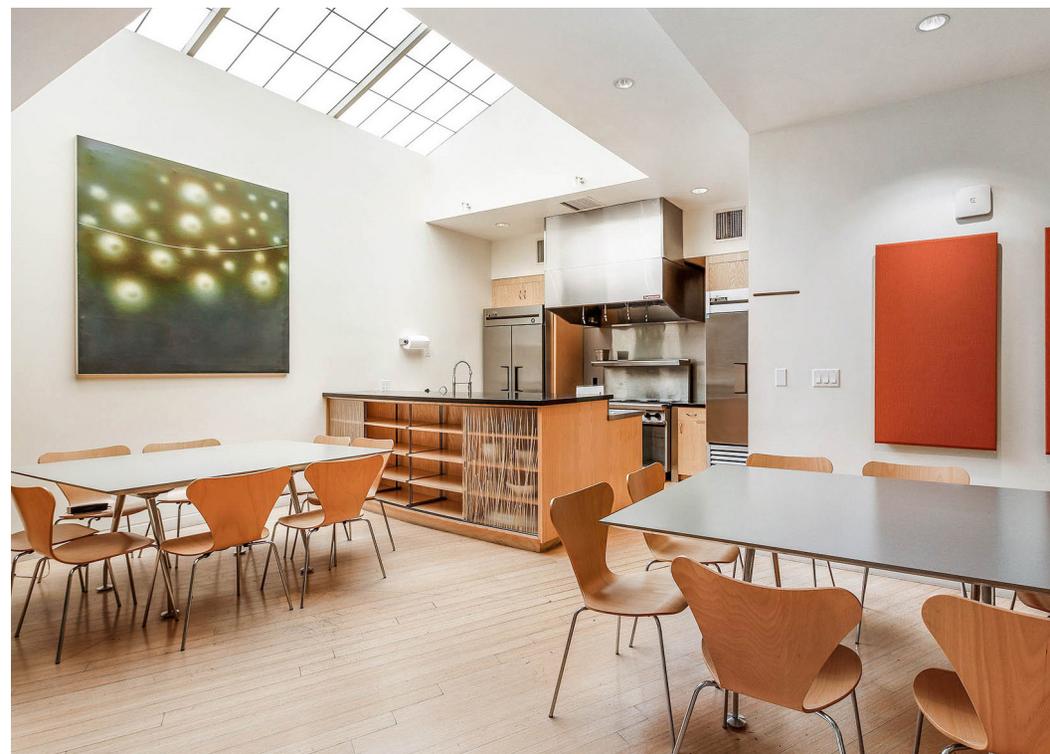
Rentable Area	14,475 Sq. Ft.
Use	Office
Year Built	1924 / 2004 Renovation
Stories	2 + Mezzanine
Exterior Walls	Reinforced Concrete
Foundation	Concrete
Seismic	Retrofitted
Framing	Wood / Concrete
Roof	Flat BUR Membrane
Parking	Street

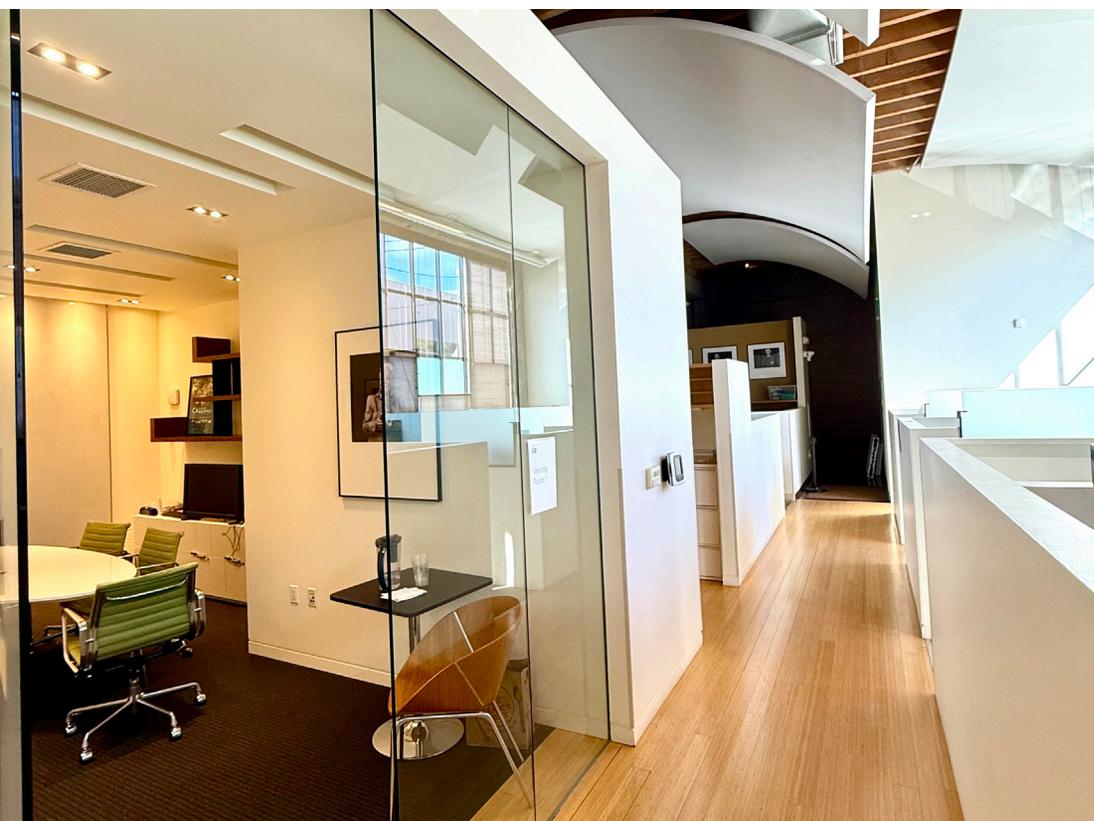
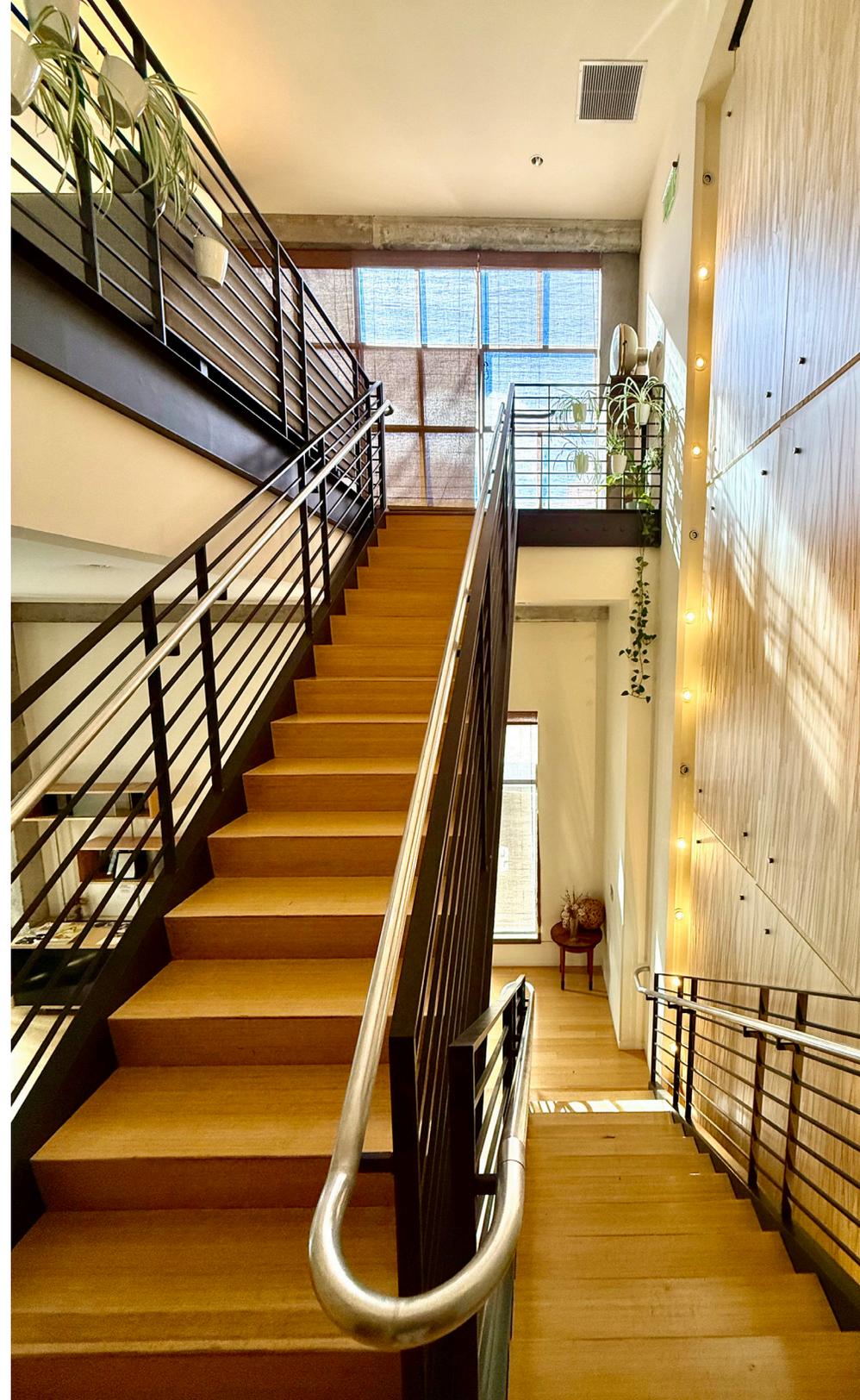
Zoning Overview

Service/Arts/Light Industrial (SALI) District: The SALI District is characterized by low-scale buildings supporting a diverse mix of production and commercial uses. Permitted uses include non-retail sales and services catering to business-to-business operations, small-scale production and design professional services such as media, architectural and engineering firms. Institutional uses encompass community-serving facilities including schools, healthcare, and social service providers.

Parcel Map

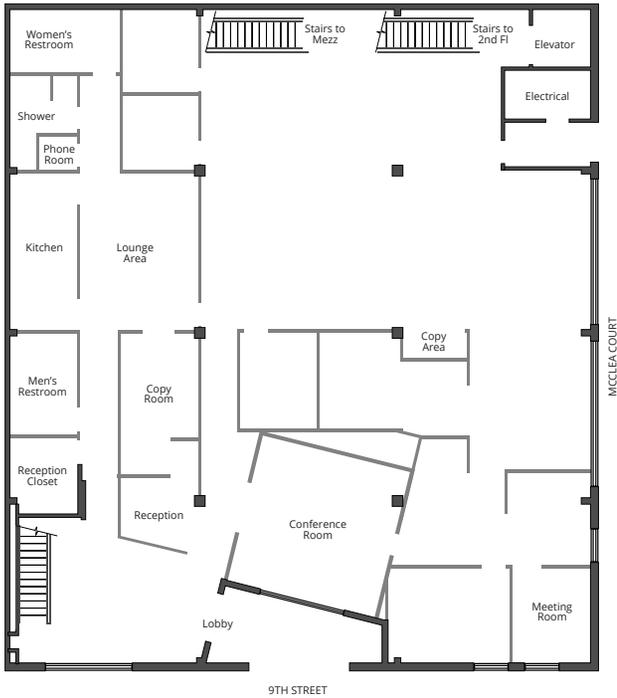






Floor Plans

Ground Floor



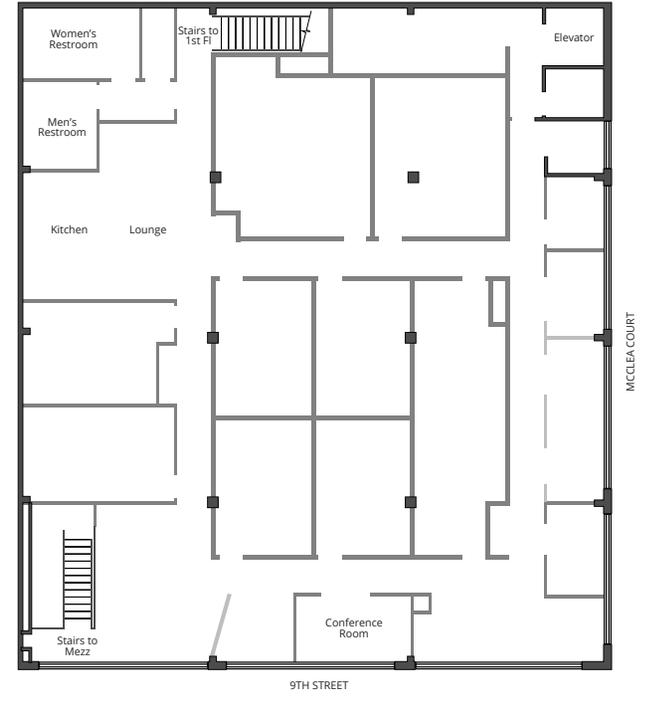
6,409 sq.ft.

Mezzanine



1,657 sq.ft.

Second Floor



6,409 sq.ft.

Transportation Access



Walk Score
9.8/10



Bike Score
8.4/10



Transit Score
7.3/10



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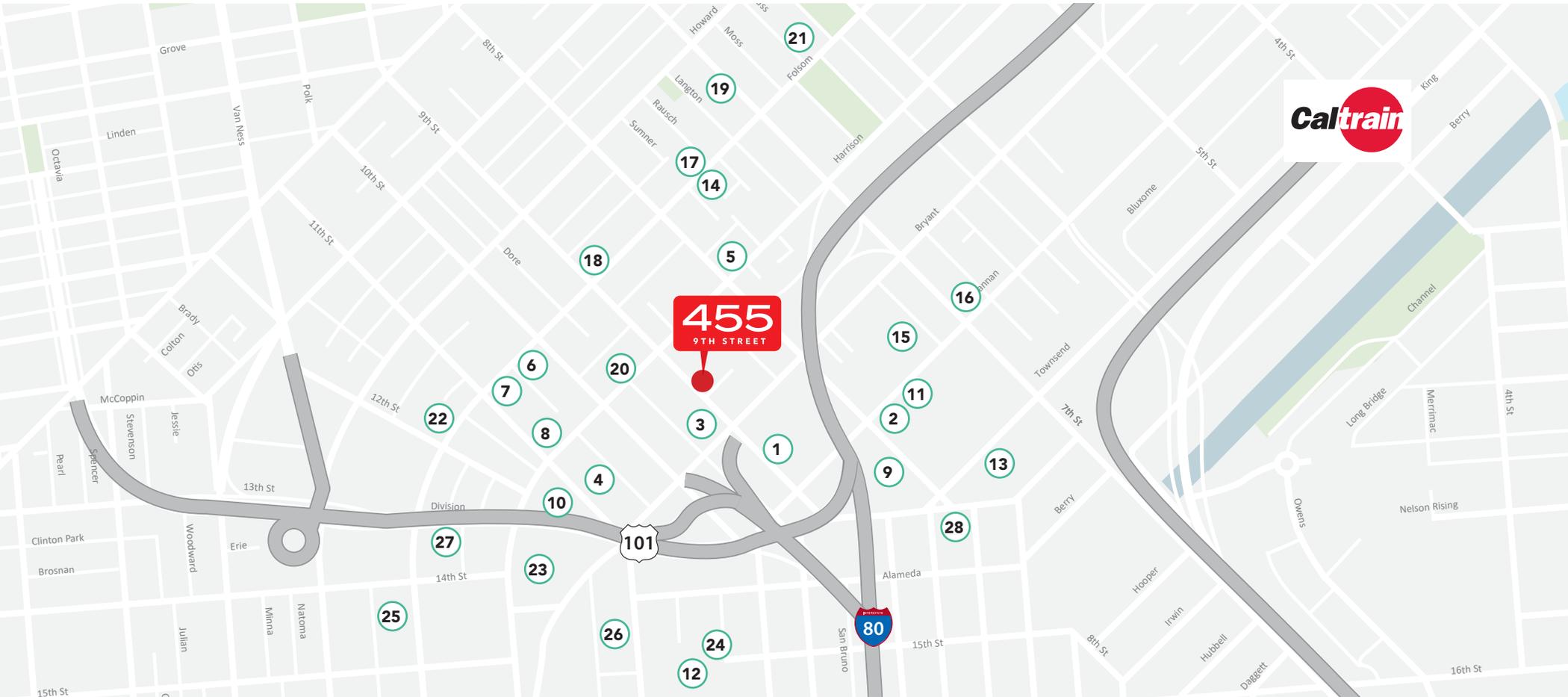
14 MIN WALK
TO BART

2 MIN DRIVE
FROM I-80

6 MIN DRIVE
FROM I-280

20 MIN WALK
TO CALTRAIN

Nearby Amenities



- | | | |
|---------------------------|--------------------------|----------------------------------|
| 1 Trader Joe's | 11 Starbucks | 21 Bar Agricole |
| 2 Peet's Coffee | 12 Okane | 22 The Willows |
| 3 Vulins Taproom Wine | 13 Basil Thai | 23 Best Buy |
| 4 Costco Wholesale | 14 REI | 24 Safeway |
| 5 AK Subs | 15 Mars Bar & Restaurant | 25 Foods Co. |
| 6 Sextant Coffee Roasters | 16 DECANTsf | 26 Sports Basement Bryant Street |
| 7 Basil Canteen | 17 Azúcar Lounge | 27 Rainbow Grocery |
| 8 DNA Pizza | 18 Sightglass Coffee | 28 Niku Steakhouse |
| 9 Hardwood Bar & Smokery | 19 Lone Star Saloon | |
| 10 El Pipila | 20 Deli Board | |

San Francisco Overview



Unemployment Rate

3.5%
488,045



Executive, Managers, and Administrators

17.2%
100,148



Computer and Mathematical Occupations

10.2%
59,409



Sales

8.9%
51,818



Business and Financial Operations

10.08%
58,714

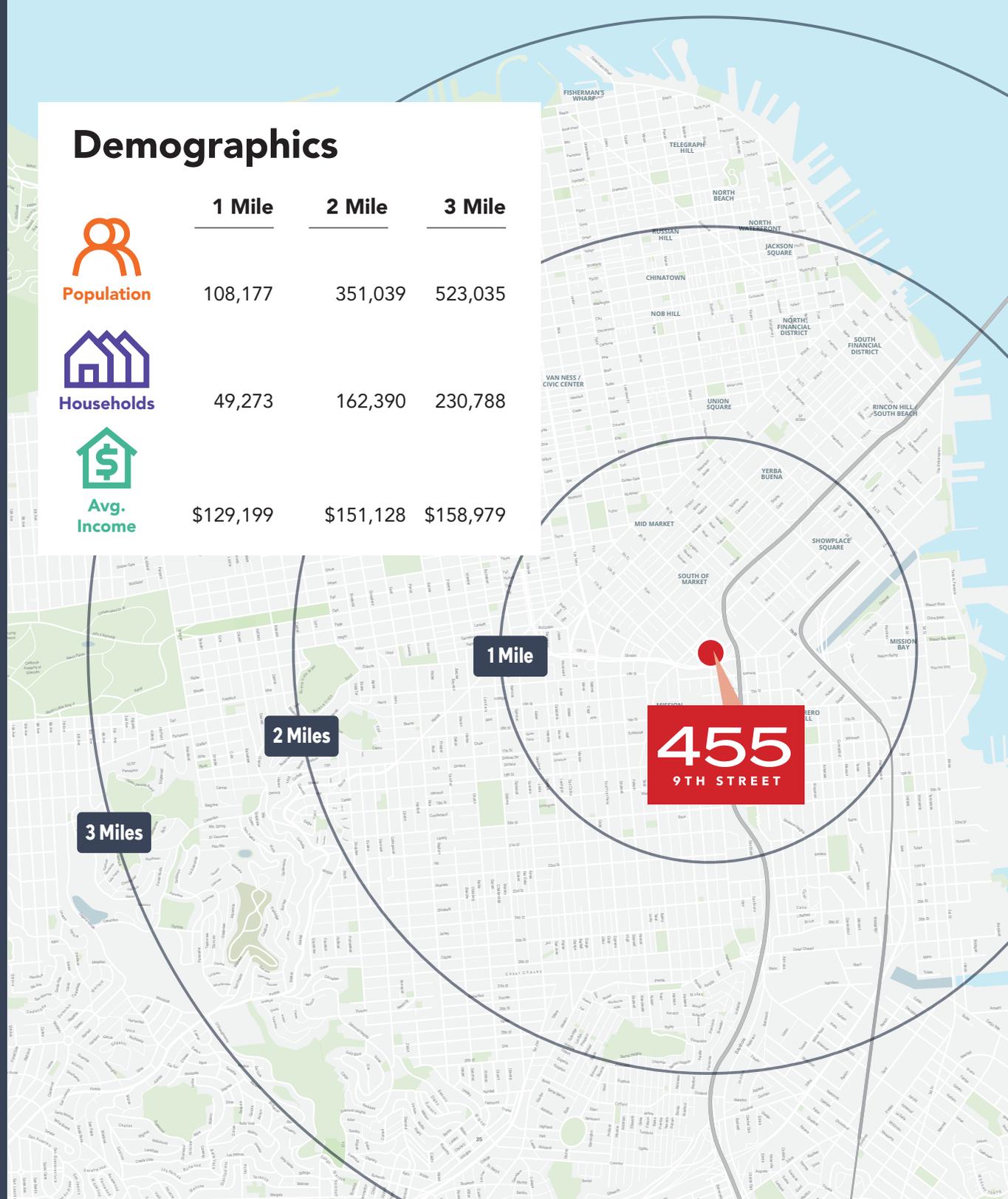


Offices and Administrative Support

10.79%
62,850

Demographics

	1 Mile	2 Mile	3 Mile
 Population	108,177	351,039	523,035
 Households	49,273	162,390	230,788
 Avg. Income	\$129,199	\$151,128	\$158,979





Disclaimer

The information contained herein has been obtained from sources believed to be reliable; however, no guarantee, warranty, or representation, express or implied, is made as to its accuracy or completeness. All information regarding 455 9th Street, San Francisco is subject to change without notice. Prospective purchasers and tenants are advised to conduct their own independent investigation and due diligence concerning the property and its suitability for their intended use. The seller, landlord, and broker expressly disclaim any and all liability for errors, omissions, or inaccuracies contained herein.

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