FOR SALE

LOWER NOB HILL RETAIL/ WAREHOUSE /DEVELOPMENT

934 Larkin Street San Francisco, CA 94109

LIST PRICE $1,895,000

Steven Caravelli
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Kevin Caravelli
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COLDWELL BANKER COMMERCIAL REALTY

DESCRIPTION

LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

934 Larkin Street San Francisco, CA 94109

PROPERTY DESCRIPTION

934 Larkin Street delivers a rare street-front retail and warehouse opportunity in the heart of Lower Nob Hill. The property combines high-visibility retail frontage, a 12'-ceiling warehouse with full basement for production or fulfillment, and strong foot traffic from dense surrounding housing and neighborhood retail. With limited small-bay commercial/industrial supply in the urban core, the site offers owner-users and investors a flexible retail-plus-operations platform.

Short Term Tenant Lease, Warehouse, Office and basement delivered vacant

HIGHLIGHTS

- High-identity retail frontage on Larkin Street with steady neighborhood foot traffic and strong daily visibility.
- Flexible mixed-use configuration combining storefront retail, warehouse, office/residential, and a full finished basement.
- 12'-ceiling warehouse directly behind the retail bay—ideal for inventory, production, fulfillment, or commissary operations.
- Excellent connectivity steps from Polk Street, Van Ness Avenue, and Civic Center, offering walkability and access to a deep labor pool.
- Rare small-bay industrial availability in the urban core—strong long-term demand and limited competing inventory.
- Attractive owner-user opportunity with street access, open-span floorplates, and operational flexibility for retail-plus-production users.

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POTENTIAL FUTURE DEVELOPMENT

Under RC-4 zoning, 934 Larkin Street presents a straightforward path to a new 5-story mixed-use development, allowing a future owner to replace the existing improvements with a modern mid-rise residential building over active ground-floor commercial space.

The zoning supports high-density multifamily, making the site well-suited for a newly constructed project that delivers efficient residential floors above a strong retail presence in a transit-rich, walkable corridor.

The district is designed for mid-rise housing, typically supporting projects in the 5- to 8-story range depending on the height district, bulk limits, and any applicable overlays.

Residential uses are permitted above the first floor, commercial uses are allowed at street level, and the zoning provides flexibility for a full redevelopment that replaces the existing structure with a modern mixed-use building.

All final development capacity—height, unit count, and massing—must be verified through the San Francisco Planning Code and parcel-specific height district maps, but RC-4 clearly enables a ground-up residential-forward project with active commercial frontage.

The development timeline for a 5 story mixed use project at 934 Larkin Street is 24–36 months from acquisition to construction start, with 18–24 months of construction. The entitlement path is predictable, low risk, and code compliant, supported by strong micro market fundamentals and a clean mid rise massing strategy.

POTENTIAL DEVELOPMENT HIGHLIGHTS

- **High density RC 4 zoning supporting multifamily development with ground floor commercial.**
- **5 story mid rise envelope avoids high rise structural costs and accelerates entitlement timelines.**
- **22–30 market rate units (or 28–40 units with density bonus programs).**
- **19,000–20,000 SF buildable area, optimized for residential efficiency and commercial activation.**
- **Flexible commercial 4,200 SF ground floor design suitable for retail, café, service commercial, or creative office.**
- **Transit rich location in Lower Nob Hill with strong renter demand and walkability. Close to Muni lines and proximity to BART**
- **Strong demand for studios and 1BR units**
- **Steady commercial demand for food, service, and creative uses**

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PHOTOS

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COMMERCIAL
REALTY

REGIONAL

LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

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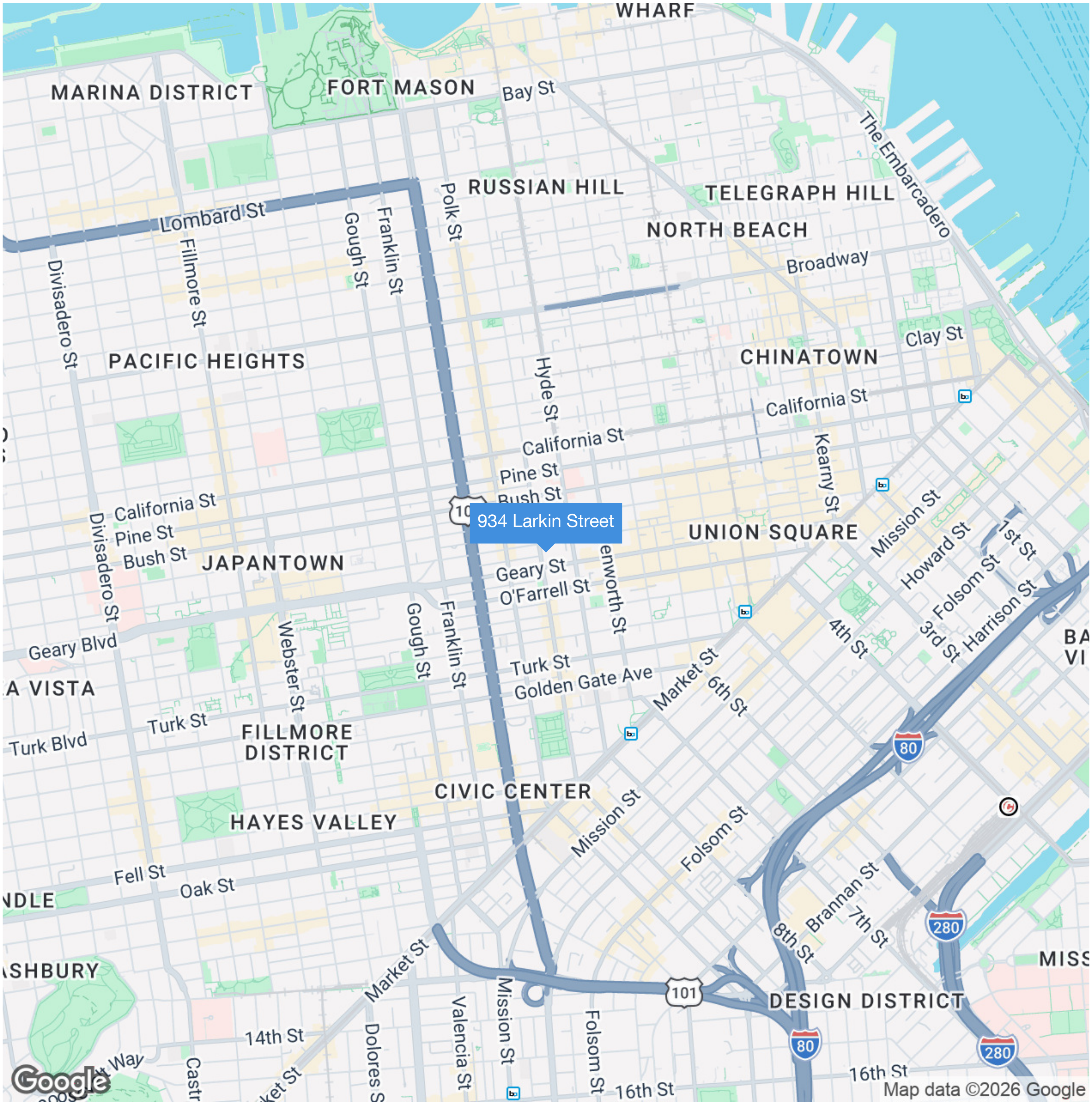

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LOCATION

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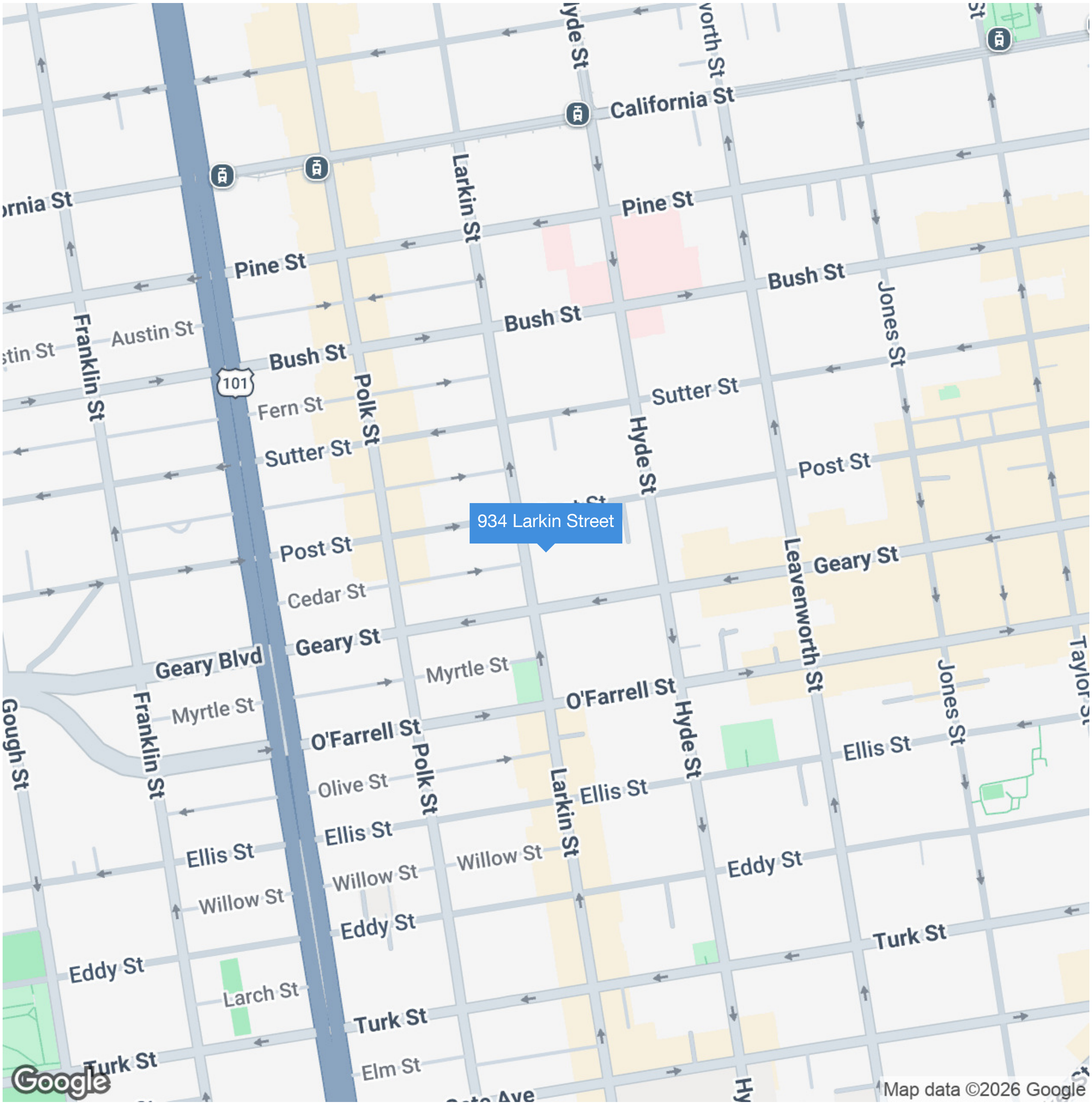

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AERIALS

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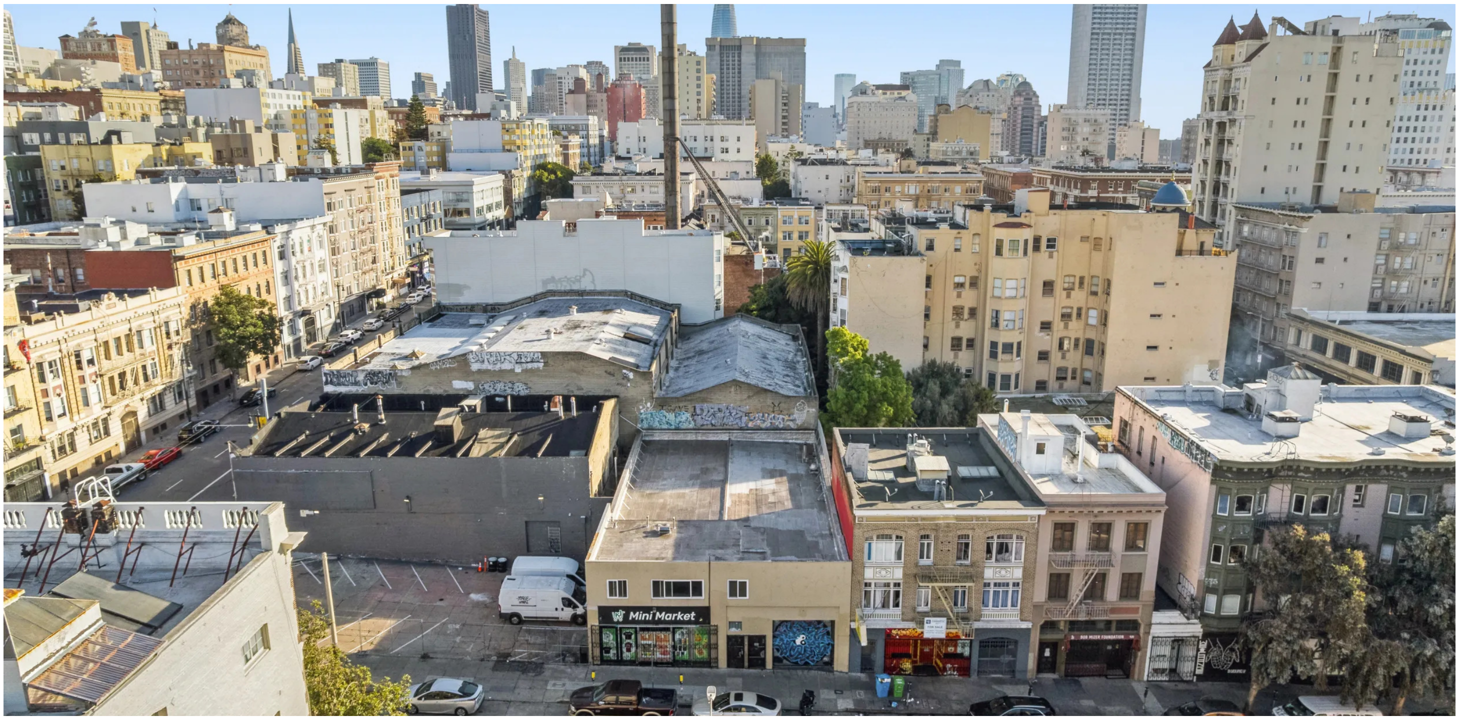

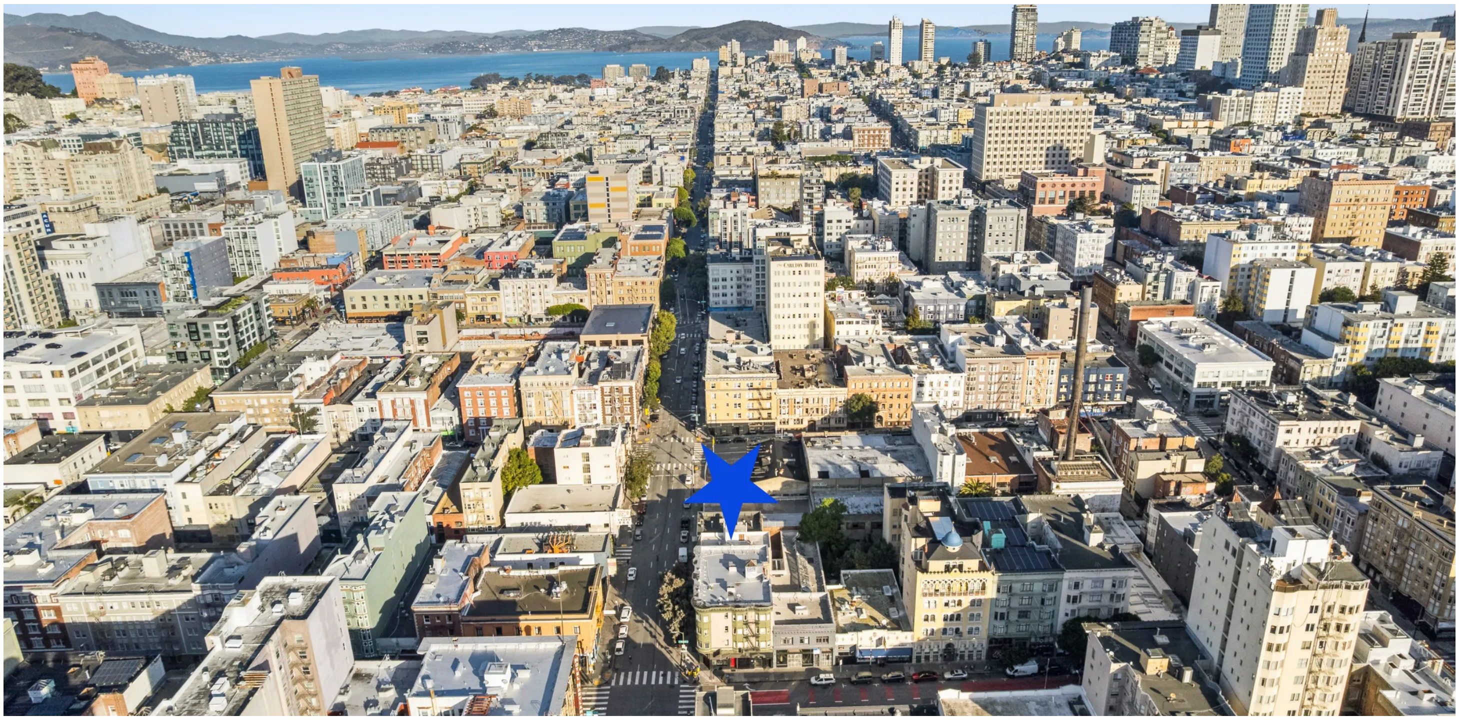

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RETAILERS

RETAIL/INDUSTRIAL INVESTMENT
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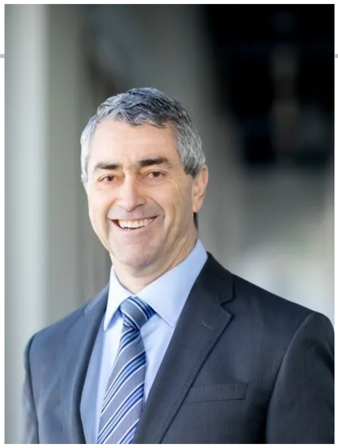

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