

Unit Count

106 Jr 1Bd
30 1 Bd/1 Ba
20 2 Bd/1 Ba
8 2 Bd/2 Ba
138 Market Rate Units
26 BMR Affordable Units (15.8%)

11 Stories
127,190 SF (Residential)
4,400 SF (Retail)
0.36 Acres

Colliers

Two Development Sites | Mission District

344 14th St, San Francisco | 164 Units

1463 Stevenson St, San Francisco | 7,637 SF PDR Site

344 14th Street 1463 Stevenson Street



344 14th St / 1463 Stevenson St

(between Valencia and Mission), San Francisco – Mission District Entitled Development Site



Site Overview

Address	APN	Current Use	Site Area	Zoning	Height Limit
344 14th St	3532/013	Surface parking lot	15,664 SF	UMU - [Urban Mixed Use]	58-X (Entitled for 117 feet)
1463 Stevenson St	3532/021	Surface parking lot	7,637 SF	PDR-1-G [Production, Distribution, Repair]	
			23,301 SF		

Entitlements	Nearly Entitled Mixed-Use Development
Location	2 blocks from 16th and Mission Street BART
Land Area	Land Area: Residential Site 15,664 Sq Ft PDR Site Adjacent 7,637 Sq Ft Total Land Area: 23,301 Sq Ft
Zoning	UMU
Roof Decks	2, Planned
Height Limit	58-X (Entitled for 117 Feet)
Ceiling Heights	17 ft Ground / 10 ft Floors 2-7
Bike Parking	66 Bike Spaces
Designed By	BAR Architects

Comments

- Site owner is nearing completion of entitlements for 164 residential units. Unit count is 106 Jr. 1 Bd units, 30 1 bd/1 ba, units, 20 2 bd/1Ba units, 8 2 bd/2 ba units. The Below Market Rate (BMR) Affordable units are comprised of 17 Jr 1 Bd units, 5 1 bd/1 ba units, 3 2 bd/1 ba units, and 1 2 bd/2 ba unit for a total of 26 BMR affordable units.
- The newly entitled project would be 11 stories, and 117 feet tall, and would take advantage of the AB 1287 density bonus.
- Projected 16-18 month construction period.

Summary

11 Stories
 127,190 SF (Residential)
 4,400 SF (Retail)
 0.36 Acres

Unit Count

106 JR 1BD
 30 1BD/ 1BTH
 20 2BD/ 1BTH
 8 2BD/2BTH

138 Market-Rate Units
 26 Affordable Units
 Parking for 118 Bicycles

1463 Stevenson Street
 Site can accomodate 24
 Street-Side Parking

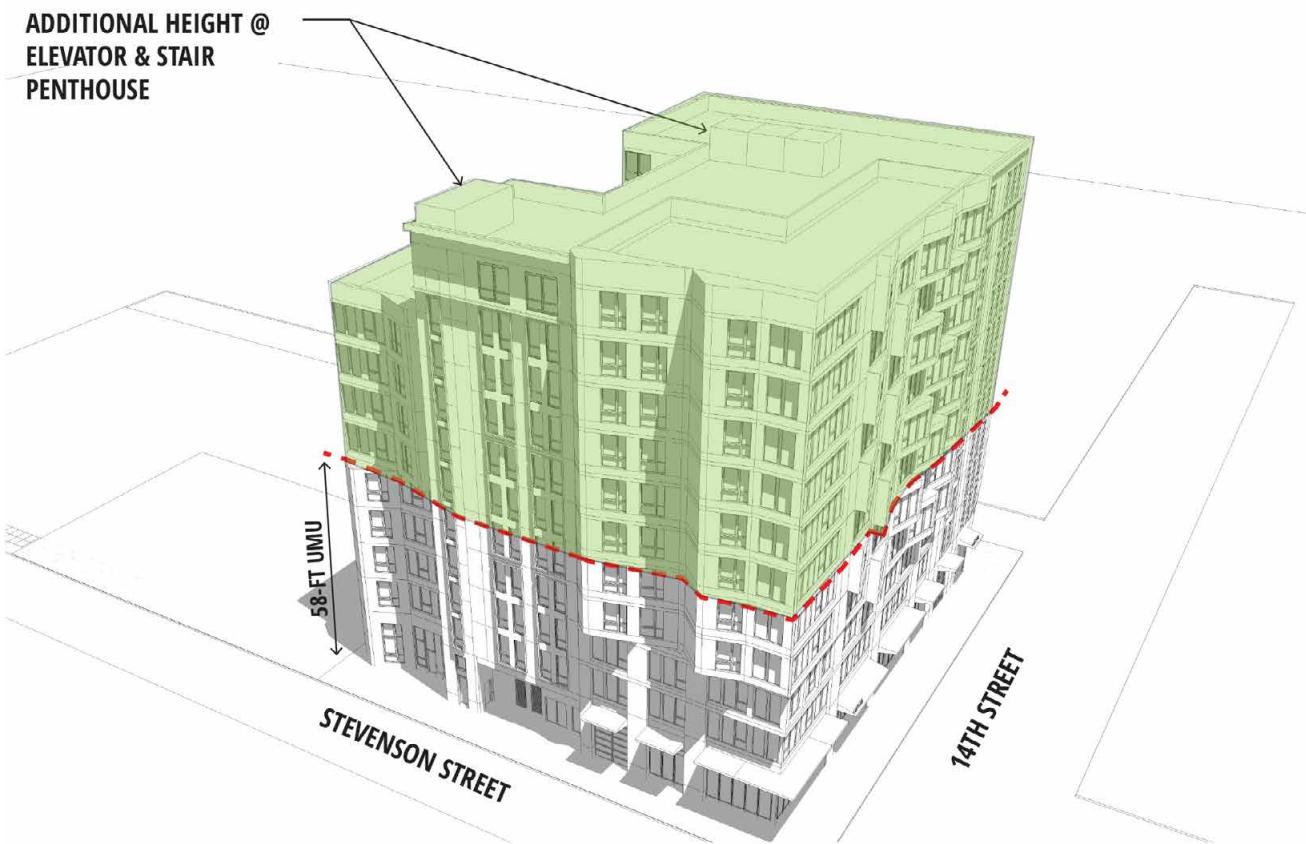
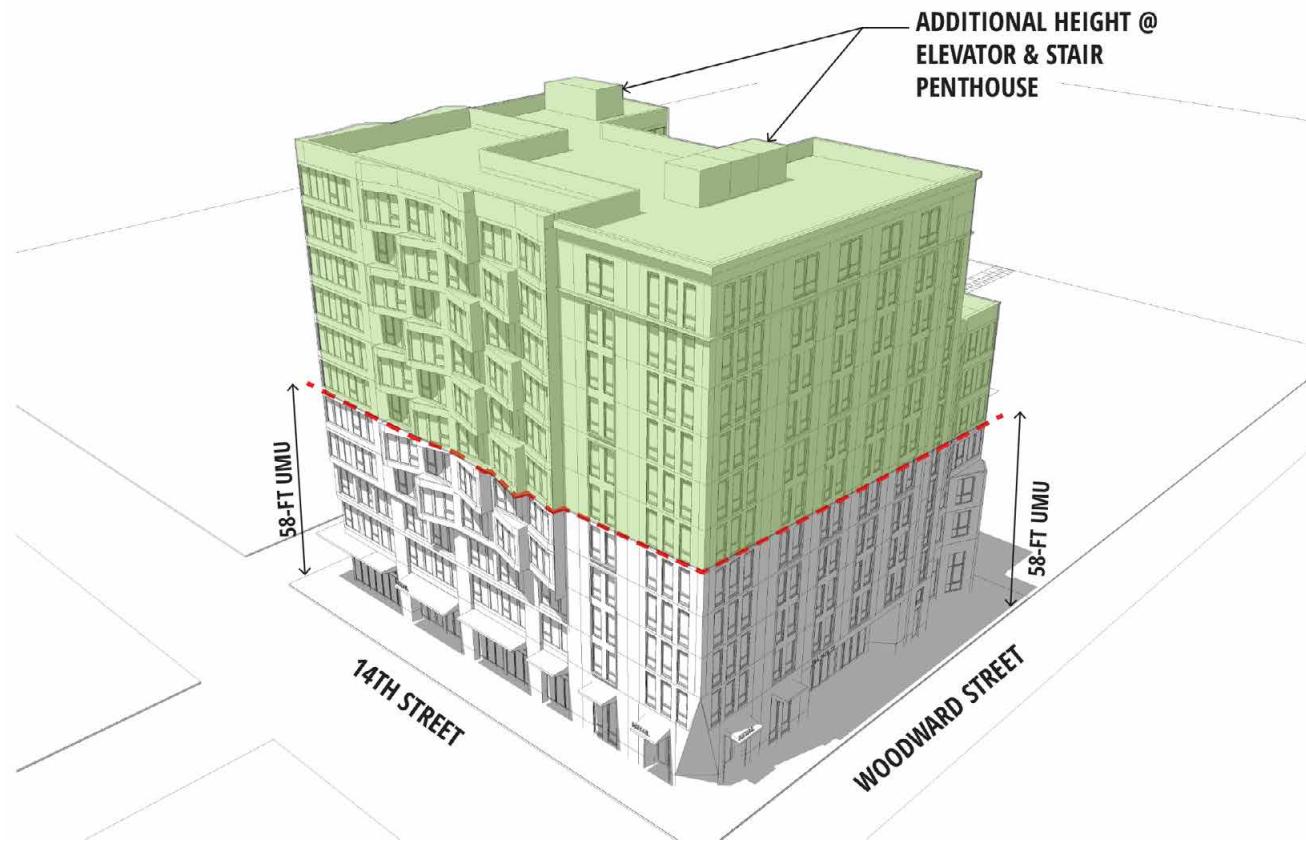
Bonus Scheme Area Tabulations

Level	Residential SF			Total GSF	Retail GSF	Grand GSF	Bonus Scheme Unit Count					
	Rentable GSF	Amenity & Lobby	Core + Service				JR	1BD+1BTH	2BD+1BTH	2BD+2BTH	Total	
11	8,250	0	2,180	10,430	0	10,430	9	3	2		14	
10	8,250	0	2,170	10,420	0	10,420	9	3	2		14	
9	9,210	0	2,170	11,380	0	11,380	9	3	2	1	15	
8	9,210	0	2,230	11,440	0	11,440	9	3	2	1	15	
7	10,330	0	2,330	12,660	0	12,660	11	3	2	1	17	
6	10,330	0	2,330	12,660	0	12,660	11	3	2	1	17	
5	10,330	0	2,330	12,660	0	12,660	11	3	2	1	17	
4	10,330	0	2,330	12,660	0	12,660	11	3	2	1	17	
3	10,220	0	2,330	12,550	0	12,550	11	3	2	1	17	
2	10,220		2,330	12,550	0	12,550	11	3	2	1	17	
1	1,770	3,550	2,460	7,780	4,400	12,180	4	0	0	0	4	
Total	98,450	3,550	25,190	127,190	4,400	131,590	106	30	20	8	164	
Efficiency (Res Rentable GSF/Res Total GSF)					77%	%	65%	18%	12%	5%	100.0%	
BMR*							BMR*	17	5	3	1	26



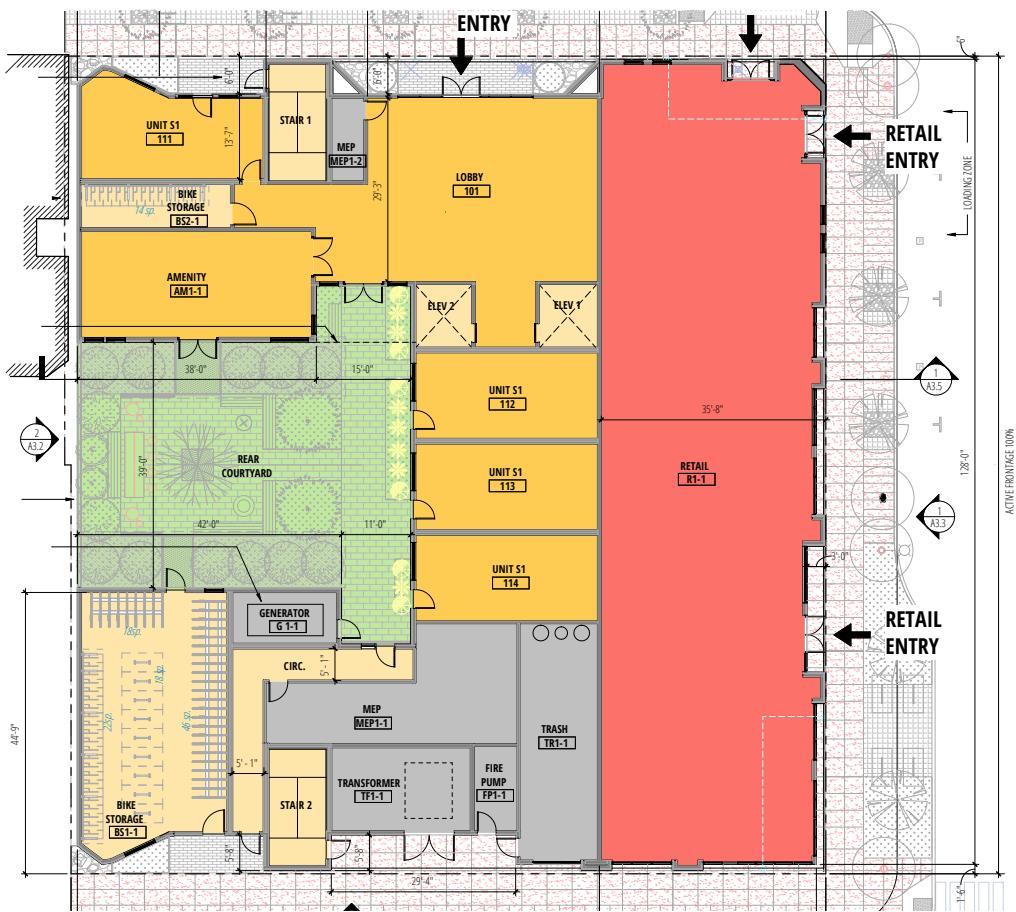
344 14th St / 1463 Stevenson St

Density Bonus Waiver



Floorplan

Ground Floor



LEGEND

- RESIDENTIAL
- RES. CORE + CIRCULATION
- RETAIL
- MEP/STORAGE
- OUTDOOR SPACE

Floorplan

2nd Floor



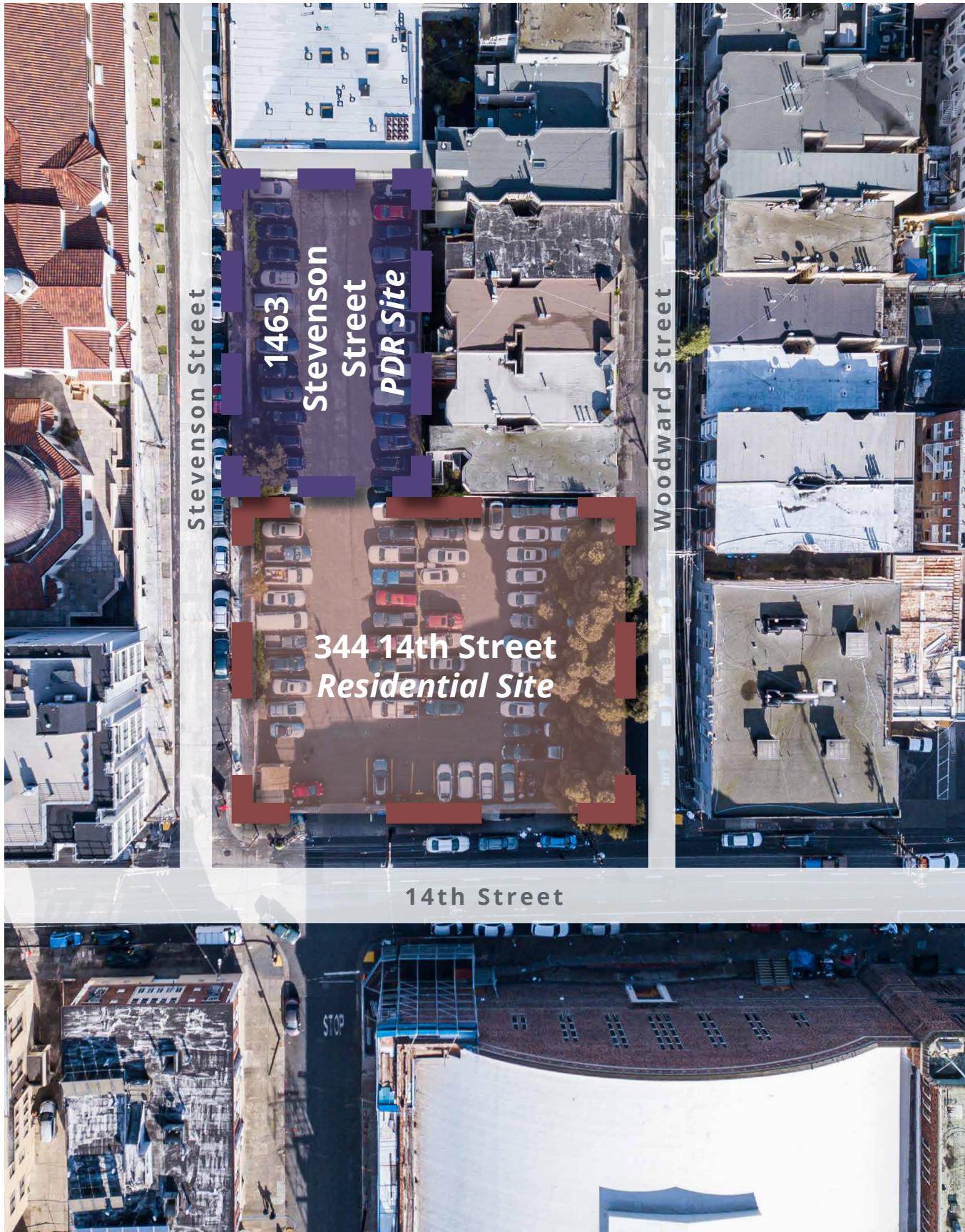
344 14th St / 1463 Stevenson St



344 14th St / 1463 Stevenson St



Site Overview

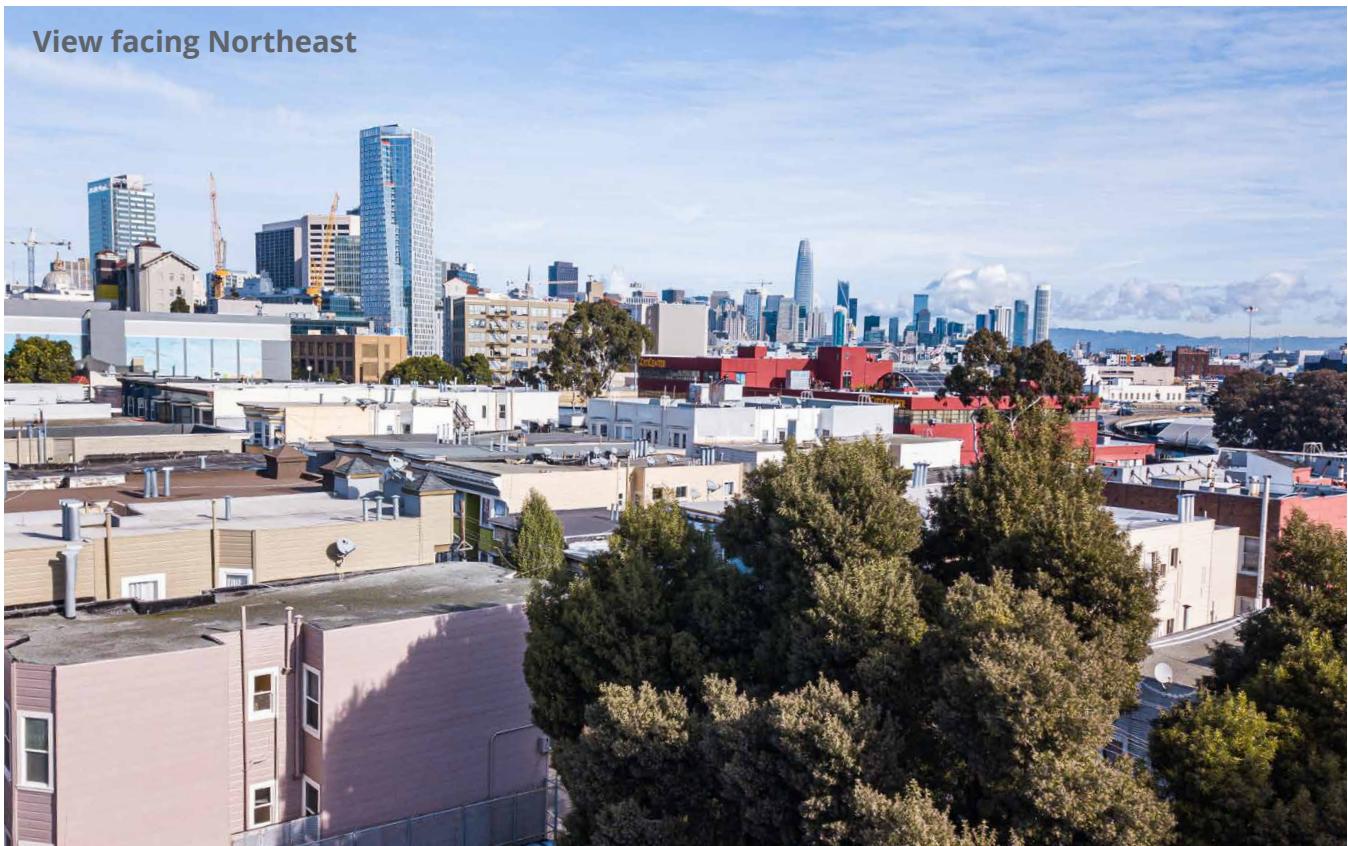


Site Views

View facing Southwest

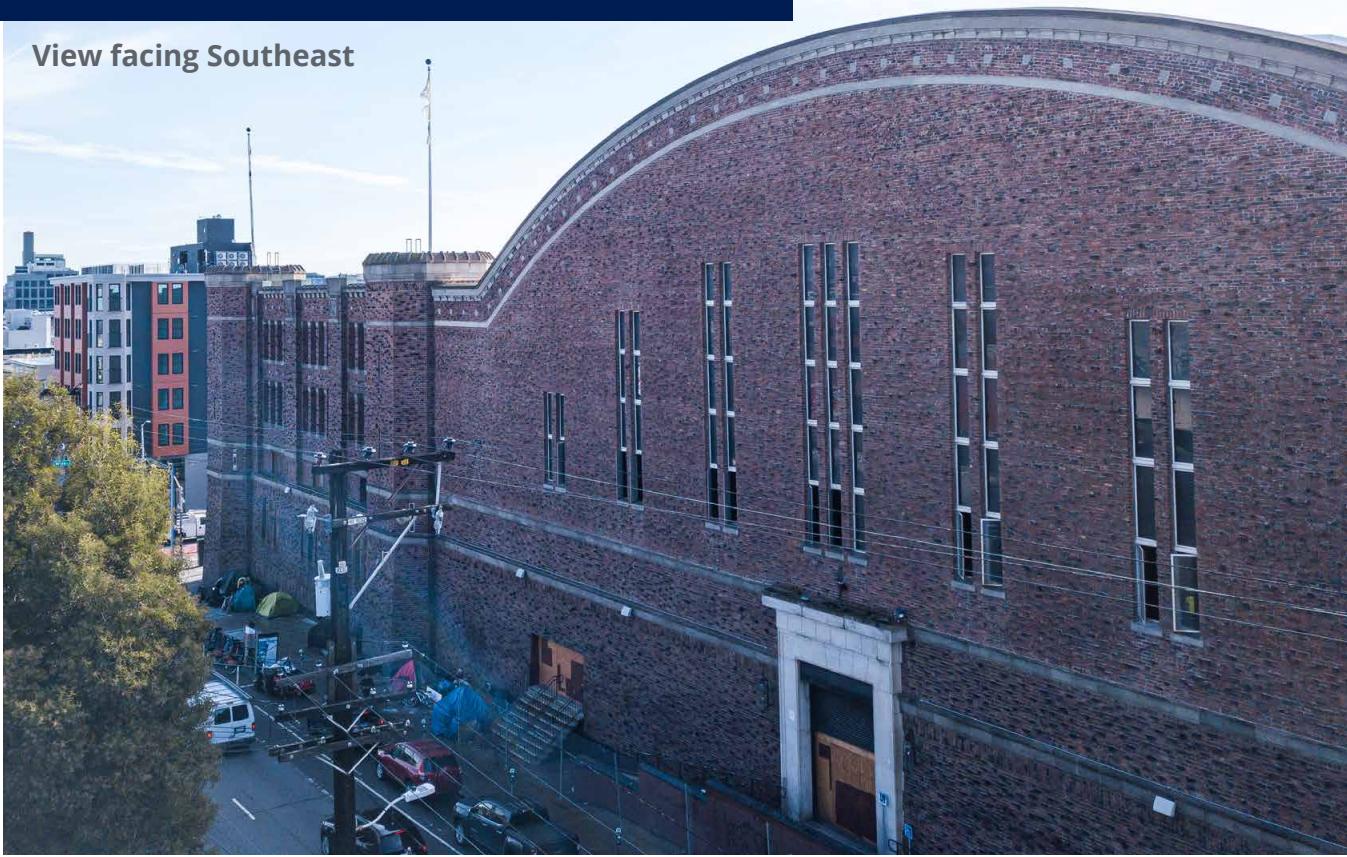


View facing Northeast

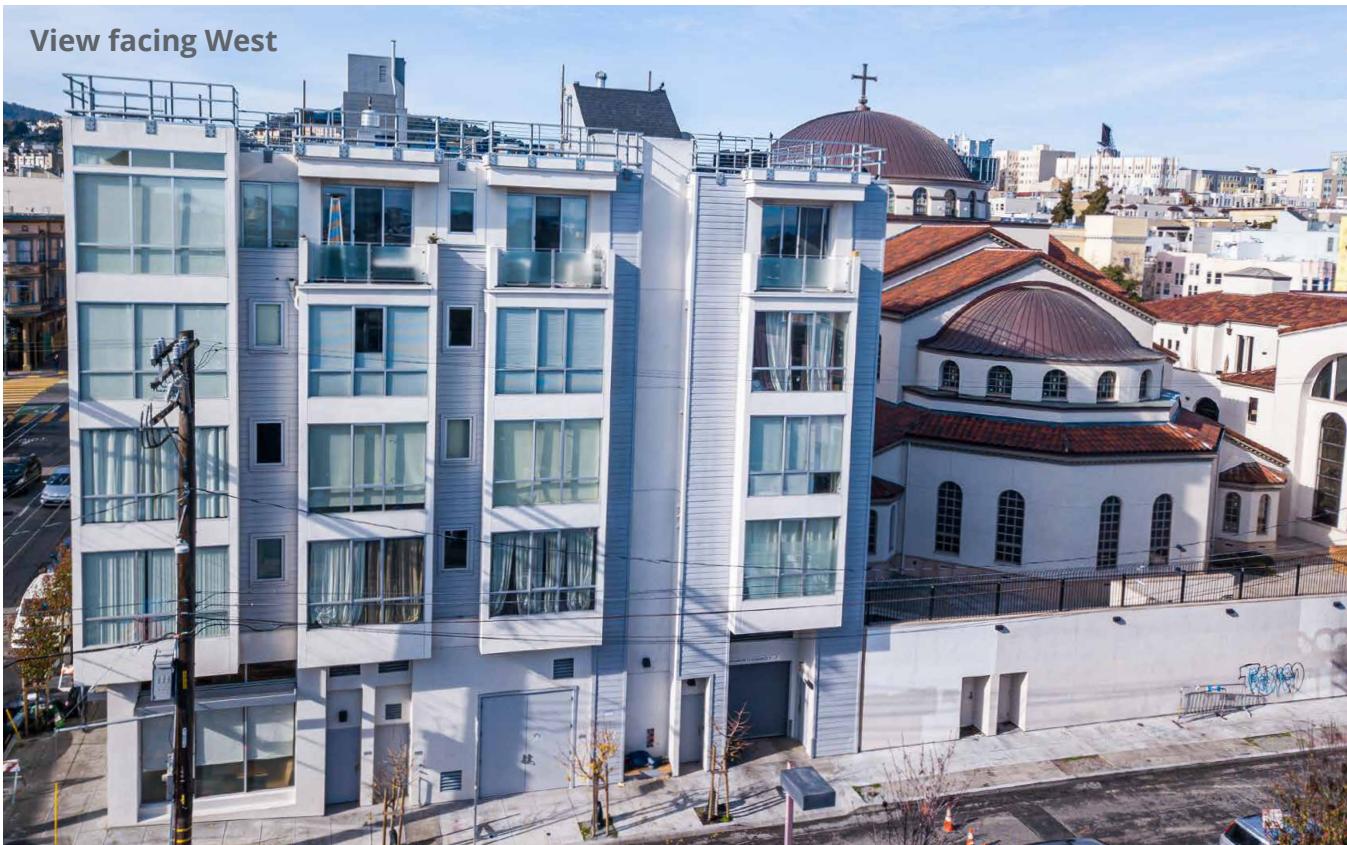


Site Views

View facing Southeast



View facing West



ADDITIONAL AMENITIES WITHIN 4 BLOCKS

GROCERIES

Whole Foods.....	38 Dolores Street
Rainbow Grocery.....	1745 Folsom Street
Foods Co.....	1800 Folsom Street
Food Hall.....	2973 16th Street
Safeway.....	2020 Market Street

ENTERTAINMENT/SOCIAL CLUBS/ COWORKING

Brick & Mortar Music Hall.....	1710 Mission Street
Roxie Theater.....	3117 16th Street
Mission Bowling Club.....	3176 17th Street
Stage Werk Theatre.....	446 Valencia Street
Victoria Theatre.....	2961 16th Street
The Assembly.....	449 14th Street
The Academy.....	2166 Market Street
Impact Hub.....	1885 Mission Street

FITNESS

Astayoga	417 14th Street
Yoga Punx	455A Valencia Street
Love Story Yoga	473 Valencia Street
Yoga to the People	2973 16th Street
Laughing Lotus Yoga Center	3271 16th Street
Body Chemistry Studio	201 Guerrero Street
Perform For Life Mission	1825 Market Street
24 Hour Fitness	2145 Mission Street
Body Mechanix Fitness	1919 Mission Street
The Boombox Studio	2109 Mission Street

PERSONAL SERVICES

Chase Bank.....	299 Valencia Street
Acute Collective.....	233 14th Street
People's Barber.....	333 Valencia Street
Population Salon.....	498 14th Street
Dreamers and Make Believers Salon.....	487 14th Street

RETAIL

Le Point.....	301 Valencia Street
Box Dog Bikes.....	494 14th Street
Everlane.....	461 Valencia Street
Taylor Stitch.....	383 Valencia Street
The Voyager Shop.....	365 Valencia Street
Nooworks.....	395 Valencia Street
Healthy Spirits.....	300 Valencia Street
Acacia.....	415 Valencia Street

SCHOOLS

San Francisco Friends School.....	250 Valencia Street
Millenium School.....	245 Valencia Street
Marshall Elementary School.....	1575 15th Street
Children's Day School.....	333 Dolores Street
San Francisco Jiu Jitsu Academy.....	261 S.Van Ness Ave

344 14th Street

1463 Stevenson Street

HIGHLIGHTS:

- #1 location for annual "Top New Restaurants"
- San Francisco Chronicle
- #2 "Hippest Neighborhood in America"
- Forbes Magazine
- The Mission contains 9 of Eater SF's "Essential 38" San Francisco Restaurants for Winter 2020, more than any other district in the City.



Location

344 14th Street
1463 Stevenson Street

- The Project is located near Muni bus lines: 14-Mission, 14R-Mission Rapid, 49-Van Ness/Mission and is within walking distance of the 16th and Mission BART Station.
- In addition, the Project is within a quarter mile from bus routes: 22-Fillmore, 33-Ashbury/18th Street, 55-16th Street, F-Market & Wharves, J-Church, K/T-Ingleside/T-Third Street, L-Taraval, M-Ocean View, and N-Judah.
- Easy freeway access to 101 and 80



Mission District

The Mission District stands out as San Francisco's most unique and exciting neighborhood. The Mission boasts a diverse and eclectic environment, excellent weather, and vibrant restaurant and nightlife scene well served by public transit. It is defined by its diverse population, vibrant street scene, excellent weather, and prominent dining and nightlife culture. Bordered by Highway 101 to the north and east, Cesar Chavez Street to the south, and Dolores Street to the west, The Mission has undergone a steady transformation while still maintaining its authentic culture and is now considered the hippest and most desirable residential and retail destination in San Francisco.



DOLORES PARK - 10 Minute Walk from 344 14th Street/1463 Stevenson Street



Surrounding Tenants

344 14th Street
1463 Stevenson Street

MID MARKET

Microsoft

DOLBY

Square



MISSION/POTRERO



samsara

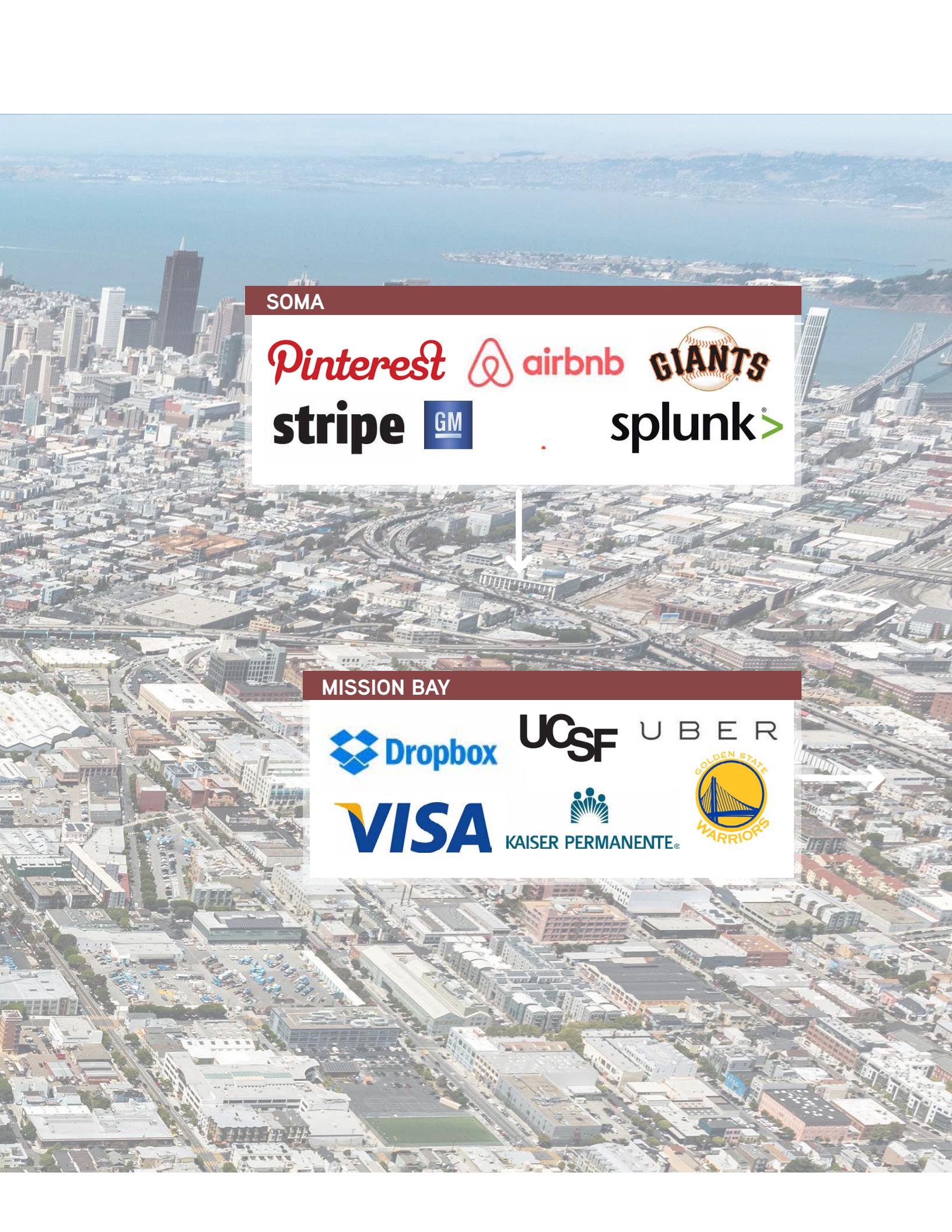
UCSF

Adobe

IDEO



CENTRALLY LOCATED TO MAJOR TENANTS



SOMA



MISSION BAY





John Jensen

CA Lic. 01102014

+1 415 867 1178

john.jensen@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.