

766 VALENCIAST

SAN FRANCISCO, CA

INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

EXCLUSIVE ADVISORS:

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100% OCCUPIED PLEASE DO NOT DISTURB TENANTS



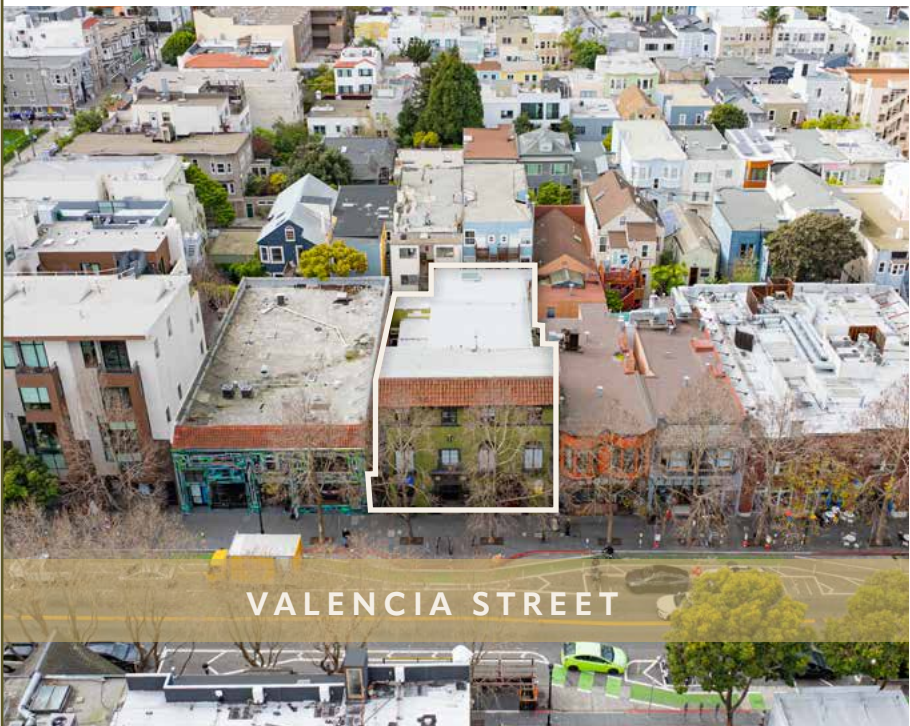


PROPERTY VIDEO



This opportunity allows an investor to own a building in the heart of the Valencia Corridor—an iconic, ever-thriving location with enduring value. Current paying tenants provide immediate income and long-term security for your investment.

Please note: *existing tenants are open for business and not part of the sale—do not disturb during tours.*



PROPERTY ADDRESS	766 Valencia Street San Francisco, CA 94110
TOTAL BUILDING AREA	±9,805 SF
YEAR BUILT	1914
FLOORS	3-Story
PROPERTY TYPE	Class B, Mixed-Use
BUILDING EXTERIOR	Wood Frame
ZONING DISTRICT	NCT-Valencia: Valencia Street Neighborhood Commercial Transit

CLICK HERE TO SIGN THE NDA FOR
CONFIDENTIAL OFFERING MEMORANDUM

1ST FLOOR TENANT BERNAL CUTLERY (GROUND FLOOR RETAIL KNIFE SHOP)



Bernal Cutlery Entrance



Main Entrance to Bernal Cutlery



Bernal Cutlery Retail Area

2ND FLOOR TENANT ONE WEALTH ADVISORS OFFICE SPACE



2nd Floor Hallway



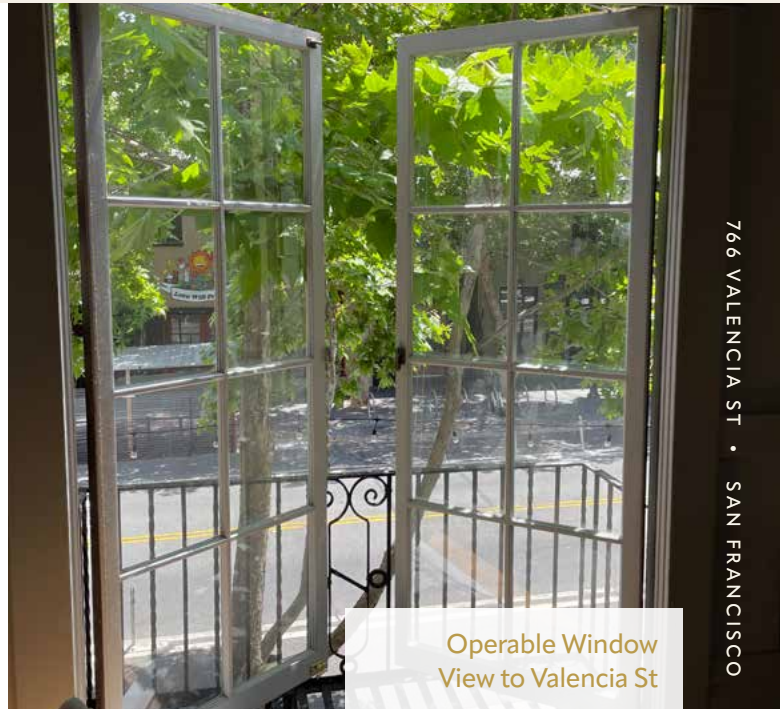
2nd Floor Hallway Bike Rack



Conference Room



Office Area



Operable Window
View to Valencia St

3RD FLOOR TENANT RAREFIELD DESIGN/BUILD OFFICE SPACE



Stairwell from 2ND to 3RD Floor



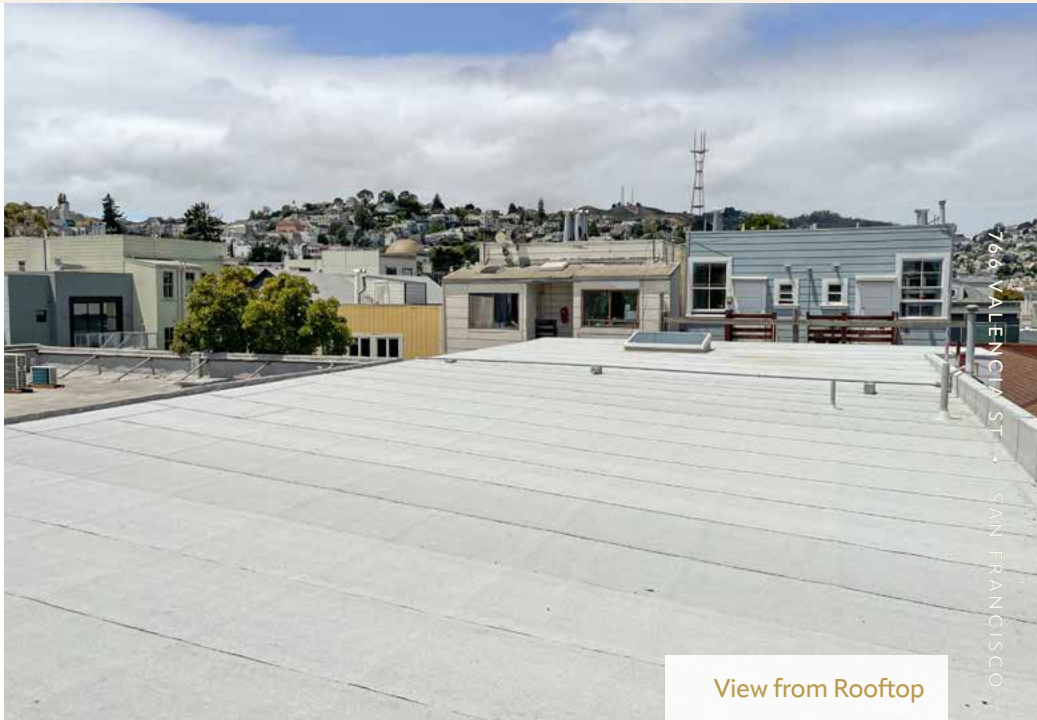
Office Area



Kitchenette



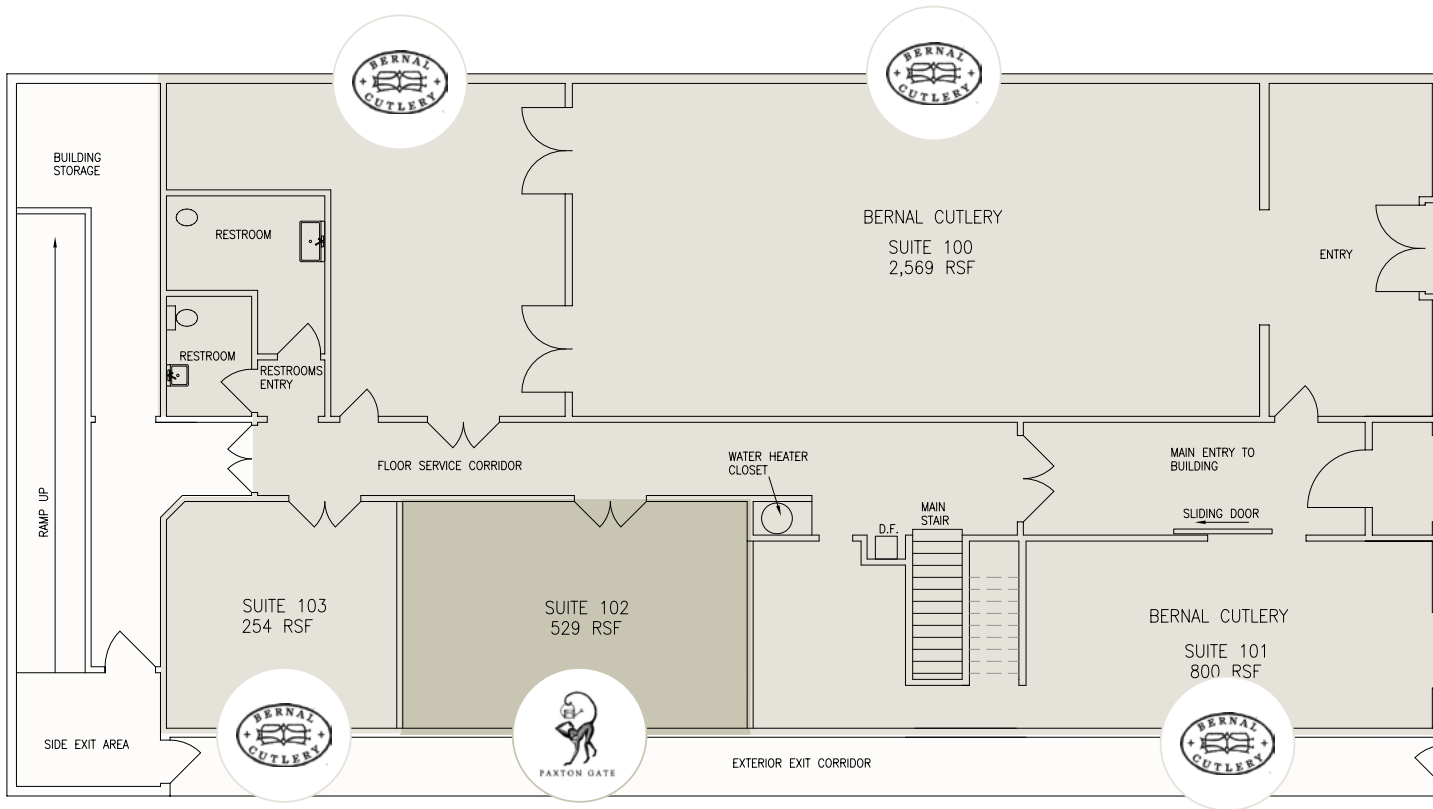
Conference Area



View from Rooftop

766 VALENCIA ST. • SAN FRANCISCO

1ST
FLOOR



VALENCIA ST



LEGEND

Bernal Cutlery

Paxton Gate

2ND FLOOR

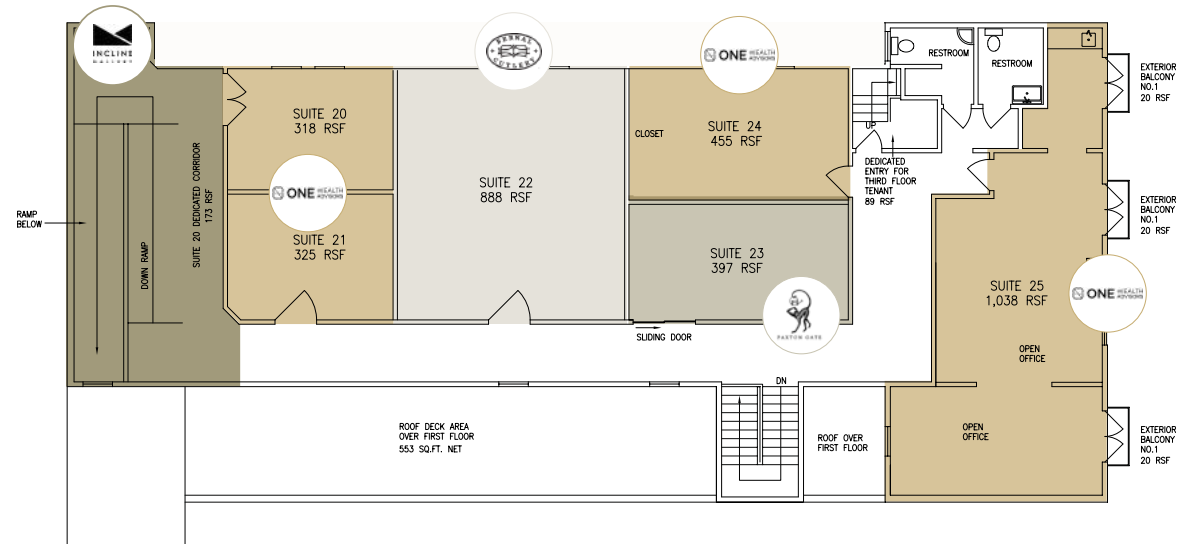
LEGEND

Bernal Cutlery

Paxton Gate

Incline Gallery

One Wealth Advisors

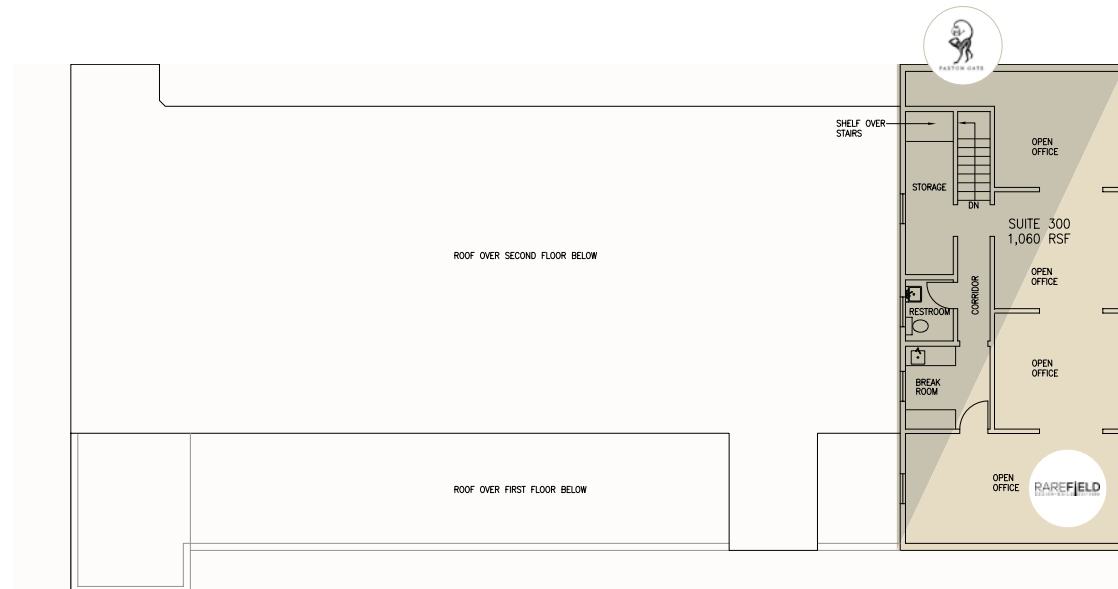


3RD FLOOR

LEGEND

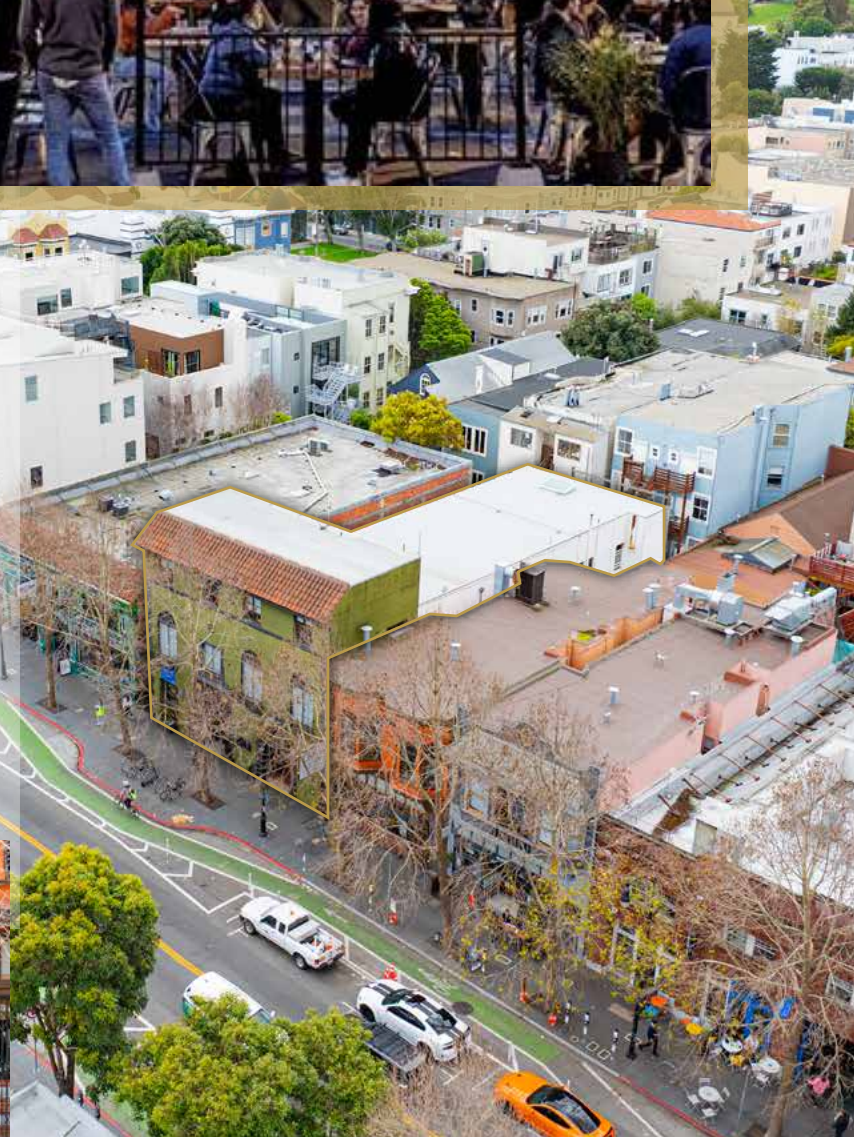
Paxton Gate

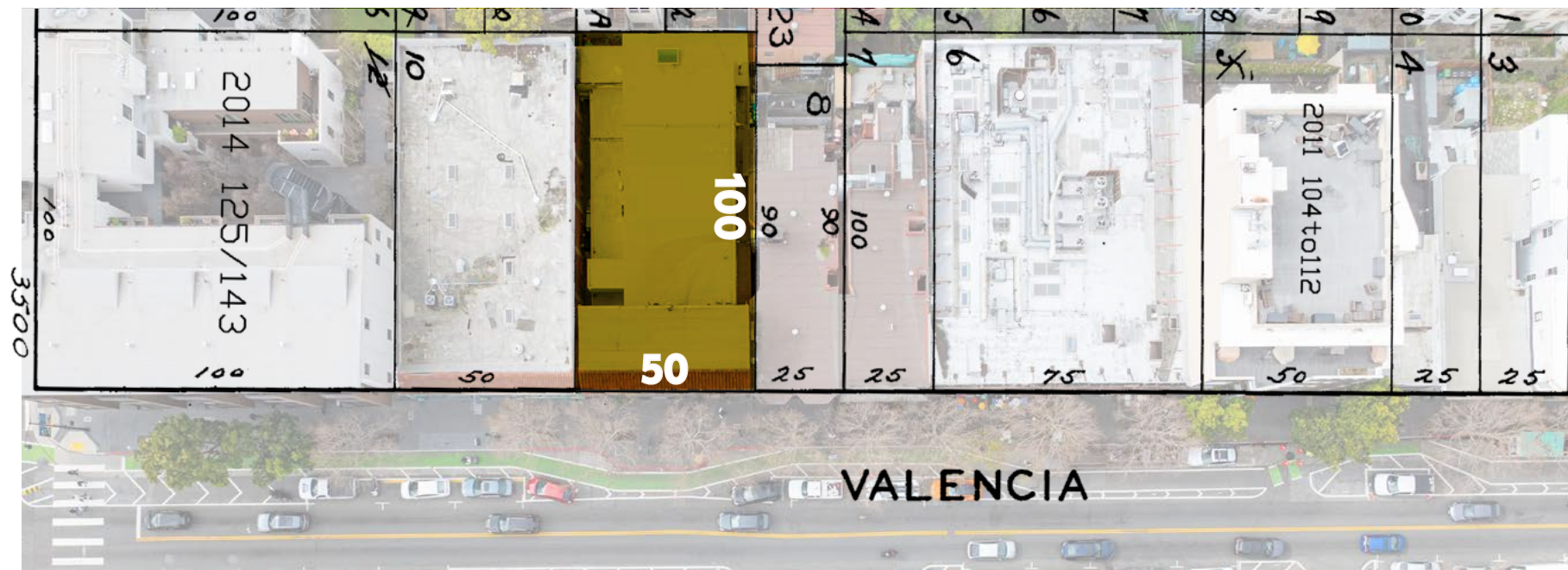
Rarefield Design

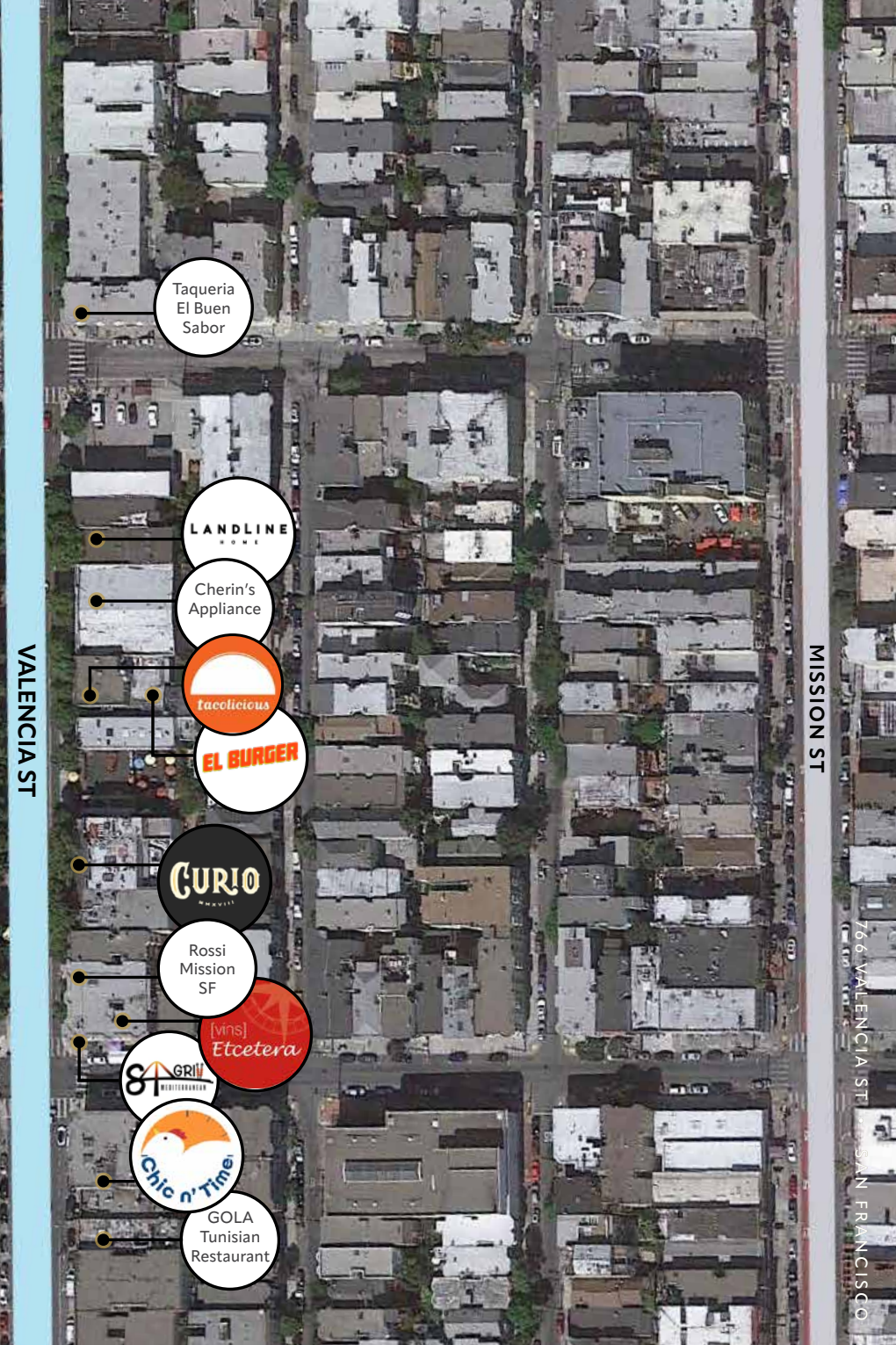


THE VALENCIA STREET CORRIDOR is a major artery in San Francisco's iconic Mission District and one of four top destinations in the city for eating, drinking, and shopping. Located between 18th and 19th Streets, this particular block is arguably the most vibrant stretch in the Mission—rivaling any neighborhood in the city with its eclectic mix of funky shops offering everything from books and herbs to globally sourced fashion. The concentration of restaurants and bars here is unmatched, drawing visitors from across the Bay Area daily. On weekends, the street is closed to cars to accommodate the surge of pedestrian traffic. The energy is electric—families, singles, and visitors of all ages gather to enjoy a safe, friendly, and endlessly entertaining atmosphere. You'll find everything from mom-and-pop businesses to niche retailers and trendsetting boutiques.

Built in 1914, the property has been well cared for and retains its historic façade and original charm—evident the moment you step inside. Quality materials and attention to detail have been thoughtfully incorporated over the years, and the building remains in excellent condition. We do not anticipate any near-term capital improvements or structural upgrades (to be verified independently via inspection or appraisal).







766 VALENCIA ST SAN FRANCISCO

\$9.9 BILLION

Annual Visitor Spending

(San Francisco)

\$177,609

Median Household Income

(1 Mile Radius from 766 Valencia)

\$245,522

Average Household Income

(1 Mile Radius from 766 Valencia)

DEMOGRAPHICS FOR THE 700 BLOCK OF VALENCIA

**Last 12 Months - Sources: SF Travel Association, Colliers Research, Placer.ai*

1.3M

Visits

455.6K

Visitors

48MINS

Avg. Dwell Time

38.5

Median Age

61.4%

Bach. Degree or Higher

2.18

Persons per Household



SALE COMPARABLES

0.5 mile radius | Last 24 months



1098 Valencia St

DATE SOLD	12/8/2025
ZONING	NCT
PARCEL SIZE	0.23 AC
BUILDING SIZE	3,980 SF
SALE PRICE	\$5,087,074
PRICE PER SF	\$1,181.69
SALE TYPE	Investment



1090 Valencia St

DATE SOLD	12/8/2025
ZONING	NCT
PARCEL SIZE	0.23 AC
BUILDING SIZE	7,024 SF
SALE PRICE	\$6,810,926
PRICE PER SF	\$896.48
SALE TYPE	Investment



3370 18th St

DATE SOLD	1/31/2025
ZONING	UMU
PARCEL SIZE	0.05 AC
BUILDING SIZE	6,750 SF
SALE PRICE	\$1,450,000
PRICE PER SF	\$215
SALE TYPE	Owner User

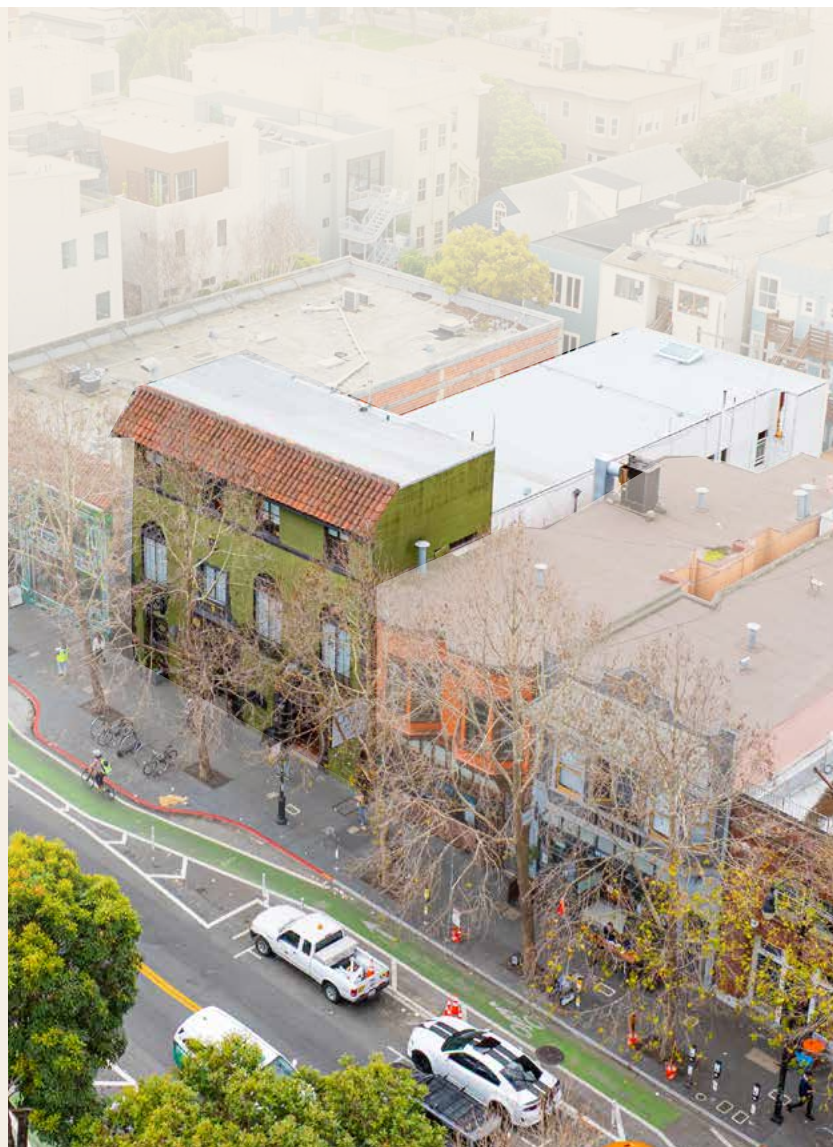
Sale notes: 3370 18th is a 3-story retail/office building that was fully vacant at time of sale.

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Colliers International San Francisco, a Delaware Corporation, (COLLIERS) has been retained by Moffatt Family Trust, on an exclusive basis to act as agent with respect to the potential sale of 766 Valencia Street, San Francisco, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.