

FOR SALE | OFFICE BUILDING WITH PARKING

Price

\$7.495M

20 Haight St  
Hayes Valley | San Francisco



Exclusive  
Advisors:

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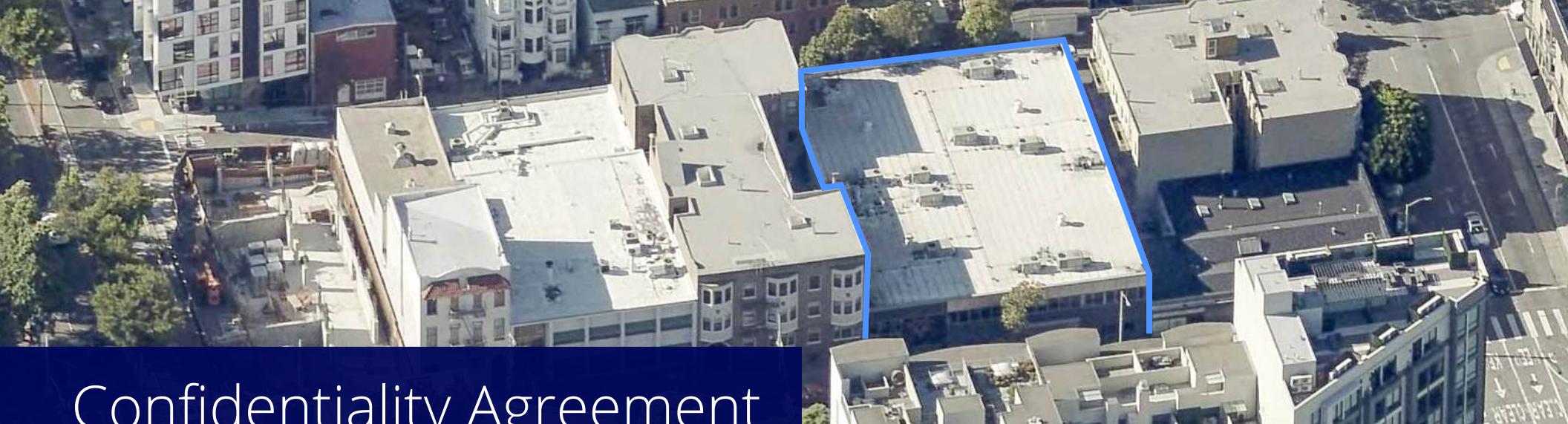
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Colliers



# Confidentiality Agreement

Colliers International San Francisco, a Delaware Corporation, (COLLIERS) has been retained by The Veen Firm P.C. on an exclusive basis to act as agent with respect to the potential sale of 20 Haight 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.



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# Property Summary

## PROJECT DETAILS

<b>Address</b>	20 Haight Street San Francisco, CA	<b>Land Area</b>	±10,497 SF
<b>Product Type</b>	Office	<b>APN</b>	0853-023
<b>Building Area</b>	±10,500 SF	<b>Zoning</b>	NCT-3 (Modern scale neighborhood commercial transit district)
<b>Stories</b>	2 - office and lower level parking	<b>Permitted Use</b>	Office, Residential, Retail
<b>Occupancy</b>	Delivered vacant	<b>Height</b>	40-50 Feet
<b>Year Built</b>	1959 (per public record)	<b>Price</b>	\$7.495m

## 20 HAIGHT OFFERS THE FOLLOWING



Full building identity



27 parking spaces



Recently renovated

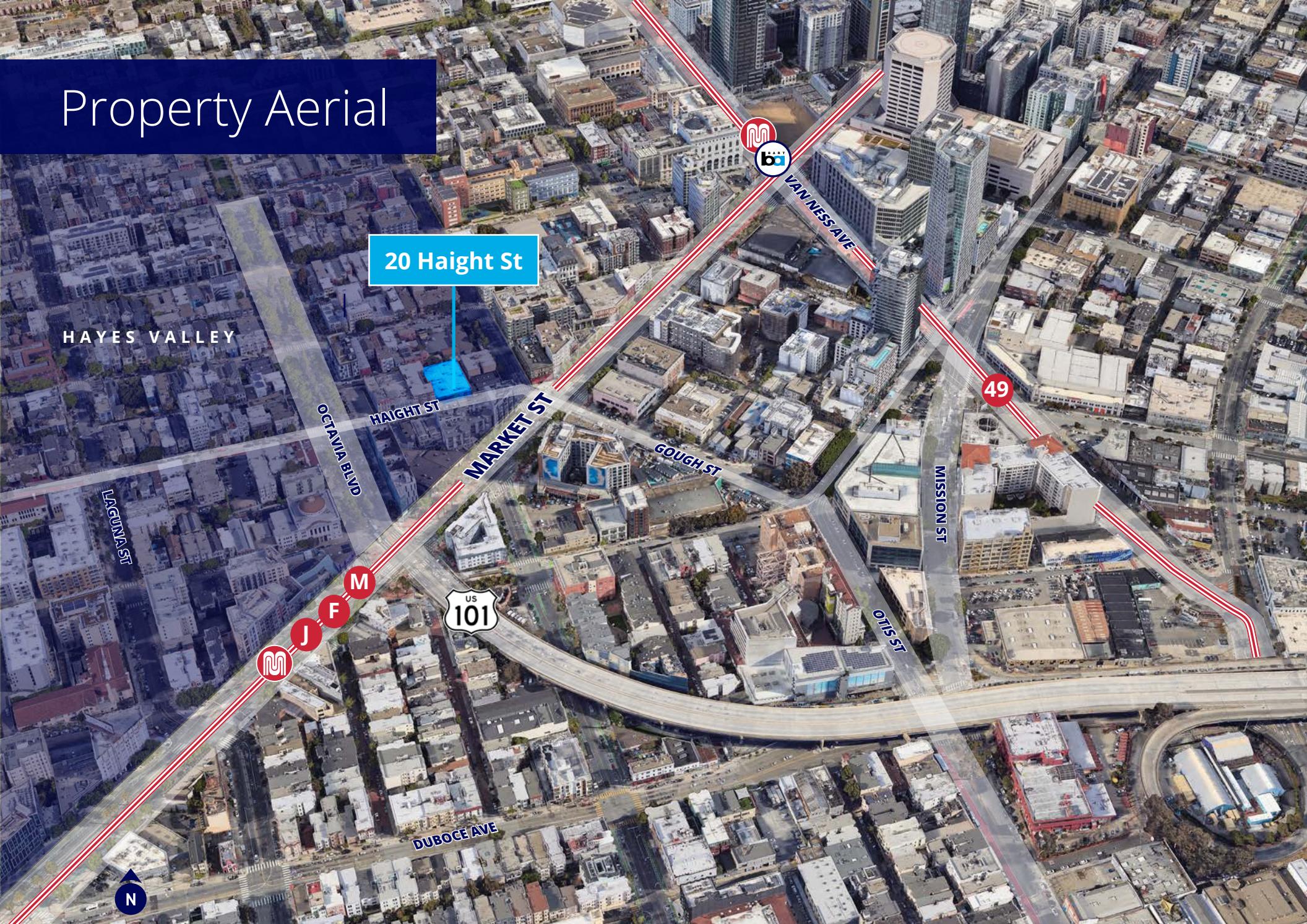


Excellent proximity to public transportation & Hwy 101 off-ramp



Excellent owner-user opportunity

# Property Aerial

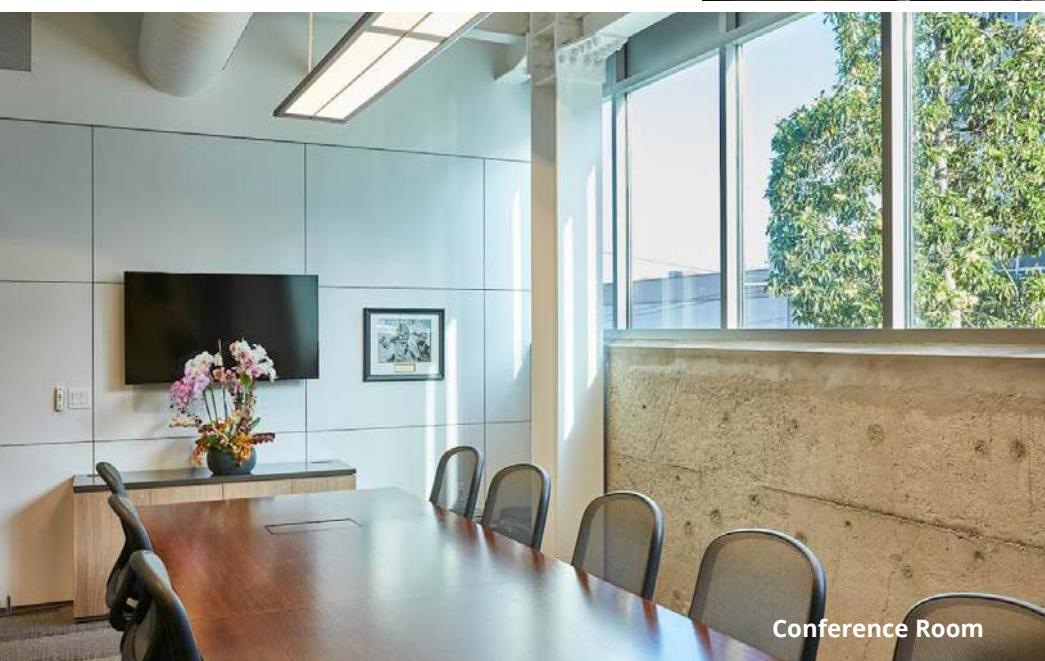


# Investment Highlights

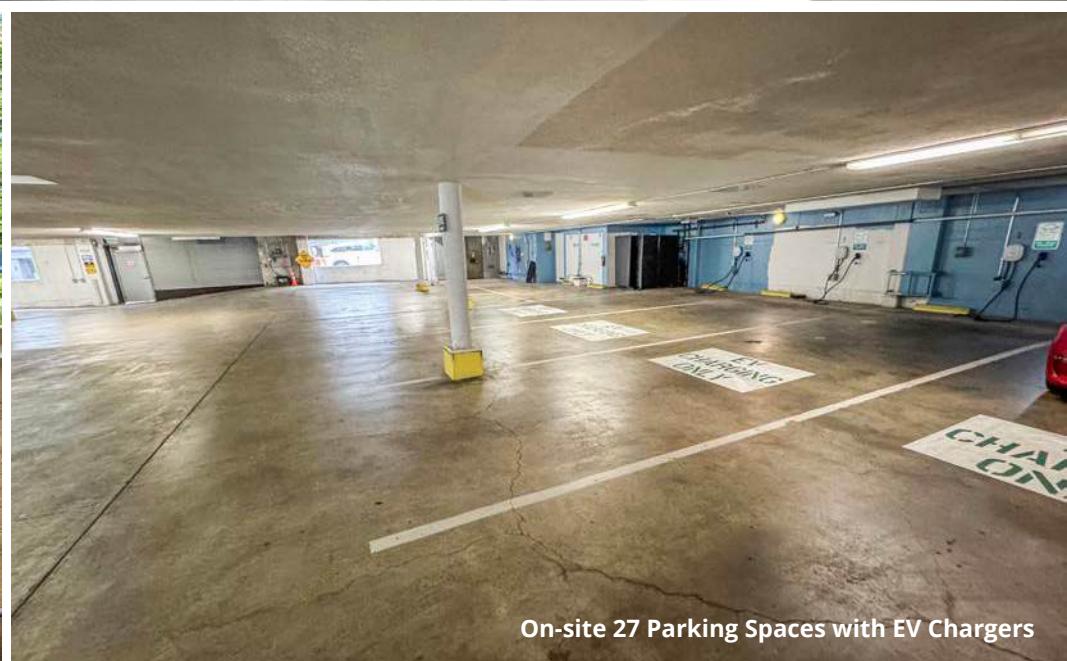
- Excellent owner-user opportunity
- Potential residential development site
- On-site parking provides amenity or additional income opportunity
- At the confluence of Hayes Valley, the Castro, and Mission District



Modern Interior



Conference Room

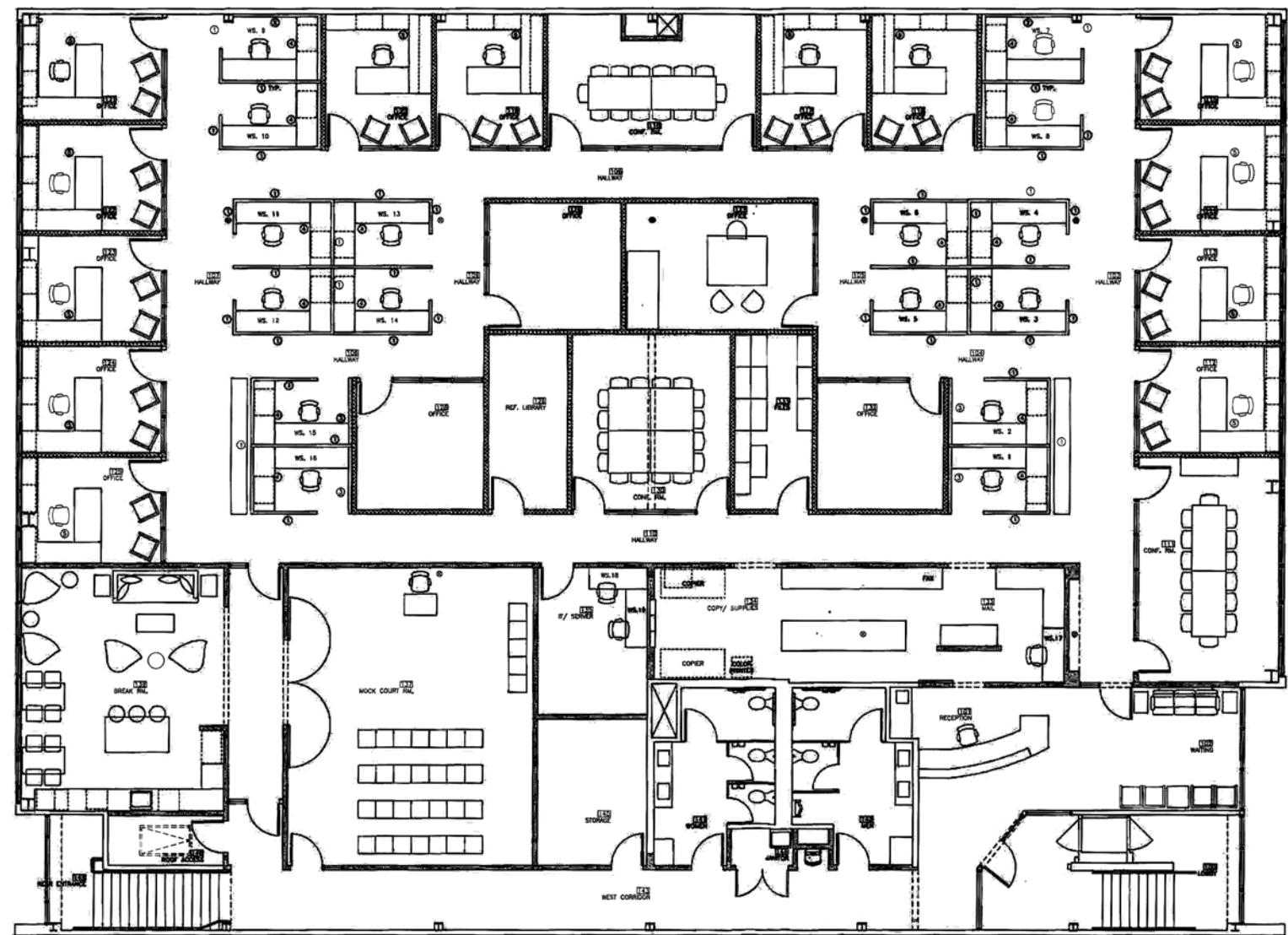


On-site 27 Parking Spaces with EV Chargers

# Floorplan

±10,497 Sq. Ft.

- 17 private offices
- 16 work stations
- 3 conference rooms
- Formal reception
- Mock court room
- Library
- File storage room
- Breakroom
- Copy / Supplies room
- Men & Women restroom
- It / Server
- Storage



# Site Details

## PARCEL MAP

OCTAVIA BLVD



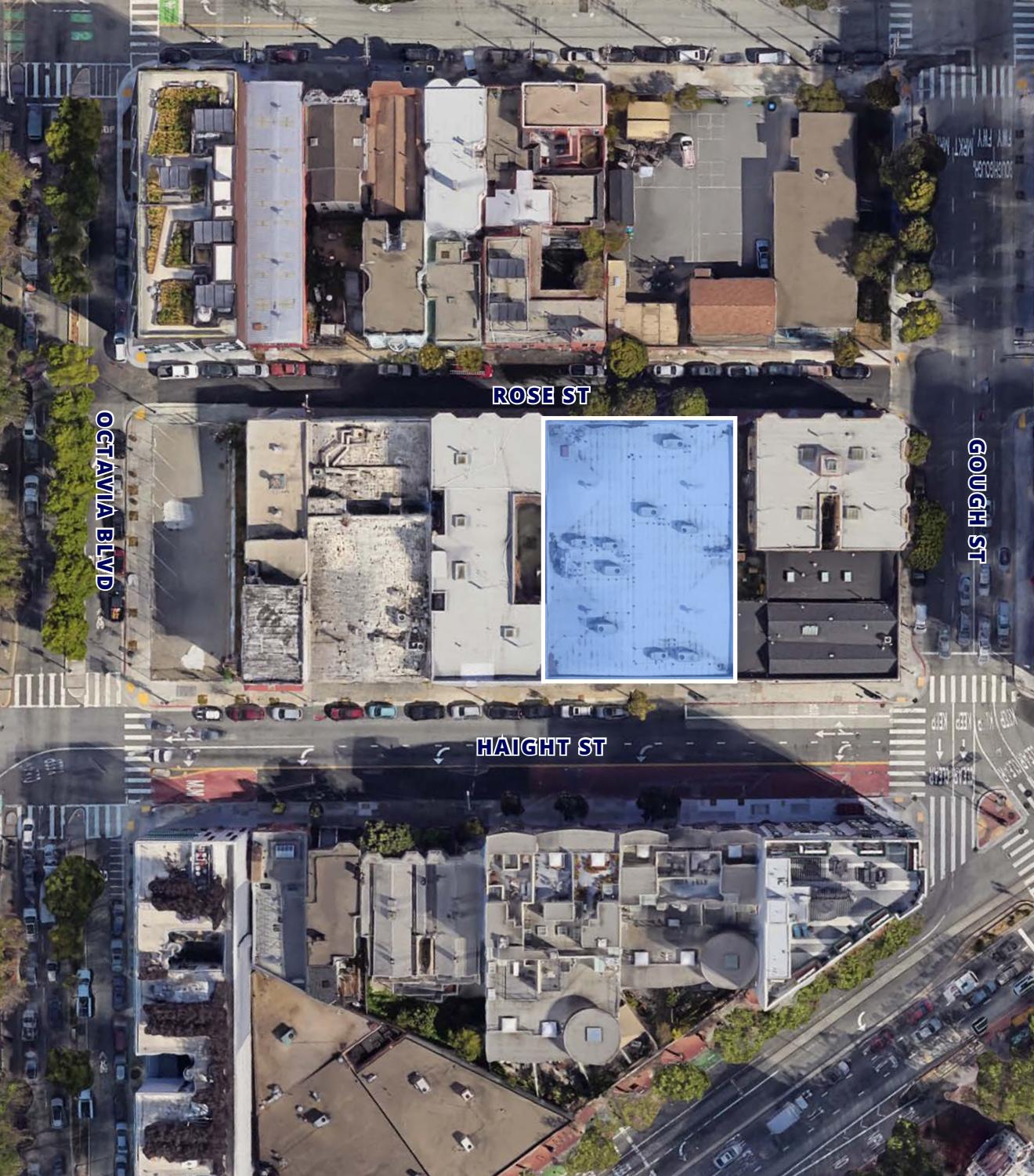
## OVERVIEW

**Site Size** ±10,497 Sq. Ft.

**Zoning** NCT-3  
(Moderate Scale Neighborhood Commercial Transit District)

**Frontage** 87.50 Feet (Haight & Rose St)

**Height Limit** 50 Feet along Haight St.  
40 Feet along Rose St.



# San Francisco Area Overview



Alcatraz Island



Golden Gate Bridge

Presidio National Park



Land's End



RICHMOND DISTRICT

Golden Gate Park

OUTER SUNSET



PANHANDLE

HAIGHT ASHBURY

THE CASTRO

NO PA

MISSION

MISSION BAY

CHASE CENTER



City Hall



Ferry Building



Pier 39



Coit Tower

FISHERMAN'S WHARF



Chinatown

UNION SQUARE

**HAYES VALLEY**



Chase Center

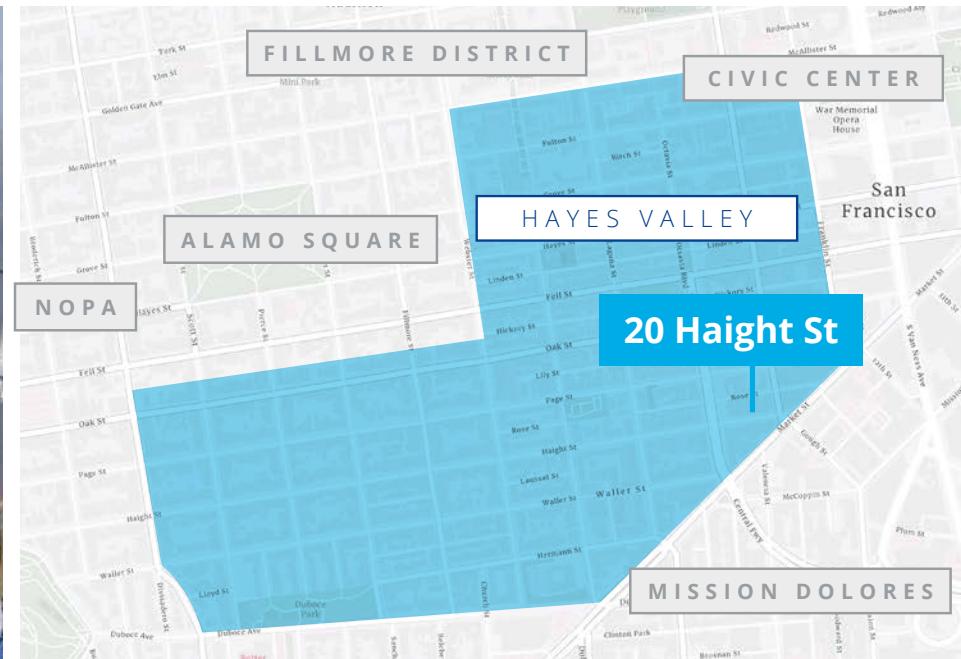


# Hayes Valley



is a neighborhood in the Western Addition district of San Francisco, California. It is located between the historical districts of Alamo Square and the Civic Center. Victorian, Queen Anne, and Edwardian townhouses are mixed with high-end boutiques, restaurants, and public housing complexes. The neighborhood gets its name from Hayes Street, which was named for Thomas Hayes, San Francisco's county clerk from 1853 to 1856 who also started the first Market Street Railway franchise.

Considered one of the most burgeoning areas in San Francisco, Hayes Valley's rapid ascent as one of the Bay Area's hippest neighborhoods can be attributed to the vast array of high-end boutiques, restaurants, and bars that populate the district. After years of embryonic growth, this once-forgotten neighborhood is now grabbing its share of the spotlight.



## Emergence & Growth of the A.I. Community in the Hayes Valley

*“Hacker houses” where people create start-ups, are springing up in San Francisco’s Hayes Valley neighborhood, known as “Cerebral Valley” because it is the center of the A.I. scene. And every night someone is hosting a hackathon, meet-up or demo focused on the technology.*

GRIFFITH, ERIN. “THE AI BOOM IS PULLING TECH ENTREPRENEURS BACK TO SAN FRANCISCO”  
THE NEW YORK TIMES, 7 JUNE 2023, P.1.

# Amenity Map



**20 Haight St**

Select Hayes Street Tenant Lineup

**allbirds**

WARBY PARKER  
eyewear

**A pact**

**TIMBUK2**  
SAN FRANCISCO

**PARACHUTE**

**OAK + FORT**

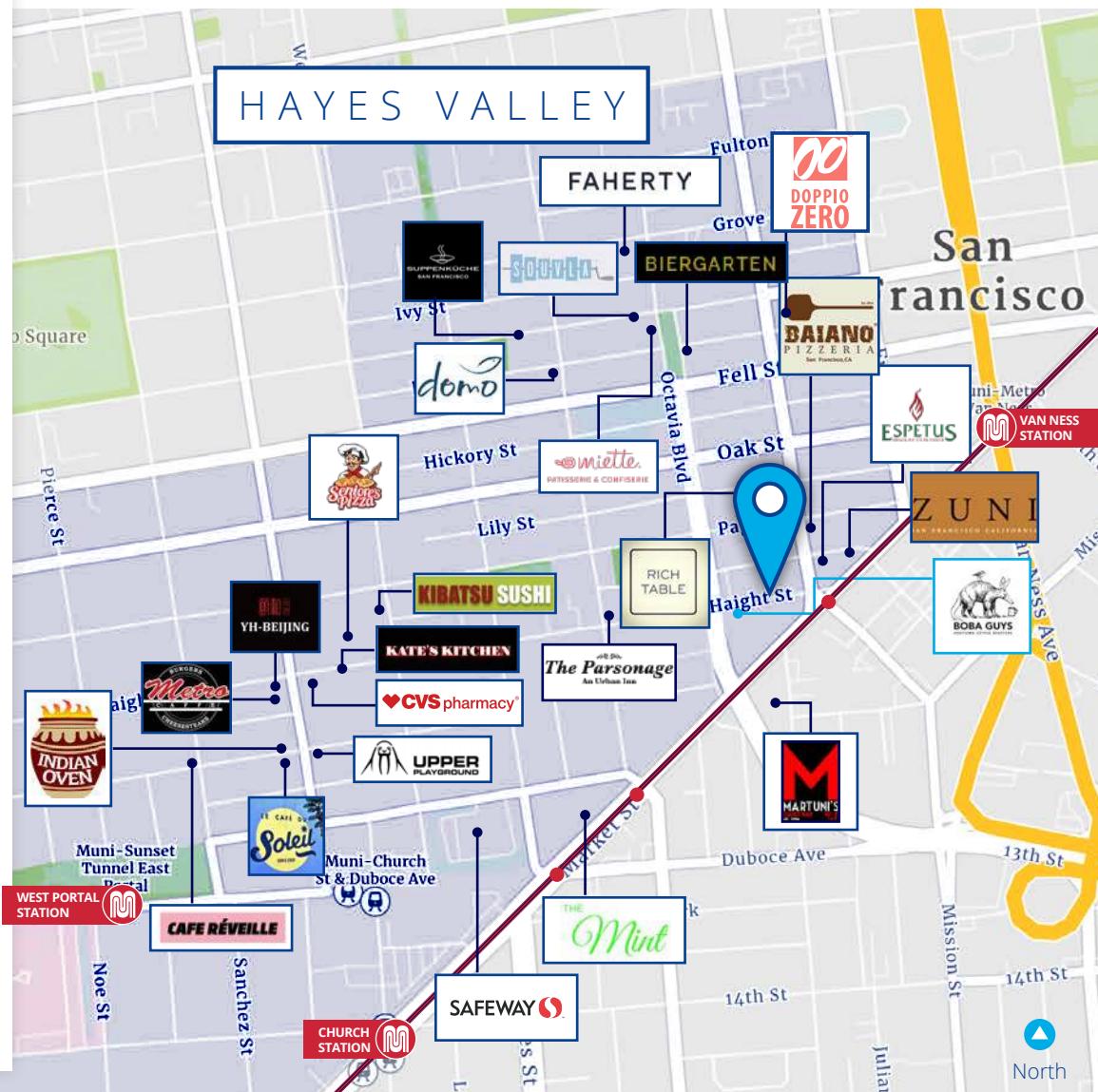


**marine layer**

**brooklinen**

**ov**

GEAR FOR GOOD  
**cotopaxi**

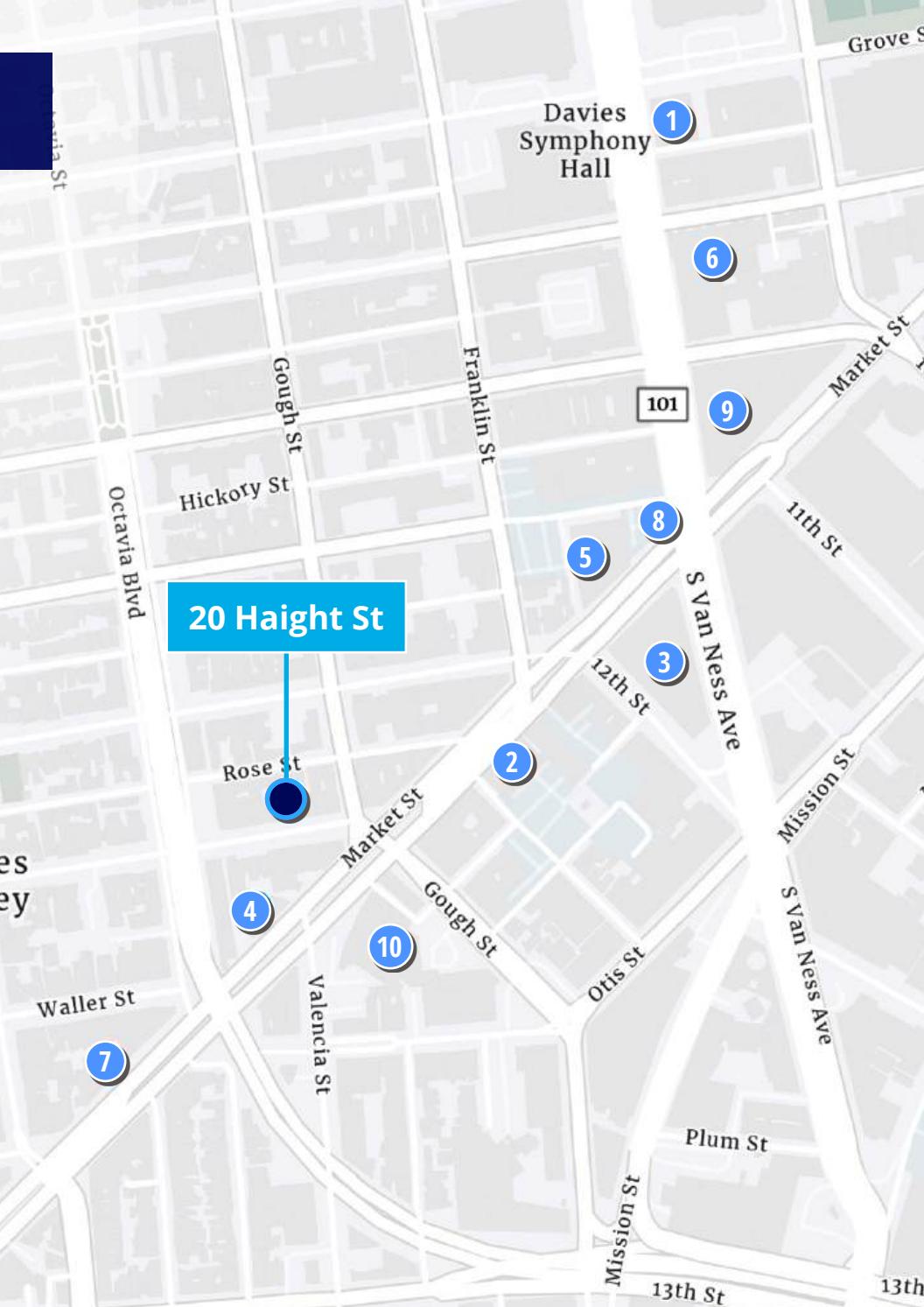


Daytime Population

5 MIN WALK	7,278
10 MIN WALK	42,854
15 MIN WALK	81,105

# Recent Development Map

	ADDRESS	UNITS	STATUS
1	240 Van Ness Ave	112	Under Construction
2	1 Brady Ave	444	Built in 2022
3	10 S Van Ness	984	Proposed
4	1740-1770 Market St	100	Proposed
5	55 Oak St	109	Built in 2022
6	150 Van Ness Ave	420	Built in 2018
7	1844 Market St	113	Built in 2013
8	1500-1540 Market St	453	Proposed
9	30 Van Ness Ave	333	Proposed
10	1699 Market St	160	Built in 2019





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