

**FOR SALE | OFFICE BUILDING WITH PARKING**

*Price*  
**\$7.495M**

# 20 Haight St Hayes Valley | San Francisco



**Exclusive  
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**Colliers**





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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:

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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.



20 Haight St

Hayes Valley | San Francisco

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# Property Summary

## PROJECT DETAILS

|               |                                       |
|---------------|---------------------------------------|
| Address       | 20 Haight Street<br>San Francisco, CA |
| Product Type  | Office                                |
| Building Area | ±10,500 SF                            |
| Stories       | 2 - office and lower level parking    |
| Occupancy     | Delivered vacant                      |
| Year Built    | 1959 (per public record)              |

|               |   |
|---------------|---|
| Land Area     | ±10,497 SF  |
| APN           | 0853-023  |
| Zoning        | NCT-3 (Modern scale neighborhood commercial transit district) |
| Permitted Use | Office, Residential, Retail                                   |
| Height        | 40-50 Feet  |
| Price         | \$7.495m  |

## 20 HAIGHT OFFERS THE FOLLOWING



Full building identity



27 parking spaces



Recently renovated



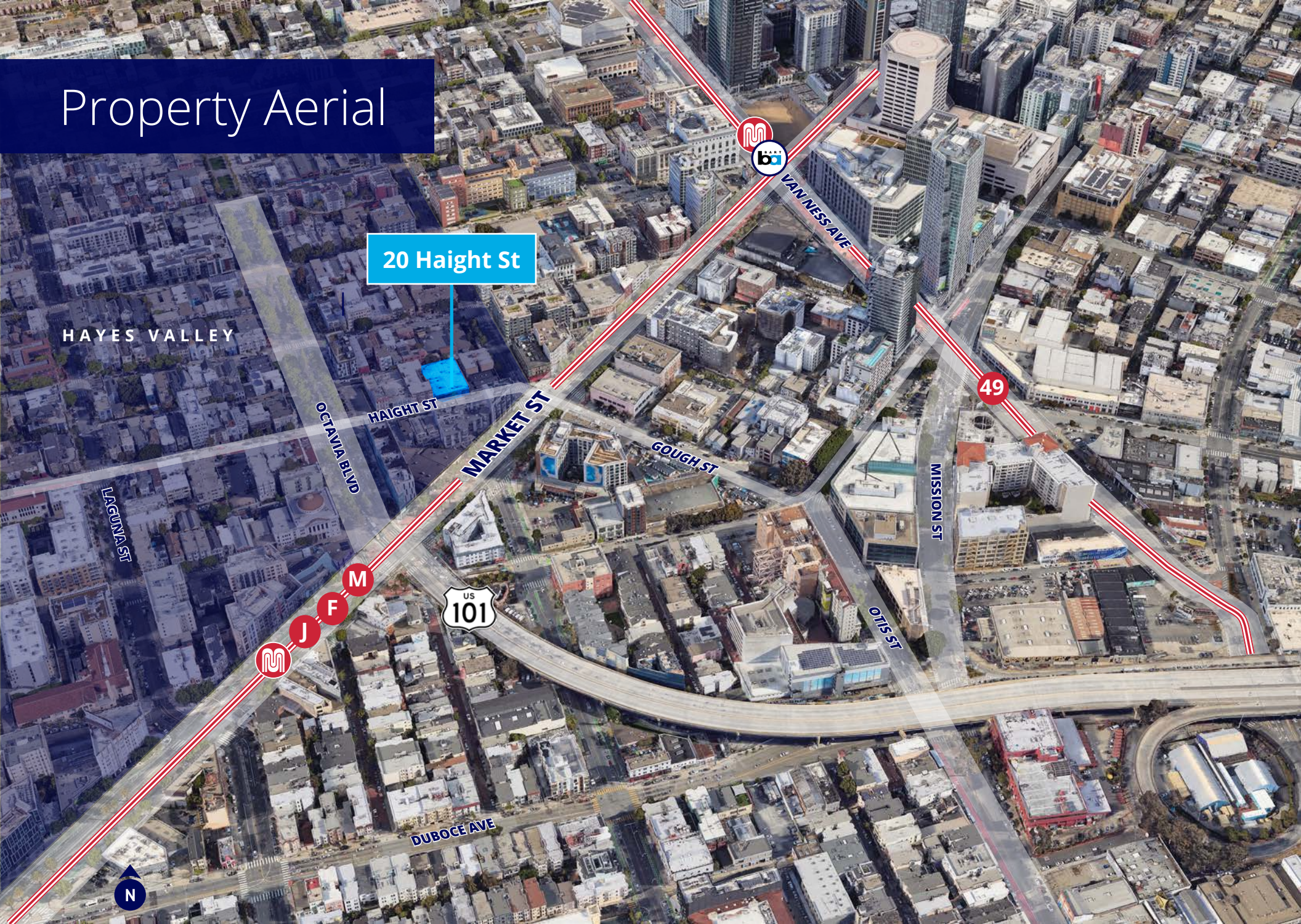
Excellent proximity to public transportation & Hwy 101 off-ramp



Excellent owner-user opportunity



# Property Aerial



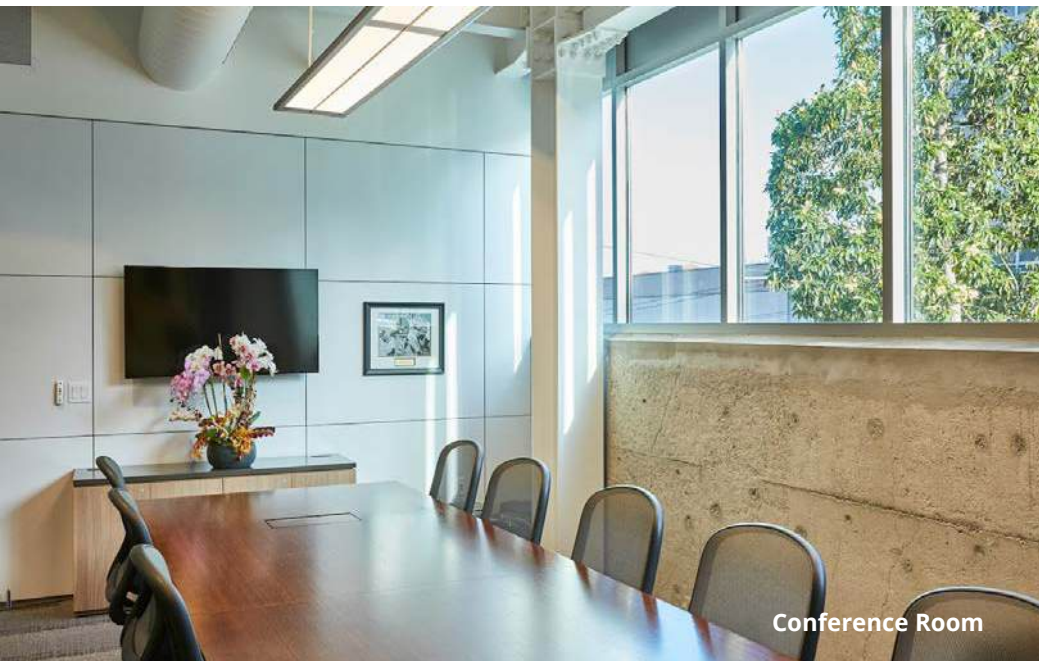


# Investment Highlights

- 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

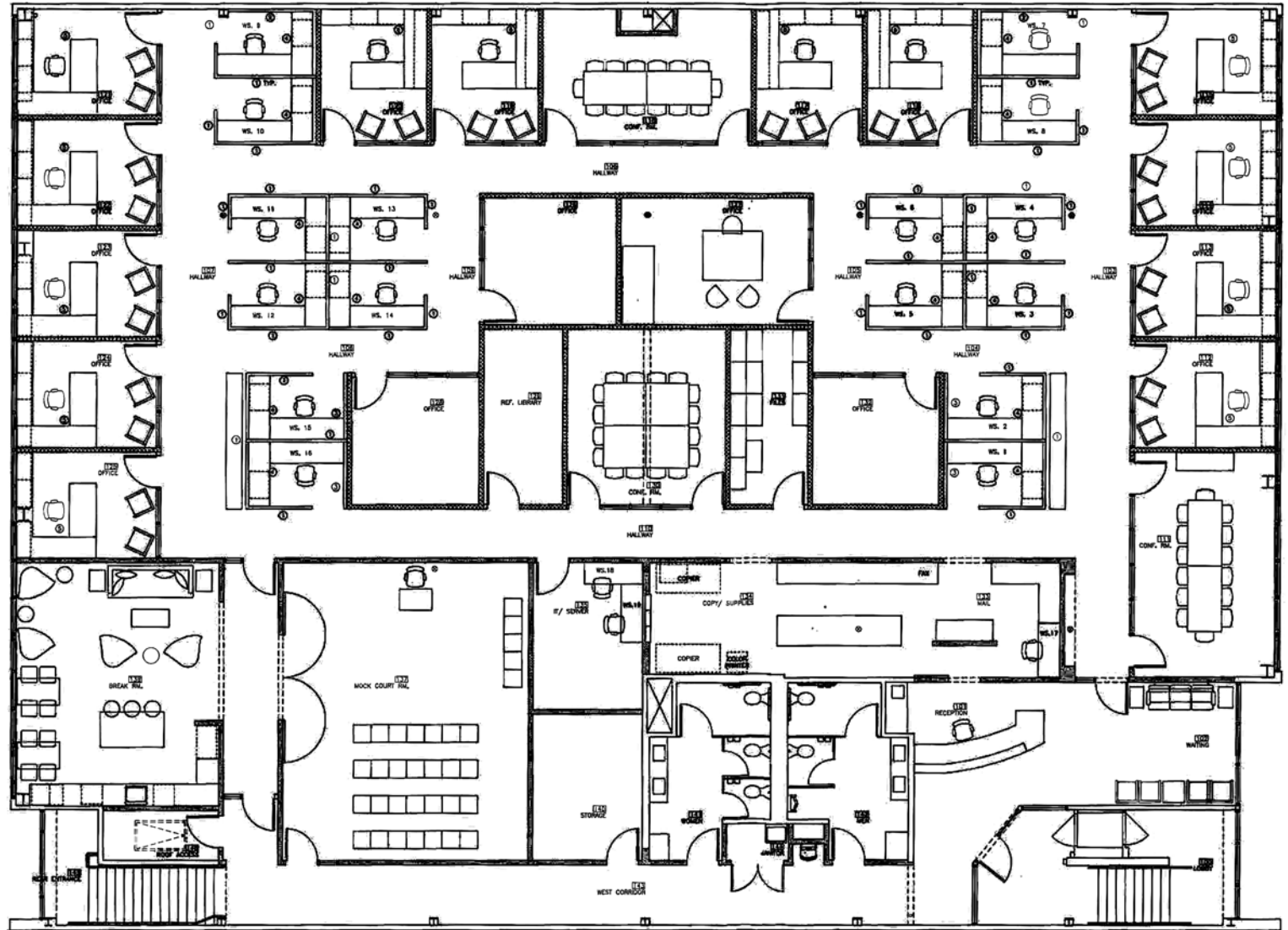


On-site 27 Parking Spaces with EV Chargers

# 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





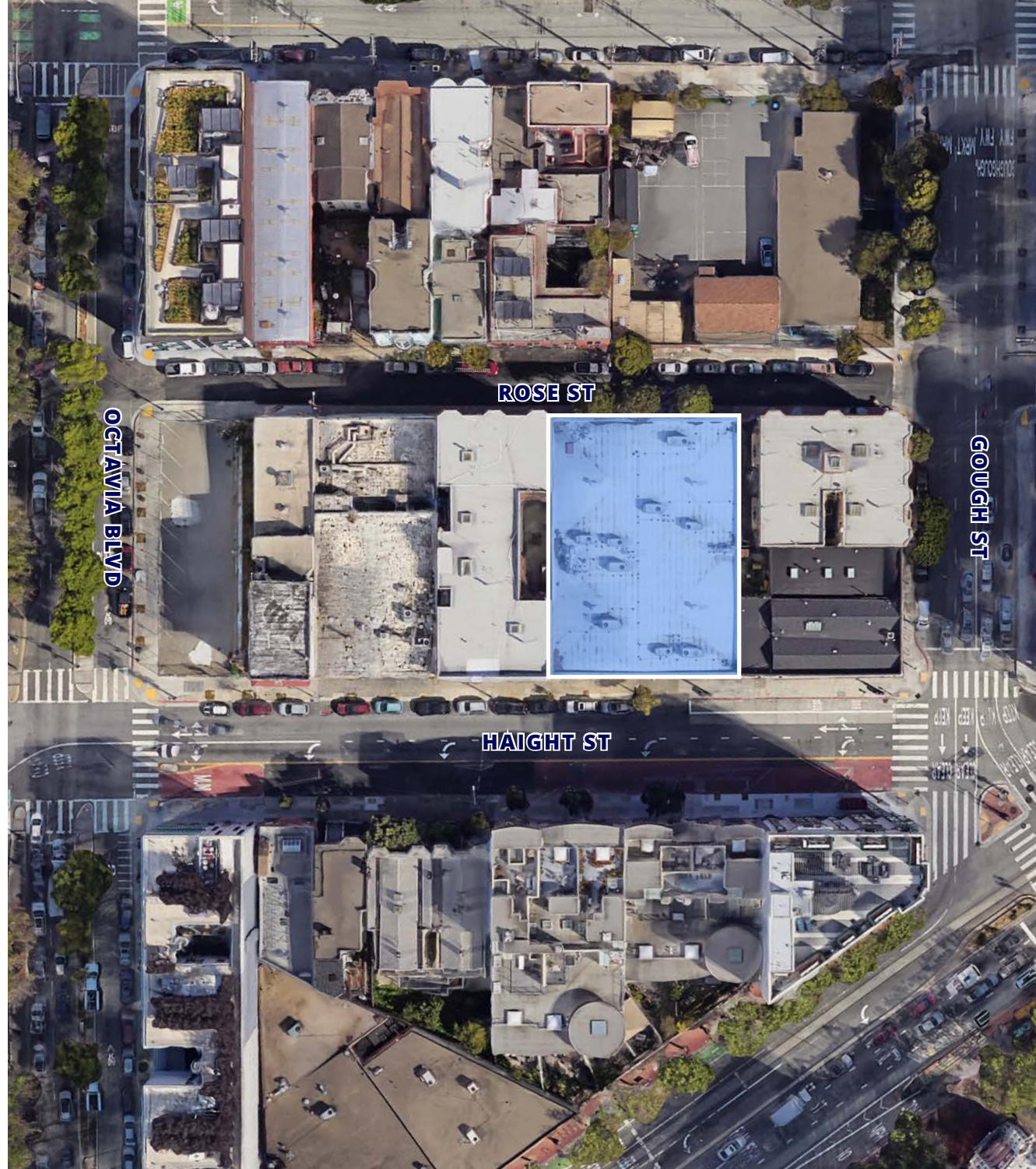
# Site Details

## PARCEL MAP



## OVERVIEW

|              |   |
|--------------|---|
| Site Size    | ±10,497 Sq. Ft.   |
| Zoning       | NCT-3<br>(Moderate Scale Neighborhood<br>Commercial Transit District) |
| Frontage     | 87.50 Feet (Haight & Rose St)   |
| Height Limit | 50 Feet along Haight St.<br>40 Feet along Rose St.                    |





# San Francisco Area Overview



Alcatraz Island



Golden Gate Bridge

FISHERMAN'S WHARF



Pier 39

MARINA DISTRICT



Coit Tower

Presidio National Park



Chinatown

PACIFIC HEIGHTS

UNION SQUARE



Ferry Building

Land's End



HAYES VALLEY

RICHMOND DISTRICT



City Hall

NoPA

PANHANDLE

Golden Gate Park



MISSION BAY

HAIGHT ASHBURY



Chase Center

MISSION

THE CASTRO

OUTER SUNSET



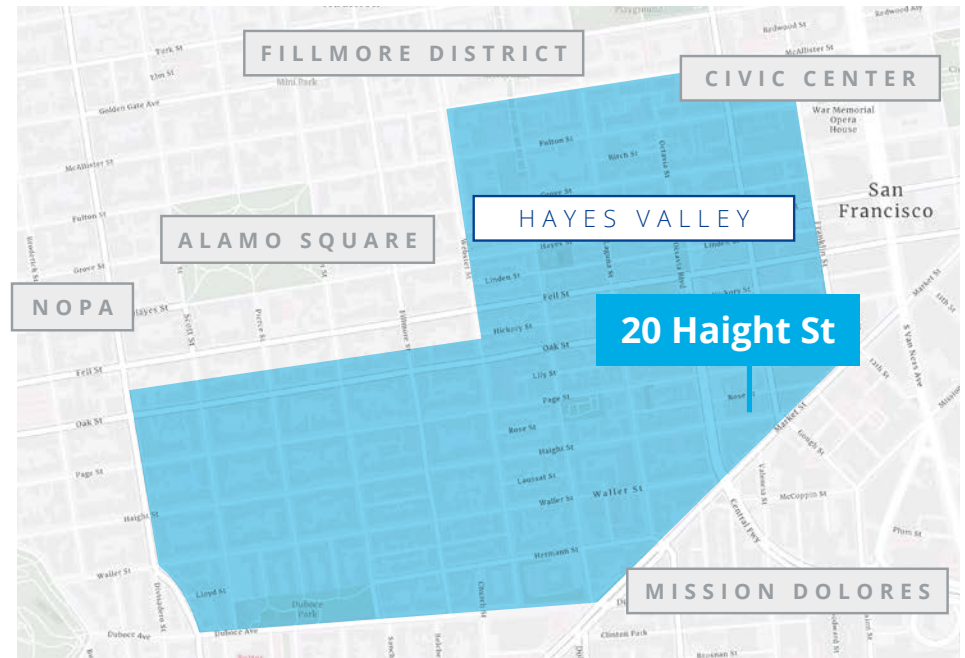


# Hayes Valley



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.



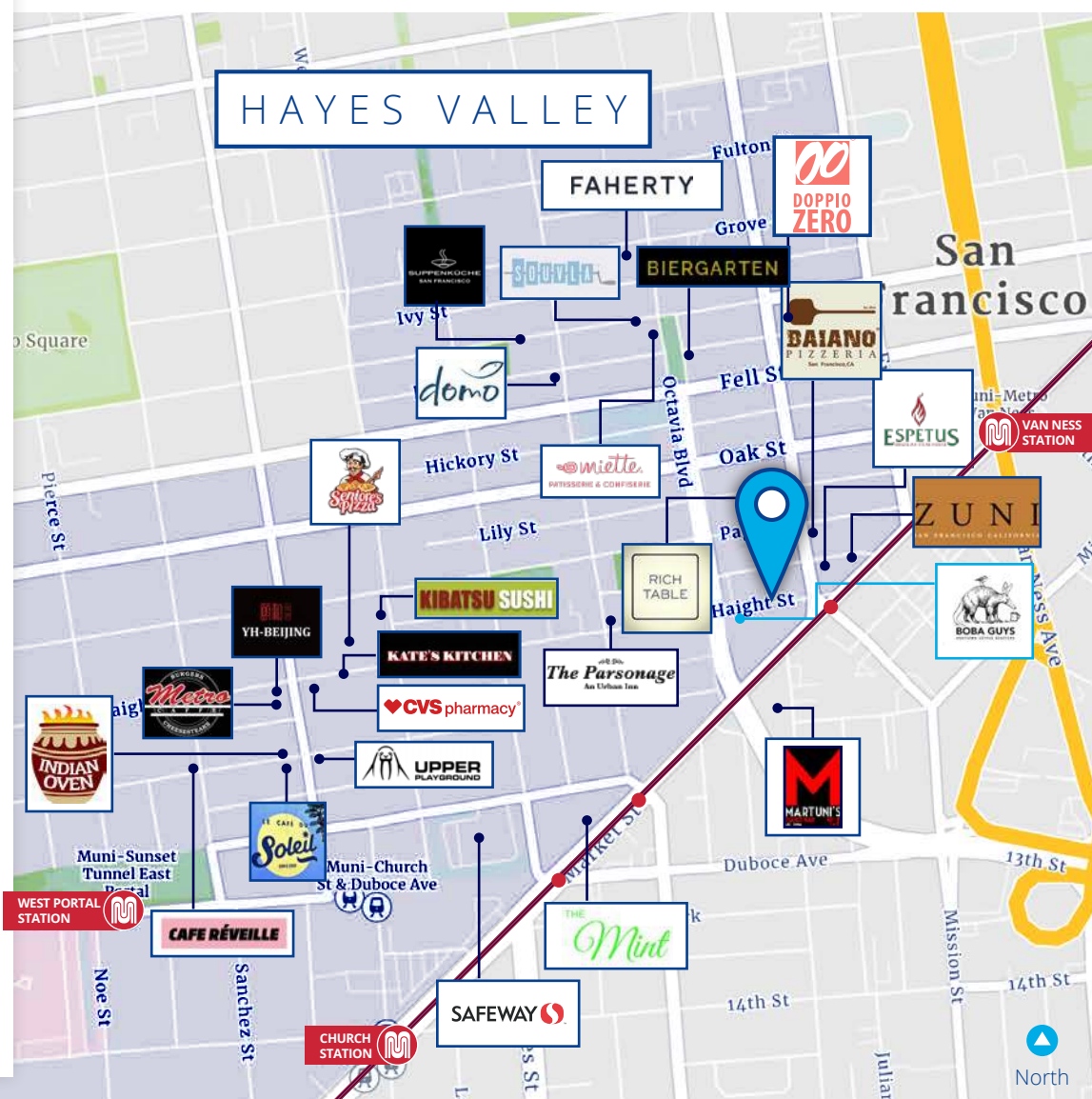
## A wide-angle photograph of a row of seven colorful Victorian houses, known as 'The Painted Ladies', in San Francisco. The houses are illuminated from within, and their warm lights contrast with the cool tones of the night. The houses are painted in various colors, including shades of purple, yellow, blue, and red. In the background, a dense city skyline is visible, with numerous high-rise buildings and their lights glowing against the dark sky. The overall scene captures the iconic architecture and vibrant atmosphere of San Francisco at night.



*allbirds*  
WARBY PARKER  
eyewear



# OAK + FORT



**7,278**

## 10 MIN WALK

**42,854**

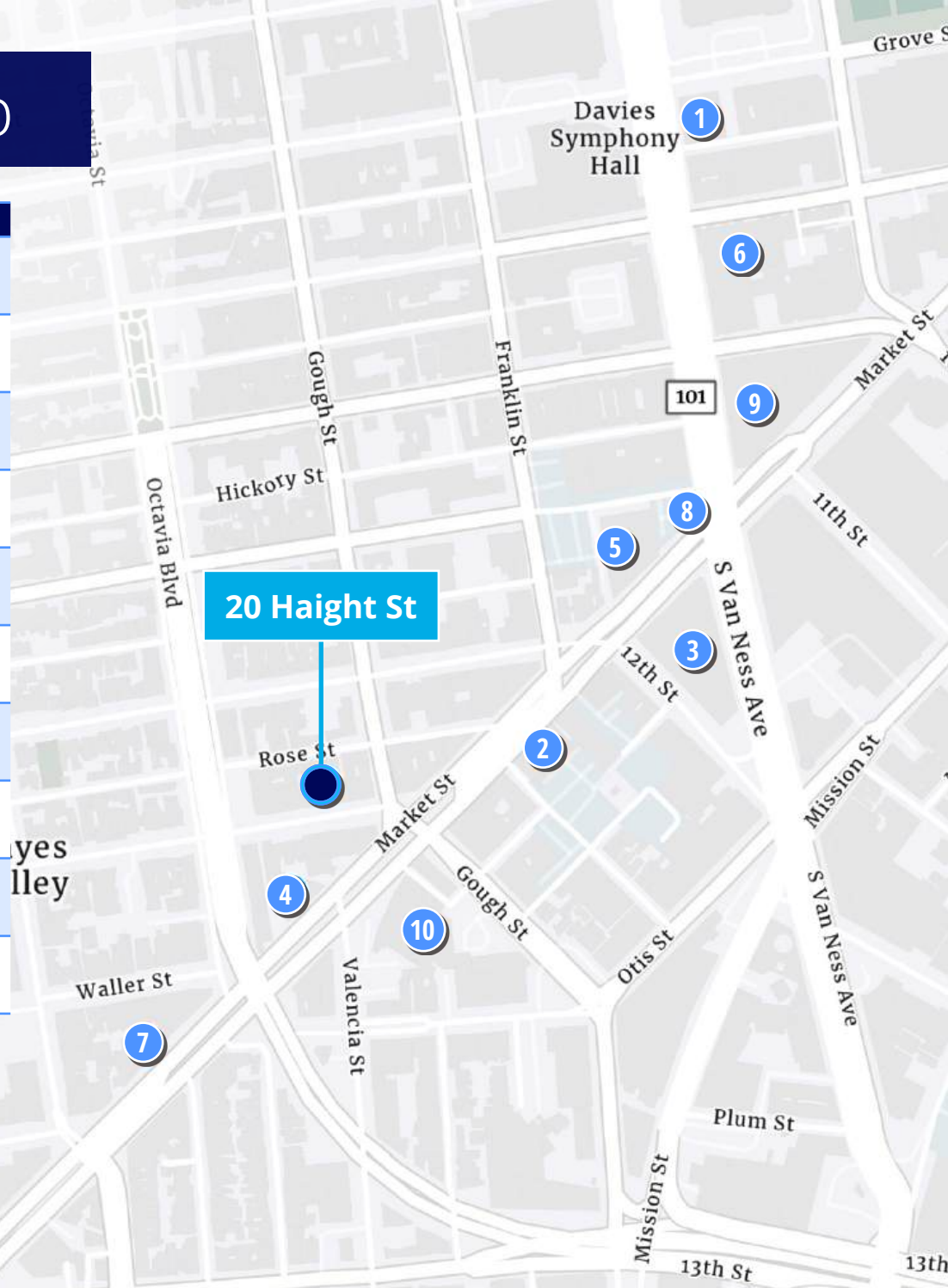
## 15 MIN WALK

**81,105**



# Recent Development Map

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







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