

1437 Mason Street  
NOB HILL, SAN FRANCISCO

FOR SALE  
\$1,488,000



Rendering for illustration purposes only

**URBANGROUP**  
REAL ESTATE

## Coveted Nob Hill Location

Approved Plans to Expand Existing 2-Unit Building to 2,943 Sq. Ft  
With Additional Development Potential



# CONTENTS

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1. Investment Summary
2. Property Overview
3. Property Photos
4. Area Overview

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## SALES AND INVESTMENT TEAM

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# INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 1437 Mason Street, San Francisco, CA for purchase.

This expansive 2,750 square foot lot currently features a 2-unit building spanning 1,794 square feet, with plans for expansion to 2,943 square feet. The Property is being sold with approved plans for this expansion in place. The 1437 Mason Street expansion will be comprised of one 1,848 square foot three-bedroom three-bathroom unit and one 1,095 square foot one-bedroom two-bathroom unit.

The front of the Property allows additional development potential, with favorable RM-2 zoning and 40' height limit. Conceptual drawings show potential for an additional building on this parcel comprised of three 2-bedroom 2-bath condominiums/flats over two-car garage.

With its coveted Nob Hill location and potential for expansion and development, 1437 Mason Street presents a savvy investor an opportunity to begin work right away with approved plans in place—with additional development potential in the future.

The Perks:

- + Coveted Nob Hill Location
- + Approved Plans for Expansion of Existing Building
- + Conceptual Drawings for Additional 3-Unit Development



Inspirational Rendering Only

# PROPERTY OVERVIEW

<b>Address</b>	<b>1437 Mason Street, San Francisco, CA</b>
APN	0158-005
Zoning	RM-2
Building Size	+/- 1,794 SF
Parcel Size	2,750 SF
Height Limit	40'
Year Built	1907



# PROPERTY PHOTOS



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The rendering shown is only an example and not guaranteed. Prospective buyers are advised to consult with their own professionals and contact the San Francisco Planning Department to verify zoning and potential uses at (415) 558-6378. Neither Broker nor Owner represent that this space is suitable for your use.



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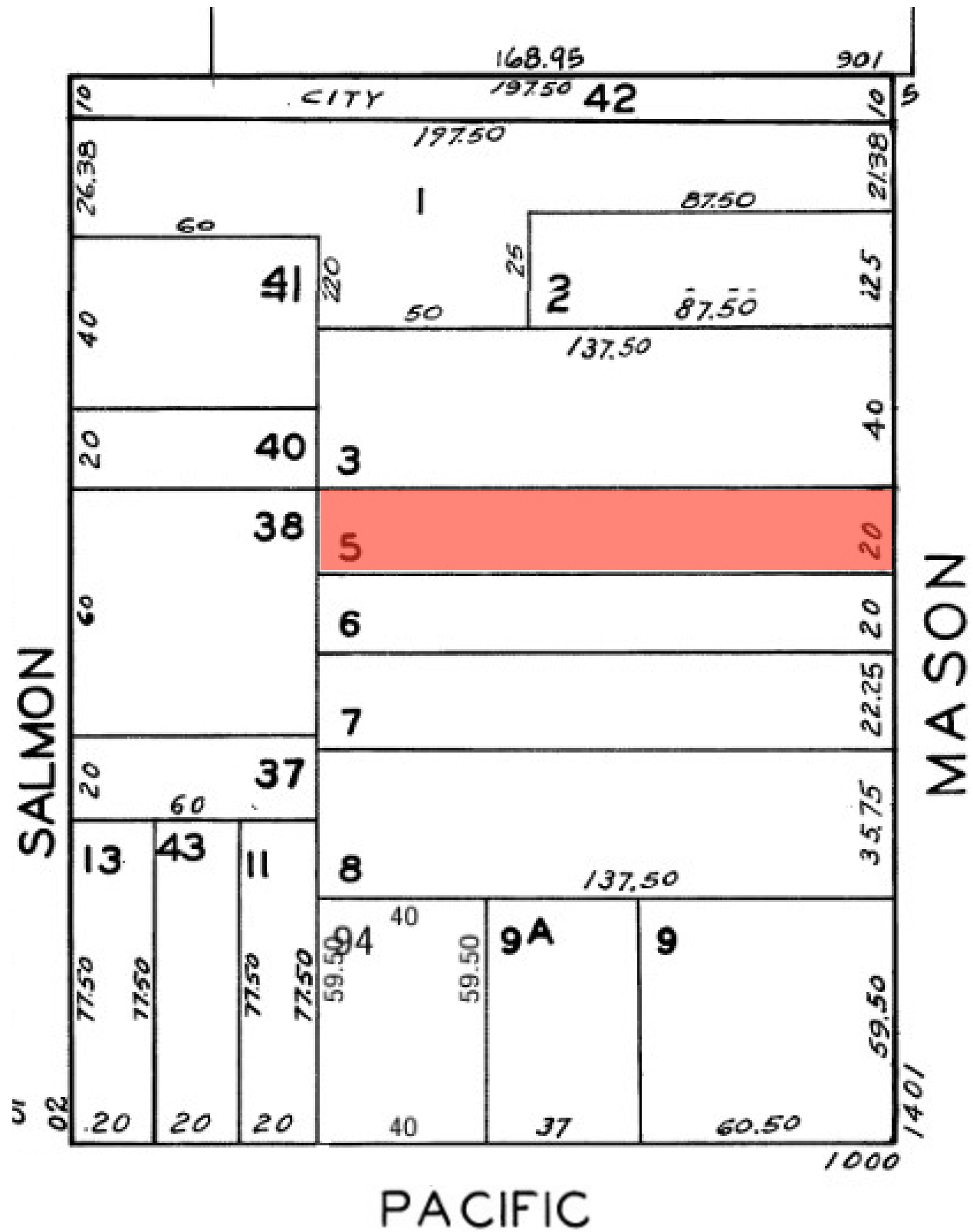
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# PARCEL MAP



# Neighborhood Overview: Nob Hill

Perched above downtown, Nob Hill is one of San Francisco's most prestigious neighborhoods, offering classic elegance, stunning views, and a vibrant urban lifestyle. Known for its historic architecture and refined atmosphere, the area is home to luxury hotels, cultural landmarks like Grace Cathedral, and the charming Huntington Park, all within easy reach of Union Square and the Financial District. With convenient access to many notable restaurants, upscale shopping, and world-class amenities, Nob Hill embodies the perfect blend of sophistication and convenience in the heart of San Francisco.



# San Francisco Overview

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San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

## At a glance

### DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

### WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

### URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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