

# BRAVADO

ITALIAN COFFEE BAR  
and LOUNGE



**170 KING STREET, SUITE 109** SAN FRANCISCO CA 94107

± 1,494 SQ FT RETAIL/OFFICE CONDOMINIUM FOR SALE

EXCLUSIVELY LISTED BY:

**DAVIS NGUYEN**

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

**LENA KWANG**

Lena@theDNgroupSF.com

714.313.0585

DRE 02156531



## EXECUTIVE SUMMARY

**170 KING STREET, SUITE 109**  
San Francisco CA 94107



**Offered at \$1,250,000**

**APN** 3794-078

**Unit Size** ± 1,494 Sq Ft

**Zoning** MUO

**Cross Street** 3rd Street

**Year Built** 2007

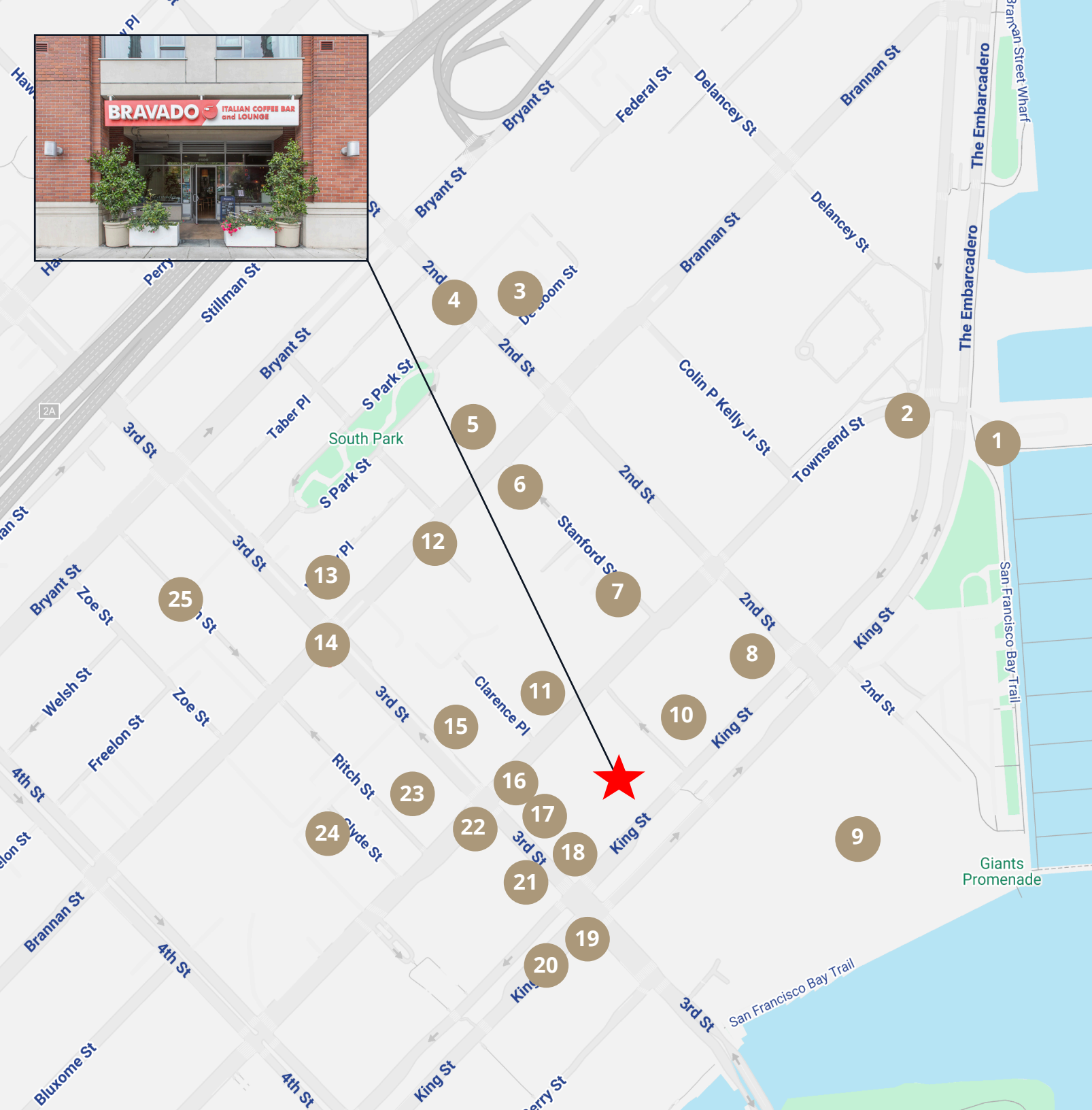
Compass Commercial is pleased to present the opportunity to purchase a retail/office condominium located on bustling King Street in San Francisco's vibrant South Beach neighborhood, directly across from Oracle Park.

This ±1,494 square foot ground-floor commercial condominium offers strong brand visibility with excellent King Street frontage, expansive floor-to-ceiling windows, and abundant natural light throughout. The interior features a modern open layout, an ADA-accessible restroom, and a spacious outdoor patio.

Built in 2007 and situated beneath 198 residential units, the property benefits from steady foot and vehicle traffic. Its MUO zoning offers flexibility for a variety of commercial uses, and the location provides seamless access to MUNI, Caltrain, and nearby freeway entrances.

Surrounded by a dynamic mix of residential, office, hotel, and entertainment destinations, 170 King Street presents a rare opportunity to own highly visible street-level commercial condominium in one of San Francisco's most active and high-demand corridors.





## LOCATION MAP

1. Frankie's Java House
2. South Beach Cafe
3. 21st Amendment Brewery
4. Blue Bottle Coffee
5. JAX Vineyards
6. ROOH SF
7. Merkado
8. MoMo's
9. Oracle Park
10. Hotel VIA
11. Saison
12. CrossFit South Park
13. Golden Goat Coffee
14. Local Tap
15. Alchemist Bar & Lounge
16. Kaiyo Rooftop
17. Hyatt Place
18. Baseballism
19. Earl of Sandwich
20. Orangetheory
21. Lucky Strike
22. Taco Bell Cantina
23. Mestiza
24. ROOFTOP
25. Wabi-Sabi SF















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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



### Davis Nguyen

415.319.8166  
Davis@theDNgroupSF.com  
theDNgroupSF.com  
DRE #01509978

### Lena Kwang

714.313.0585  
Lena@theDNgroupSF.com  
theDNgroupSF.com  
DRE #02156531

