

1601-1603 HYDE ST. SF
NOB HILL MIXED-USE, 7 UNITS
MLS #425068122

OFFERED AT
\$2,395,000



5X RESIDENTIAL 2X COMMERCIAL • SEISMIC RETRO • SB 721 • GREAT LOCATION



S&L REAL ESTATE, LLC.

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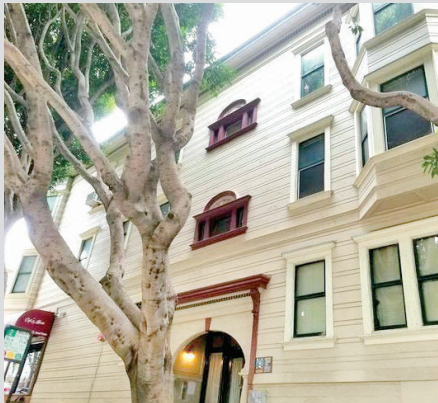
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PROPERTY FEATURES AND DESCRIPTION

1601-1603 HYDE ST.



UNIT MIX:

- 5 Residential [3 = 1 bed 1 bath, 2 = 2 bed 1 bath], 2 Commercial

RECENT IMPROVEMENTS:

- 2025: SB 721 certification
- 2022: mandatory soft story retrofit completed
- All windows serviced in 2022.

PROPERTY DESCRIPTION

S&L Real Estate Inc. exclusively presents this vintage seven unit Edwardian building constructed in 1909, situated at the heart of Nob Hill and Russian Hill border. The property is ideally located two blocks from the Polk St. commercial corridor, which features numerous dining and shopping and life essential services. This property presents an excellent opportunity for an investor to acquire a well-maintained, classic, San Francisco apartment building in a superior location with low deferred maintenance and rental upside.



Walkers Paradise

Walk Score
96

Daily errands do not require a car

Rider's Paradise

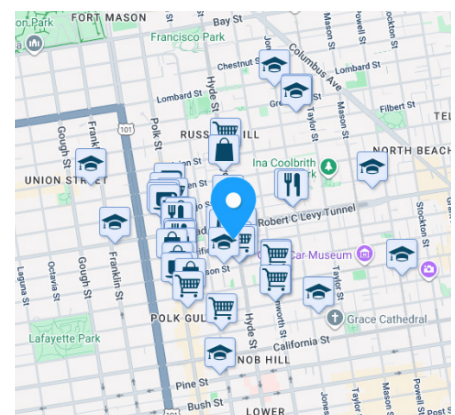
Transit Score
97

World class public transportation

Bikeable

Bike Score
69

Steep hills, excellent bike lanes



PROPERTY LOCATION & SITE SURVEY

Living in San Francisco's Nob Hill, especially around 1601 Hyde Street, offers a quintessential blend of historic charm and everyday convenience. Perched along the iconic cable car line, residents enjoy tree-lined streets framed by elegant apartment buildings and sweeping city views. Just steps away, Hyde Street itself is dotted with beloved neighborhood spots such as Swensen's Ice Cream, Nook Café, and the cozy tapas bar Abrazo. A short walk brings you to the bustling Polk Street corridor with its mix of restaurants, boutiques, and nightlife, while nearby Bi-Rite Market and Whole Foods make errands simple. Grace Cathedral, Huntington Park, and the cultural vibrancy of Russian Hill, Chinatown, and North Beach are all within easy reach, creating a lifestyle that's both sophisticated and connected to the heart of the city.



1601-1603 HYDE ST., SAN FRANCISCO

Type:	Mixed-Use, 7 Units, 5x residential, 2x commercial	Year Built:	1909
Garages:	0	Construction:	Wood frame, wood siding
APN:	0154-007	Foundation:	Concrete, 2022 seismic retrofit
Rooms:	23	Roof Age:	12 years
Zoning:	NCD	Square Feet:	5214
Stories:	3, no garage	Lot Size:	1964

CAPITAL IMPROVEMENT LIST

Soft Story seismic retrofit completed in 2022, rear stair assembly was significantly retrofitted in 2025 to comply with SB 721. All windows serviced in 2022.

PROPERTY PRICING AND FINANCIAL ANALYSIS

RENT ROLL

#	Unit Type	Move in Date	Base Rent	Market Rent	Notes
1	1 bdrm 1 bath	1-1-2000	\$2,113.57	\$2,800.00	effective 10/1/25
2	2 bdrm 1 bath	11/23	\$3,299.00	\$4,000.00	effective 11/1/25
3	1 bdrm 1 bath	10/21	\$2,437.00	\$3,000.00	
4	2 Bdrm 1 bath	09/23	\$2,778.00	\$4,000.00	effective 10/1/25
5	1 Bdrm 1 bath	05/23	\$2,469.82	\$3,000.00	
1400 Pacific	commercial	12/05	\$3,522.00	\$3,522.00	1
1603 Hyde	commercial	10/25	\$1,500.00	\$1,500.00	2

Gross Scheduled Income	\$18,119.39	\$21,822.00	
GROSS ANNUAL INCOME	\$217,428.00	\$262,584.00	83% of market

PROPERTY INFORMATION

1. Has water submeter
2. New tenant start date 10.15.25

	Annualized	Monthly
Scheduled Gross Income	\$217,428.00	\$18,119.00
Vacancy Factor (2%)	-\$4,348.00	
Effective Gross Income	\$213,080.00	
Property Tax (1.184%)	\$28,356.00	actual
Business Taxes	\$1,328.00	actual 2025
Insurance	\$13,498.00	actual 2025
Gas/Electric	\$11,763.00	estimated 2025
Water	\$8,448.00	estimated 2025
Garbage	\$2,300.00	estimated 2025
Maintenance	\$10,000.00	estimated 2025
Management 5%	\$10,800.00	estimated 2025
Total Operating Expenses	\$86,493.00	
Net Operating Income	\$126,587.00	
Cap Rate	5.3%	

INVESTMENT OPPORTUNITY

This offering presents investors with the rare opportunity to acquire a quintessential San Francisco apartment building prominently located along the historic cable car line. Positioned in Nob Hill, at the border of Russian Hill, the property benefits from its proximity to several of San Francisco's most desirable neighborhoods, including the Polk Street corridor, Russian Hill, Chinatown, and North Beach—all within short walking distance.

INVESTMENT HIGHLIGHTS

- **Strong Location:** Premier position in a high-demand rental sub-market with enduring appeal to both residents and visitors.
- **Rental Upside:** Current residential rents offer approximately 20% growth potential, with further increases possible through turnover and targeted improvements.
- **Commercial Stability:** Ground-floor commercial tenant (wine bar at 1400 Pacific) is secured under lease through 2026, with a five-year extension option in place.
- **Parking Income Potential:** The side carport is currently vacant and not allocated to the commercial tenant, allowing for flexible use or additional income generation.

This property combines stable in-place income with clear paths for future value enhancement, making it a compelling investment opportunity in one of San Francisco's most iconic neighborhoods.

PROPERTY PHOTO GALLERY



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