

# FOR SALE

**Price  
Reduced!**

# 825 | 203

Van Ness Avenue | Willow Street

Suite 201 & 204

San Francisco, CA 94109

## OFFERING MEMORANDUM

± 2,051 SF Commercial Condominium

~~PRICE: \$1,425,000~~

**Price Reduced!**

**\$1,078,000**

*(\$347,000 price reduction)*



INVESTMENT ADVISOR:

**JACK SILVA, SVP** • PH: **415.308.2966**

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## Executive Summary

**Address:** 825 Van Ness Ave/203 Willow St,  
Suite 201 & 204, San Francisco, CA 94109

**Sale Price:** ~~\$1,425,000~~ **Price Reduced! \$1,078,000**  
(\$347,000 price reduction)

**Size:** 2,051 SF

**Price / SF:** \$525.60

**Number of Units:** 2 units combined

**Year Built:** 1984

**Market:** San Francisco

**Submarket:** Van Ness Corridor

**APN Number:** Suite 201 0738-024

### Property Overview:

Compass Commercial is please to present for sale a modern, light filled, office condominium located in the heart of the Van Ness Corridor at the Corner of Van Ness Avenue and Willow Street. This offering consists of Suites 201 and 204, two seamlessly combined units, priced to sell.

Centrally located this modern office condominium is just a few blocks from the new California Pacific Medical Center (CPMC), State, Federal and County Courts, City Hall, Davies Symphony Hall, the opera house, restaurants, live modern music venues, parking, rapid Muni corridor, Bart and more.

### Property Highlights:

- Excellent condition with expansive window line and generous natural light
- Spacious open layout with 2 large private office/ conference rooms, and large kitchen
- Modern construction with attractive lobby and two elevators
- 24-hour access to property
- Attractive SBA financing with as little as 10% down

## Executive Summary



# Property Description & Location



## Property:

825 Van ness Ave / 203 Willow Street is a modern 6 story office condominium building constructed in 1984. Its main entrance is at 203 Willow Street and features an attractive secured lobby with two elevators to each floor. The offices on the 2nd floor share two remodeled restrooms.

## Suite:

Suites 201 and 204 are seamlessly combined into one spacious modern open plan office space. It has excellent natural lighting from the expansive window line which runs along the westerly and northern sides of the office condominium. It features a corner office / conference room with floor to ceiling windows, an interior windowed office / conference room, open work area that takes advantage of the natural light, a large kitchen with a lengthy countertop and ample built in storage cabinets, and two entrances.

## Location:

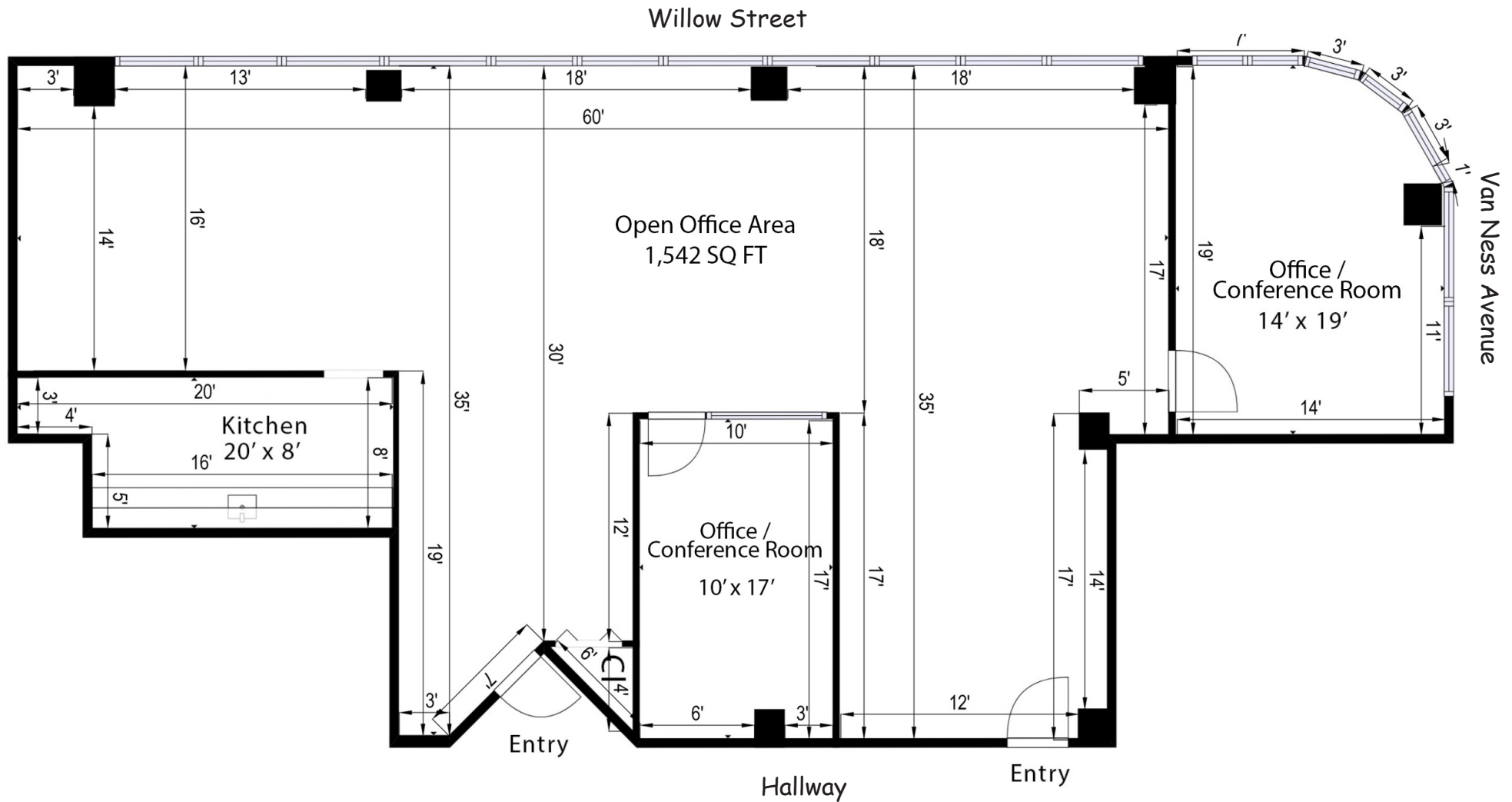
Van Ness Avenue is a north-south thoroughfare in San Francisco. It runs from Market St north to Bay Street at Fort Mason and is commonly referred to the Van Ness Corridor.

Located in the 800 Block of Van Ness Ave at the corner of Van Ness Ave and Willow Street the office condominium is centrally located near State and Federal and Local Courts, City Hall, the Opera House, Davies Symphony Hall, modern entertainment venues, world famous restaurants, and the new state of the California Pacific Medical Center, this modern office condominium is ideally situated for many different types of uses.

# Floor Plan

825 Van Ness Ave / 203 Willow St  
Suite 201 and 204

San Francisco, CA 94109



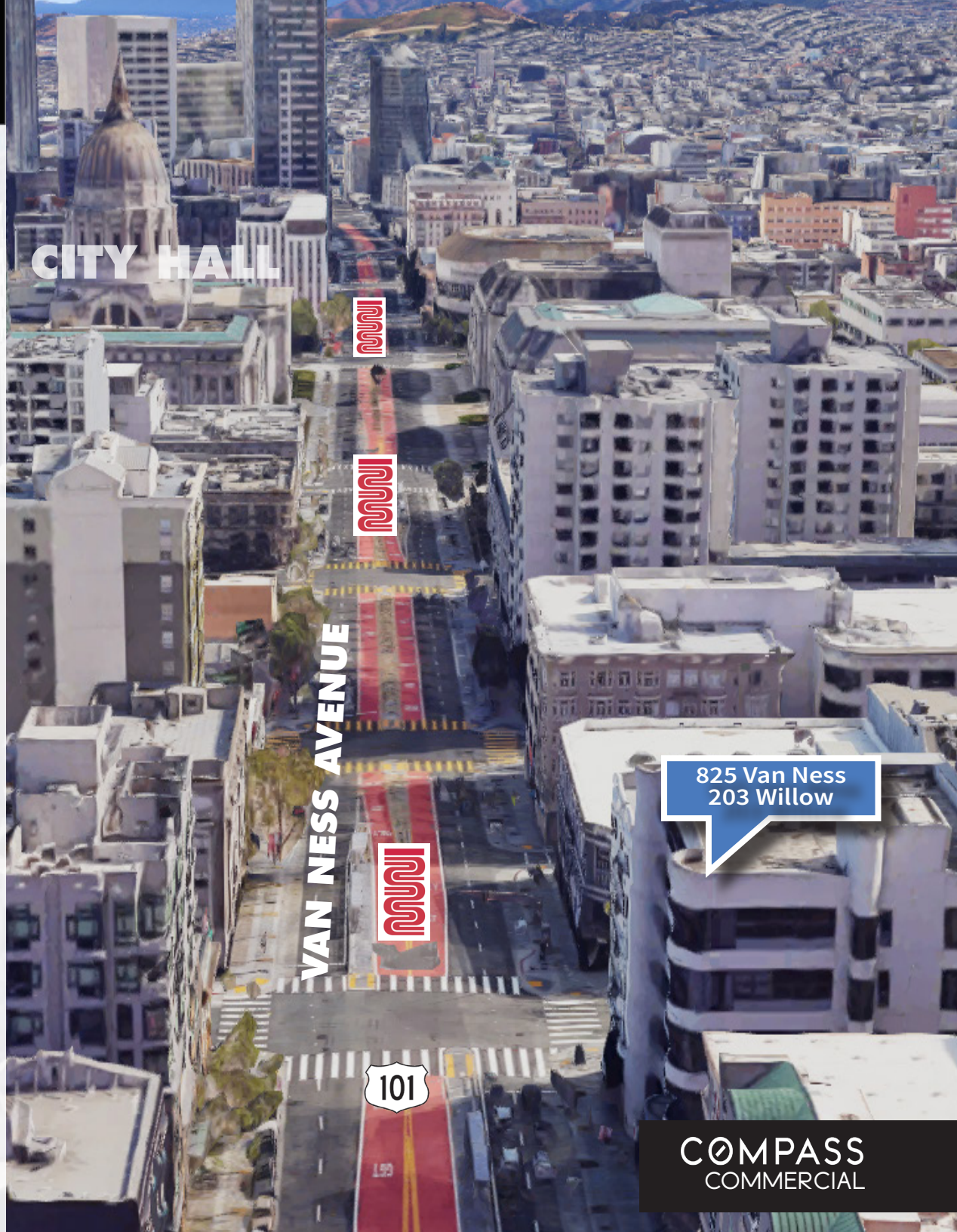
Floor plan by Val Stefan  
415--439-3311

All measurements are approximate.  
While deemed reliable, no information  
on these floor plans should be relied  
upon without independent verification.

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## Nearby Amenities Include:

- San Francisco City Hall
- Davies Symphony Hall
- Opera House
- Herbst Theater
- 100 Van Ness - luxury High Rise Apartments
- Bill Graham Auditorium
- Asian Art Museum
- State of California Building
- Philip Burton Federal Building
- Civic Center Park
- Civic Center Parking Garage
- Opera Plaza
- Tommy's Joint Restaurant
- CPMC Sutter Health- 274 Bed Hospital
- CPMC Medical Office Building
- Regency Center Live Event Venue
- House of Prime Rib
- Harris' Steak House



CITY HALL

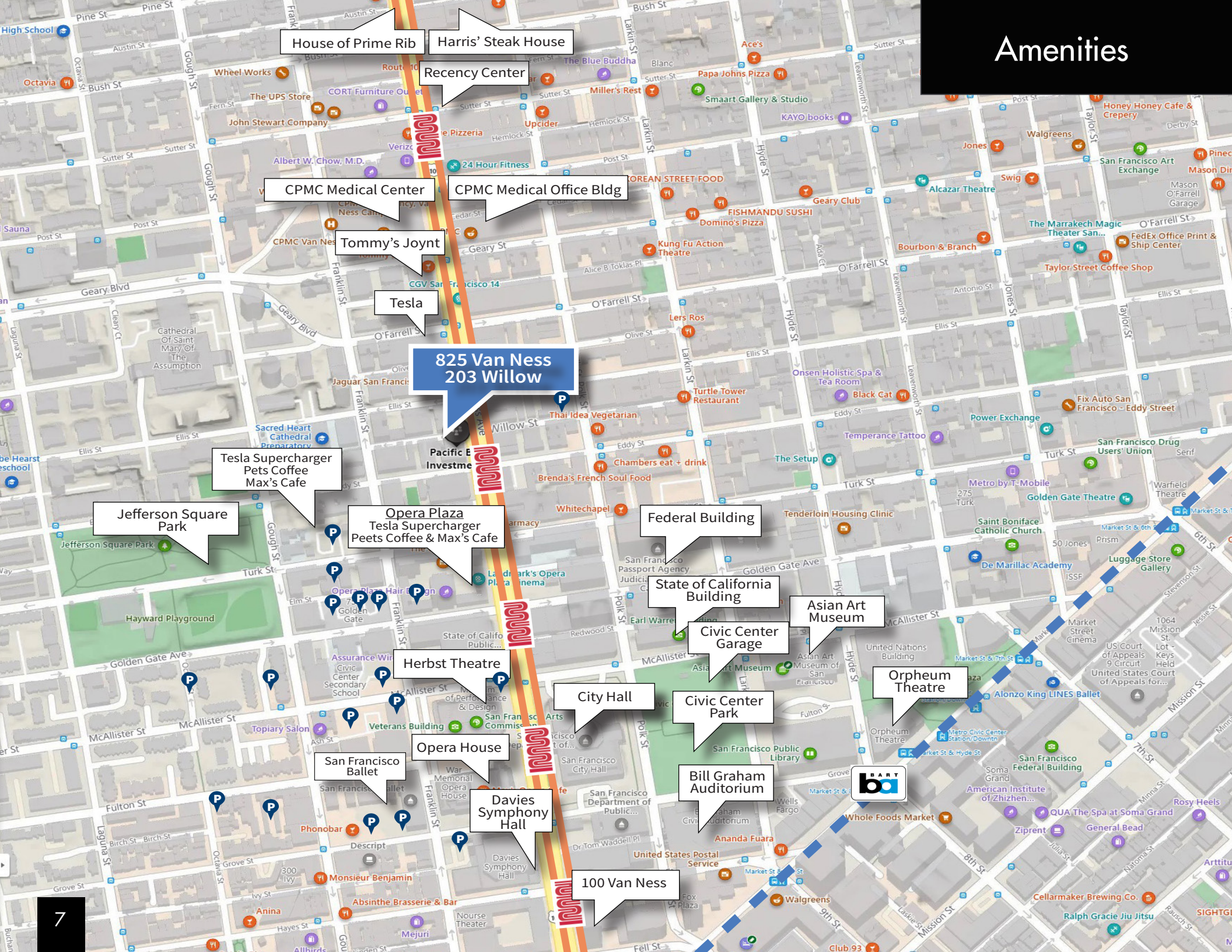
VAN NESS AVENUE

825 Van Ness  
203 Willow

101

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# Amenities



House of Prime Rib

Harris' Steak House

Recency Center

CPMC Medical Center

CPMC Medical Office Bldg

Tommy's Joynt

Tesla

825 Van Ness  
203 Willow

Tesla Supercharger  
Pets Coffee  
Max's Cafe

Jefferson Square  
Park

Opera Plaza  
Tesla Supercharger  
Peets Coffee & Max's Cafe

Federal Building

State of California  
Building

Civic Center  
Garage

Asian Art  
Museum

Orpheum  
Theatre

City Hall

Civic Center  
Park

Herbst Theatre

San Francisco  
Ballet

Opera House

Davies  
Symphony  
Hall

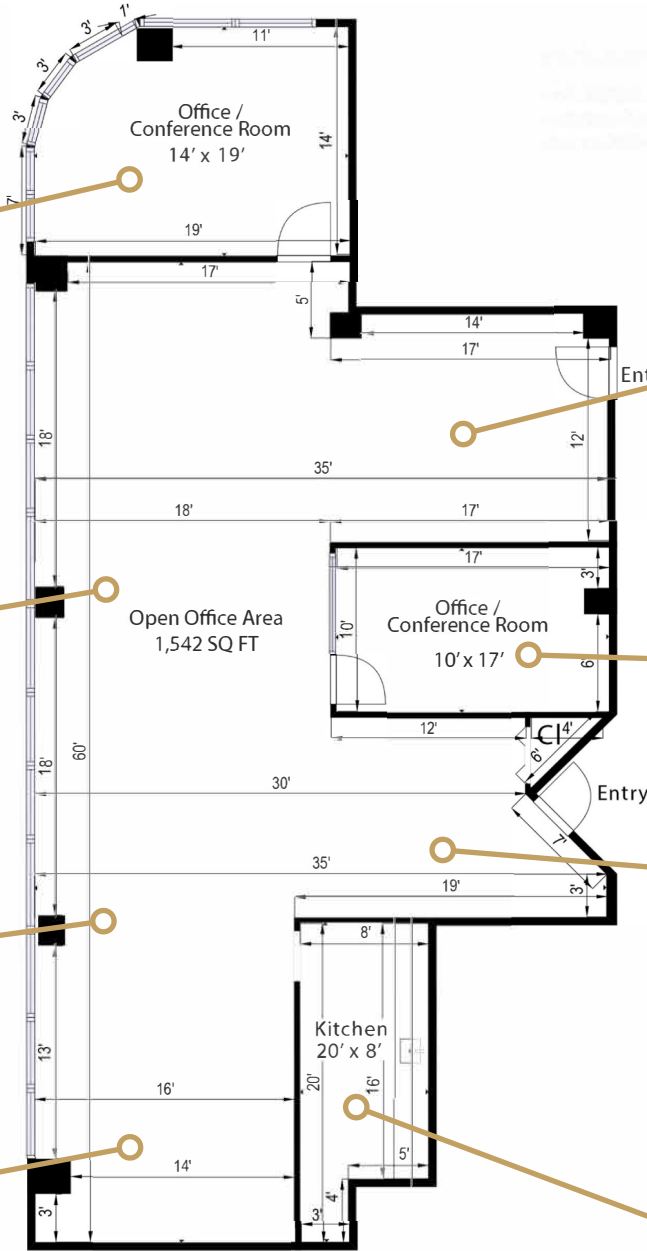
Bill Graham  
Auditorium

100 Van Ness

# Floor Plan

Suite 201 & 204

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA



Measurements calculated from outside face of exterior walls and centerline of demising walls.

Floor plan by Val Stefan  
415-439-3311

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# Suite 201 & 204

Expansive Open Space, Window Line runs the Length of the Space, Two entry doors

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA



# Suite 201 & 204

Open Space from Opposite Direction

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA



# Suite 201 & 204

Spacious Private Office / Conference Room, Floor to Ceiling Windows, Abundant Natural Light

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA



# Suite 201 & 204

Spacious Kitchen

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA

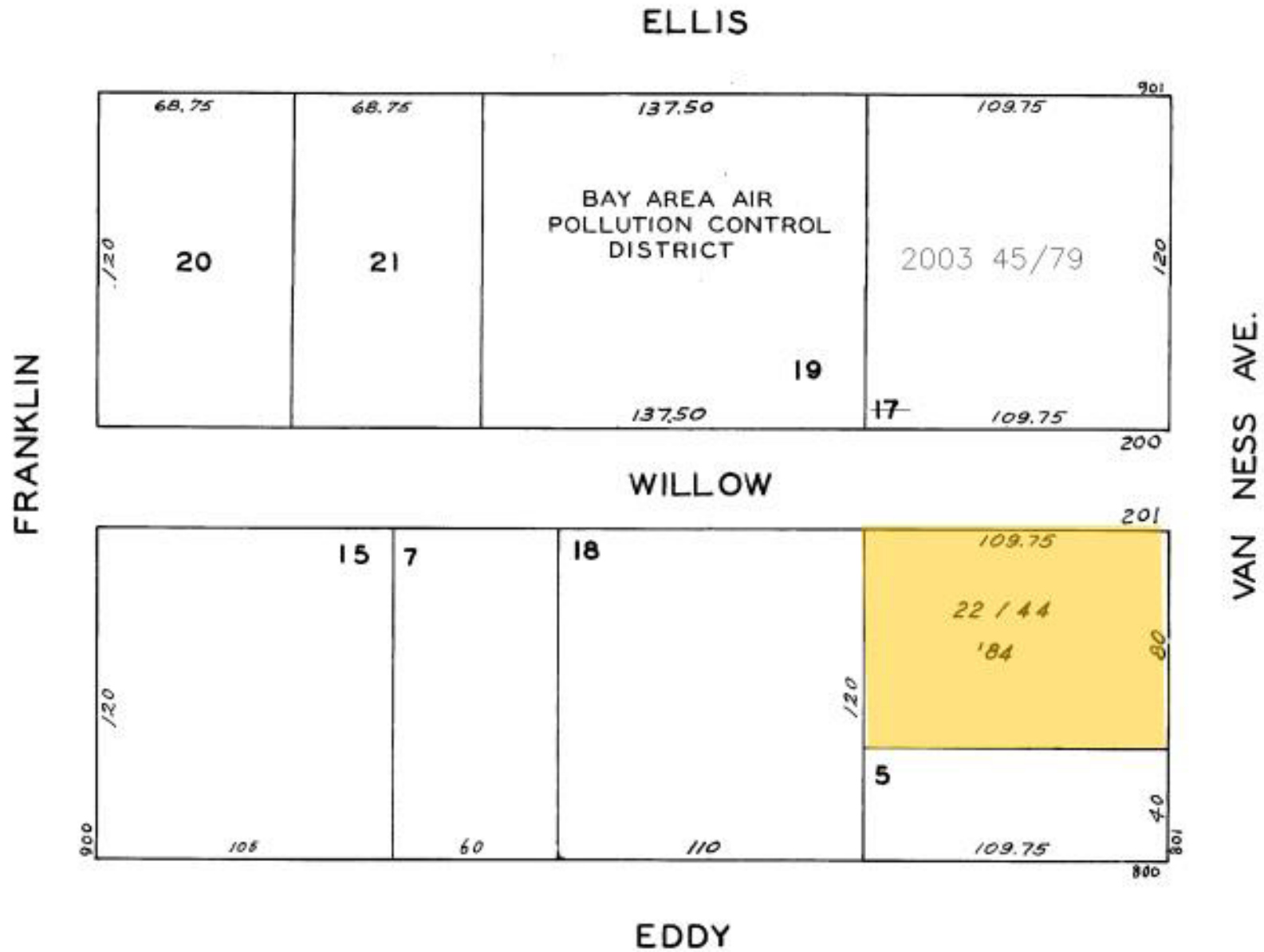


# Suite 201 & 204

Second Entry, Elevator, Street View from Van Ness Entrance, Willow Street Entrance, Lobby

825 Van Ness Avenue  
203 Willow Street  
San Francisco, CA







## Jack Silva

Senior Vice President

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DRE #00863003

**Jack Silva** began his commercial real estate career in 1980 as the leasing agent representing a 300,000 Sq. Ft. office complex. Notable lease negotiations included, General Electric Design Division, Government Services Administration, County of Santa Clara, and California Commerce Bank. During this time Jack helped head a team that received approvals for a development project in San Jose that included 500 condominiums and 500,000 square feet of office and retail space.

In the late 1980's Jack switched gears and teamed up with his late brother, Jim, at Pacific Union Commercial in San Francisco, specializing in multi-family sales. Later, Jack and his brother moved to TRI Commercial Real Estate Services where Jack expanded his services to include the leasing and sales of commercial properties and development projects.

Early in 2021, Jack moved to Compass Commercial where he continues to specialize in the sale of multi-family investment properties and the sale and leasing of commercial properties. Jack is a native San Franciscan, has a bachelor's degree in Business/Finance from San Francisco State University, and currently lives on the peninsula with his family.

Jack enjoys barbecuing on holiday weekends for his extended family and friends, hiking on the bay trail with his wife Carla, and Sunday dinners in North Beach.

### Education

St. Ignatius College Preparatory

San Francisco State University BS Business / Finance

### Memberships

California Association of Realtors

Vice-President Order Sons of Italy Cornelia-Vita Nuova Lodge, San Francisco