244 DIVISADERO STREET, SAN FRANCISCO

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OPPORTUNITY OVERVIEW

ONE OF A KIND OPPORTUNITY TO BUY FROM THE ORIGINAL FAMILY

OFFERED AT $4,995,000

244 Divisadero Street presents an opportunity to redevelop a prominent 2,648-square-foot corner parcel at Divisadero and Haight Streets in San Francisco's Western Addition. The property is currently improved with a fire-damaged, vacant mixed-use building containing five residential units and one former restaurant space. The building has remained vacant since a fire in August 2022 and subsequent water intrusion.

The site is zoned Divisadero Street Neighborhood Commercial Transit ("NCT") with a 50-foot base height limit. Residential use is principally permitted, and allowable density is form-based rather than limited by a fixed unit-to-lot-area ratio. Ground-floor commercial space is generally required along the Divisadero Street frontage.

KEY FEATURES:

2,648 SQ. FT.	9,365 SF	5 + 1	50'
PARCEL AREA	EXISTING BUILDING AREA	RESIDENTIAL + RETAIL UNITS	BASE HEIGHT LIMIT

- High-visibility corner at two active neighborhood corridors in San Francisco's Western Addition.
- Residential use is principally permitted; density is form-based rather than capped by a unit-to-lot ratio.
- The property was found not to be a historic resource in a June 2026 Planning Department survey.
- State Density Bonus Law may support a larger envelope, additional density, and waivers from physical standards, subject to a project-specific base study.
- Preliminary counsel review identifies two potential CEQA paths: an AB 130 statutory exemption or Housing Element EIR Community Plan Evaluation


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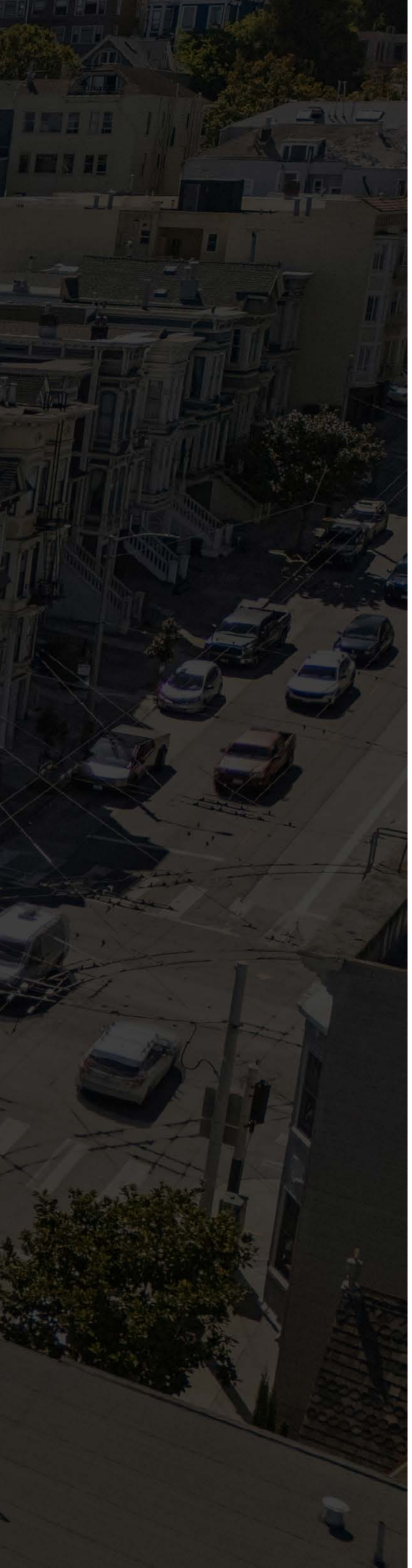


SITE + EXISTING IMPROVEMENTS

PROPERTY PROFILE

- ADDRESS: 244 & 248 Divisadero Street; 877, 879 & 881 Haight Street
- BLOCK / LOT: 1239 / 027
- LOCATION: Southeast corner of Haight Street and Divisadero Street
- EXISTING USE: 5 residential units + 1 former restaurant space
- CONSTRUCTION: 1904; four stories over basement
- CONDITION: Fire and water damaged; vacant since approximately Sept. 2022

PHYSICAL CONTEXT:

- Approximately 0.06 acre infill parcel with frontage on two commercial corridors.
- Ground-floor commercial use is required within the first 25 feet of building depth along Divisadero Street.
- No off-street residential parking is required; bicycle parking and Transportation Demand Management standards apply based on final program.
- Existing settlement agreements with former tenants were not reviewed by land-use counsel and may affect replacement or tenant rights.

ZONING FRAMEWORK

CONTROL	CURRENT FRAMEWORK	DEVELOPMENT IMPLICATION
Zoning	Divisadero Street NCT	Residential principally permitted; retail generally permitted on lower floors
Height / bulk	50 // 85-R-4	50-foot base height; R4 bulk. Density-bonus waivers require project-specific support
Residential density	Form-based	Unit count is established by a code-compliant base design, not a lot-area ratio
Ground floor	Commercial required along Divisadero	Active-use, ceiling-height, and transparency standards shape frontage

NOT A HISTORIC RESOURCE

Planning found the property ineligible for local, state, or national historic listing in June 2026. This removes a significant preservation constraint, but does not eliminate demolition or environmental review.

CAPACITY REMAINS UNTESTED

No architectural yield study was included. All unit counts, gross floor area, and height above the base limit require design, code, structural, and entitlement validation.

ENTITLEMENT PATHWAY: EXAMPLE

1 BASE-CODE RESIDENTIAL

Prepare a fully code-compliant design within the 50-foot envelope. Establish the maximum theoretical unit count and evaluate whether the base program supports investment goals.

2 STATE DENSITY BONUS

Use qualifying on-site affordability to seek up to a 100% density bonus, unlimited necessary waivers from physical controls, and a fixed number of cost-reducing concessions.

3 DEMOLITION APPROVAL

Removal of existing units generally requires Conditional Use approval unless a licensed soundness analysis documents repair cost above 50% of replacement cost.

4 ENVIRONMENTAL CLEARANCE

Evaluate AB 130 statutory exemption first; maintain a Housing Element EIR Community Plan Evaluation as an alternate path.

STATE DENSITY BONUS FRAMEWORK

State Density Bonus Law can expand residential density and relax local physical controls. The entitlement case must begin with a defensible code-compliant base-density study.

INITIAL 50% BONUS CATEGORY	BASE-PROJECT AFFORDABILITY
Very low income	15% of base units
Low income	24% of base units
Residential density	44% of base units

LAYERED BONUS

After maximizing an initial bonus, additional very-low- or moderate-income units may support a further bonus, for a combined density bonus of up to 100%.

CONCESSIONS

A fixed number of concessions or incentives may modify standards that cause identifiable, actual cost reductions. Availability depends on the percentage and type of affordable units

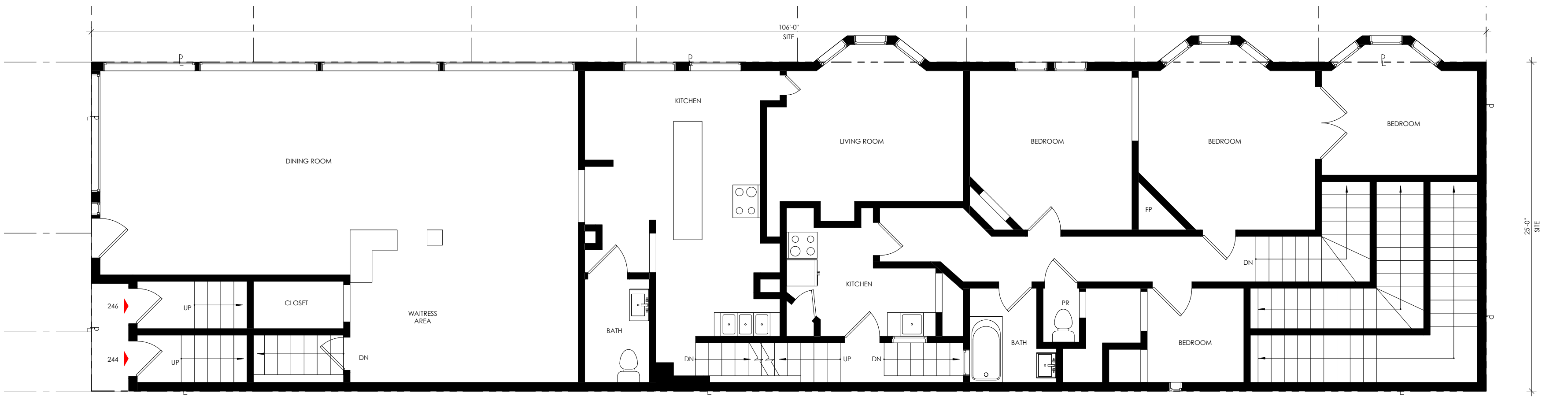
WAIVERS

Unlimited waivers may be requested from physical standards that would preclude the bonus density, including height, bulk, setbacks, lot coverage, open space, and unit mix, if supported by the project record.

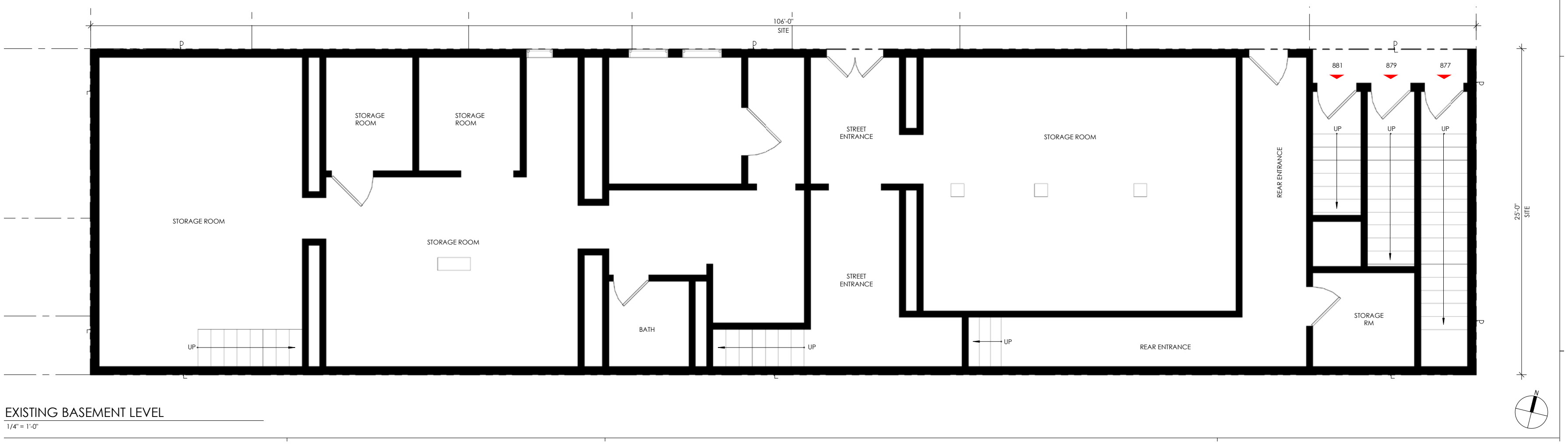
ILLUSTRATIVE ONLY

Counsel indicated that a density-bonus project could potentially approach approximately 100 feet with reduced rear-yard and bulk constraints. This is not an approved envelope or a yield estimate.

FLOOR PLANS



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



EXISTING BASEMENT LEVEL
1/4" = 1'-0"

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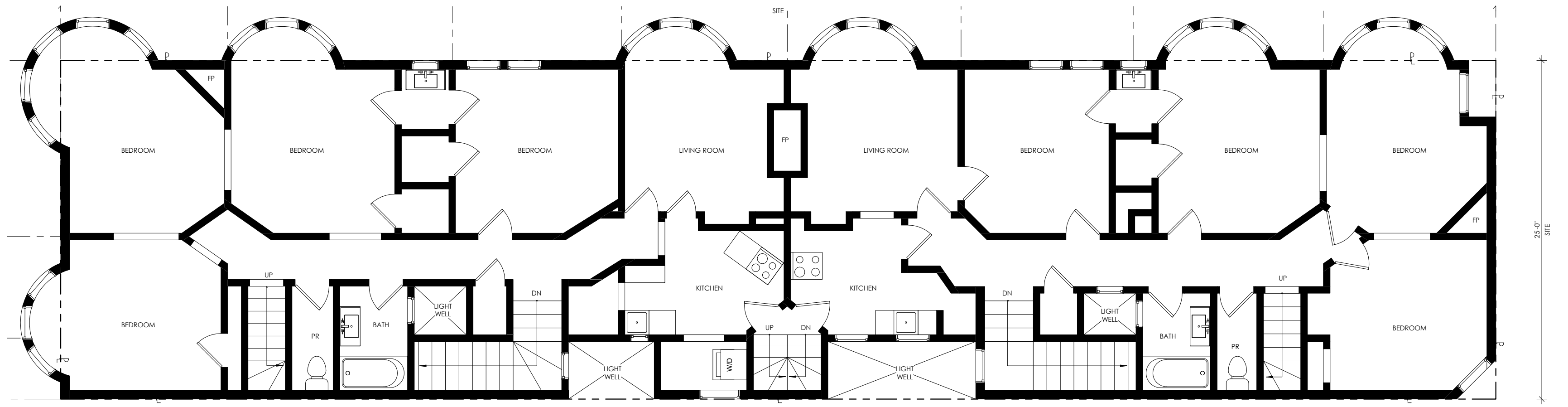
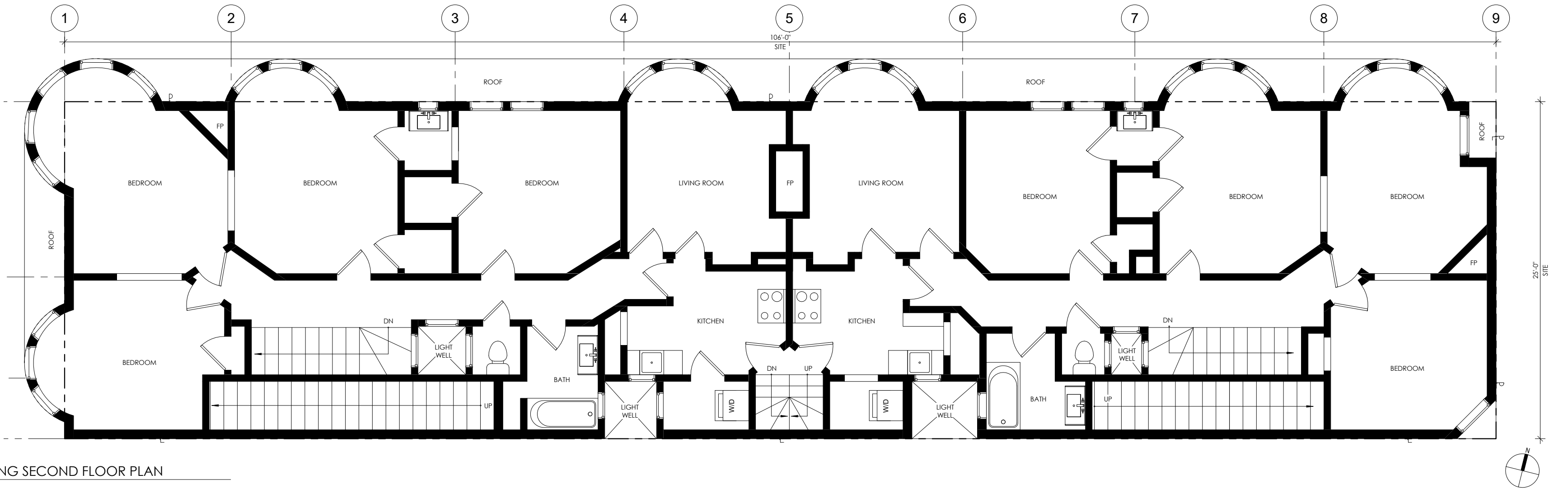


EXISTING THIRD FLOOR PLAN

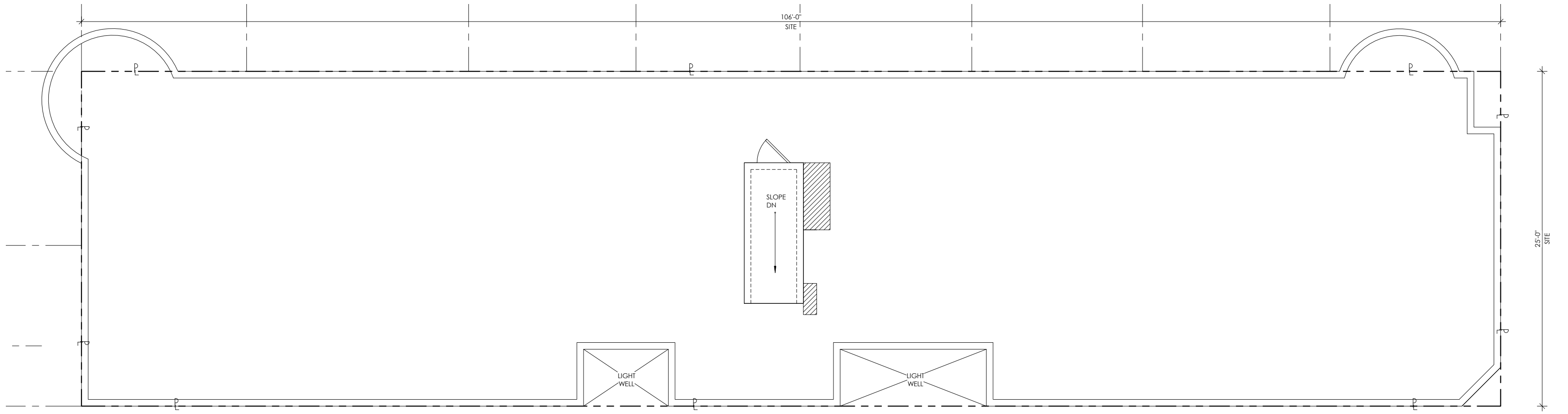
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

FLOOR PLANS



EXISTING ROOF PLAN
1/4" = 1'-0"

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All Property showings are by appointment only and must be coordinated through Vanguard.

VANGUARD PROPERTIES

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