



**67-71 HAIGHT STREET** SAN FRANCISCO CA 94102

**MIXED-USE PROPERTY FOR SALE**

**EXCLUSIVELY LISTED BY:**

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# TABLE OF CONTENTS

03 Executive Summary

04 Floor Plans

07 Photos

09 Location Map



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## EXECUTIVE SUMMARY

### 67-71 HAIGHT STREET San Francisco CA 94102



Offered at \$1,795,000



± 2,450 Sq Ft (per owner)

APN 0855-003

Building SqFt ± 2,450

Lot SqFt ± 1,677

Zoning NCT-3

Cross Street Octavia Street

Year Built 1952

This mixed-use building comprises two units totaling approximately 2,450 square feet. The upper unit is a beautifully remodeled 800 square foot one-bedroom, one-bath residential flat, thoughtfully designed with modern finishes and abundant natural light—ideal as a primary residence, pied-à-terre, or executive retreat.

The ground floor features a 1,650 square foot retail or office space with soaring 16-foot ceilings, offering excellent visibility and flexibility for a variety of uses. Whether you are an entrepreneur seeking a seamless live/work setup or a professional wanting to eliminate your commute, this layout provides the rare opportunity to live upstairs and operate below in one cohesive property.

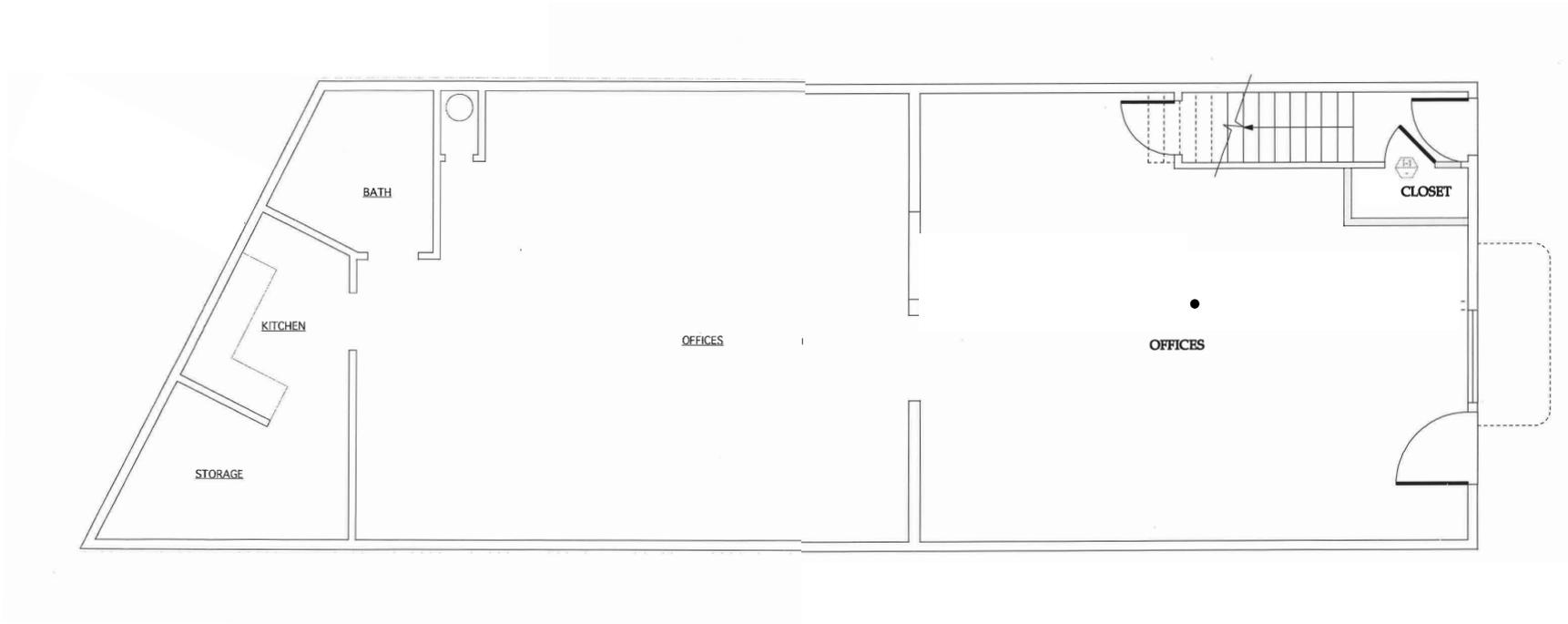
Building shall be delivered vacant upon close of escrow, allowing a buyer to immediately occupy, customize, or reposition both units.

67-71 Haight Street presents a compelling opportunity for an owner-user to establish both home and business in one dynamic location. Alternatively, the property serves as a strong investment play, with the ability to generate rental income from both units and long-term development potential under an 85-X height limit.

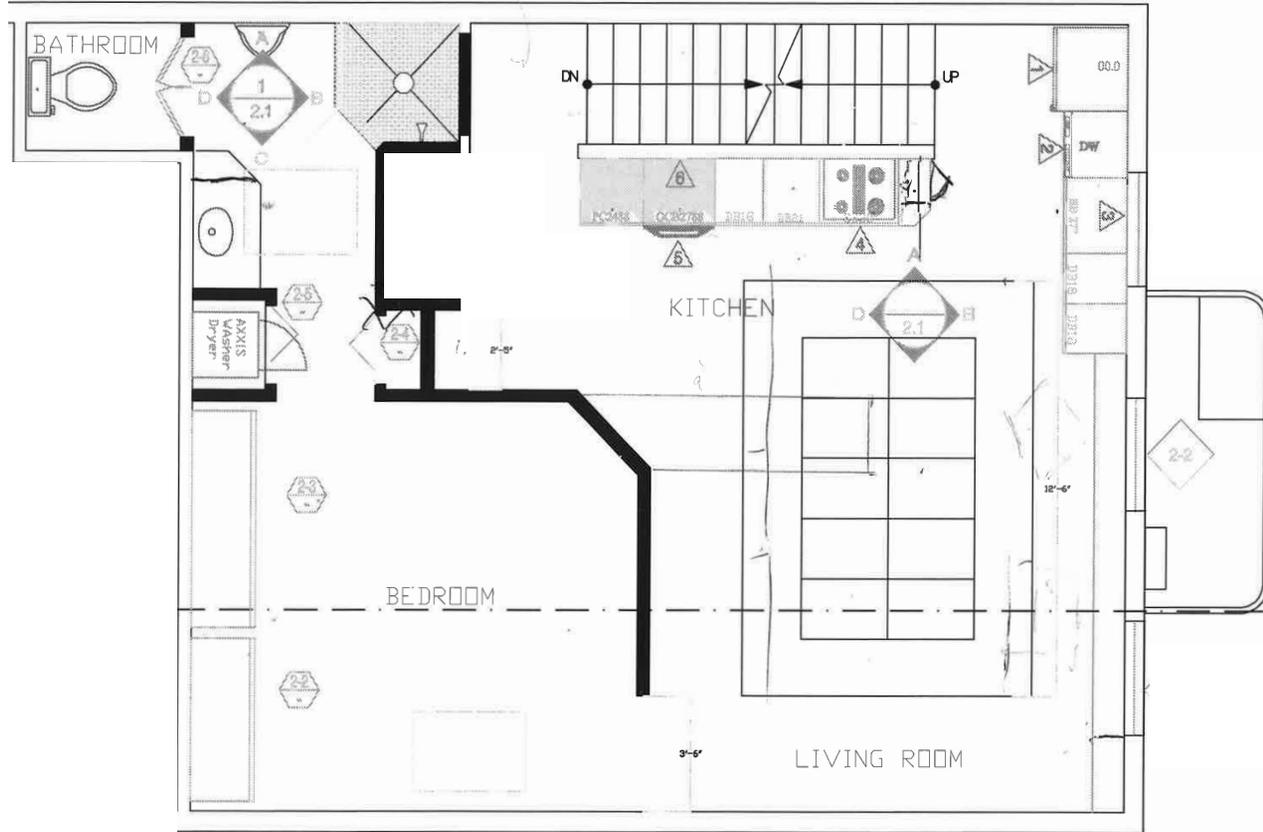
This is an exceptional opportunity to acquire a fully upgraded asset with meaningful flexibility—perfect for those seeking lifestyle, income, and future upside in one of San Francisco's most vibrant corridors.



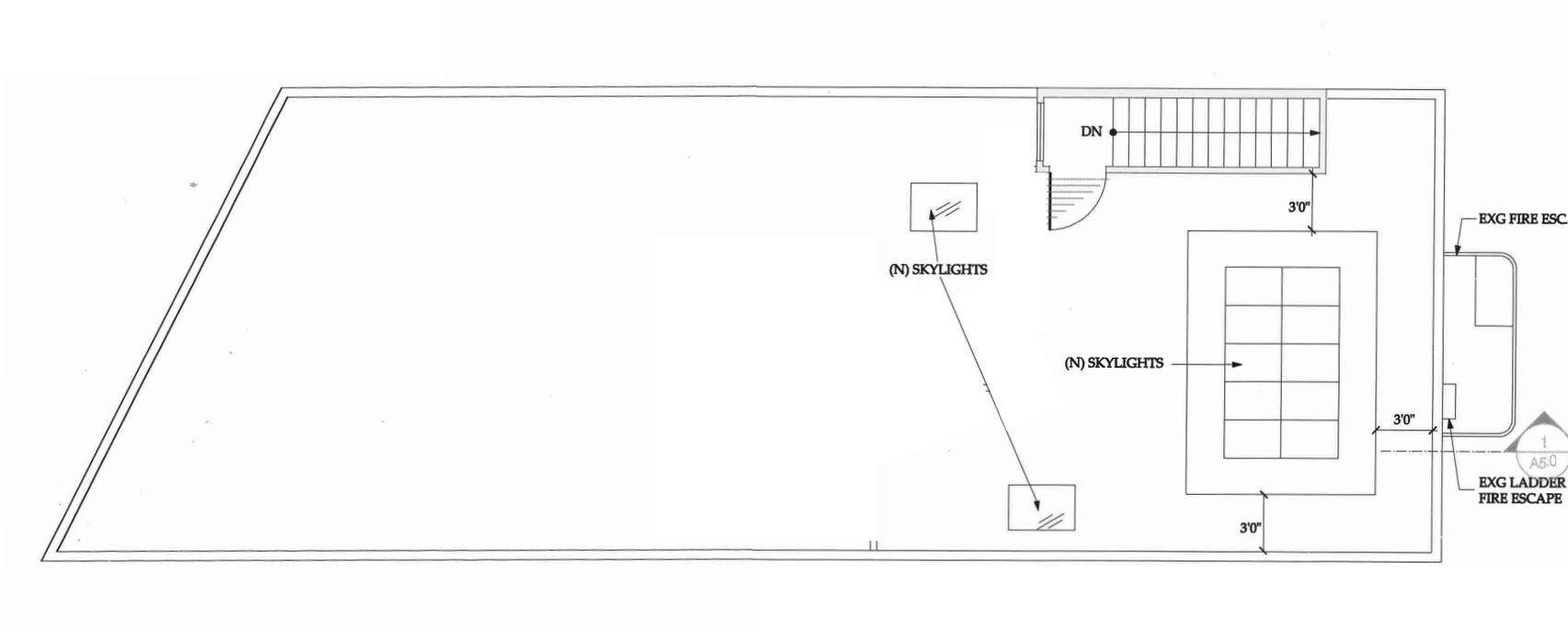
# GROUND FLOOR PLAN



# SECOND FLOOR PLAN



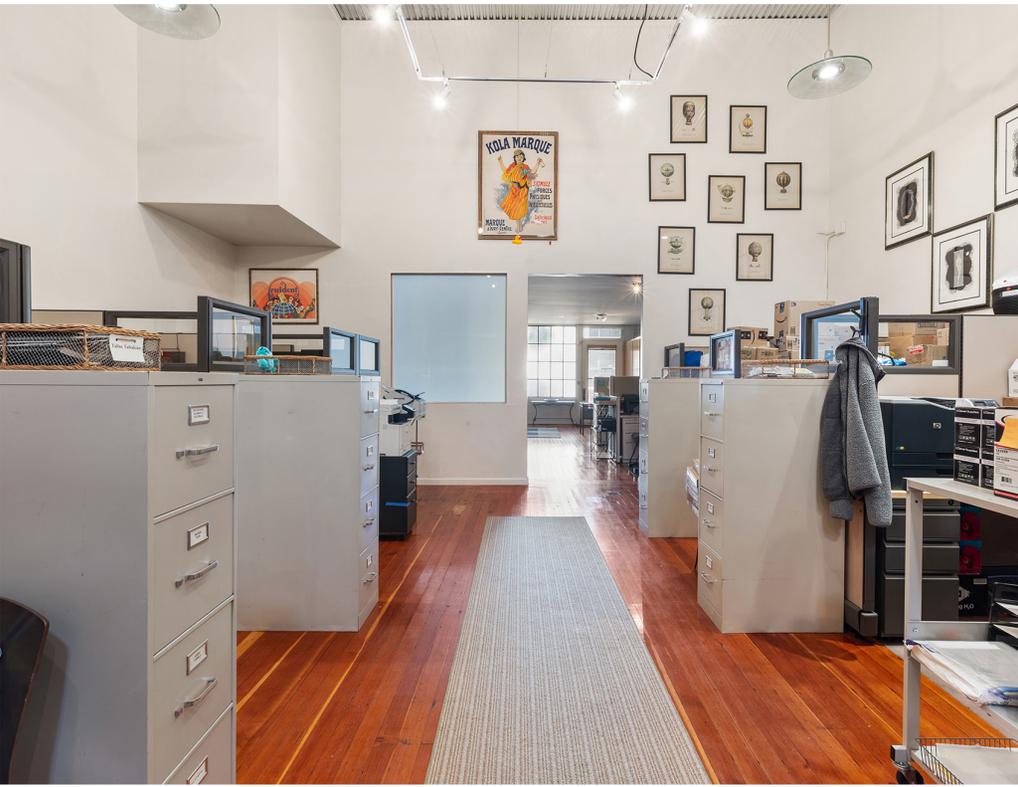
# ROOF PLAN



# RESIDENTIAL UNIT



# COMMERCIAL UNIT



# LOCATION MAP

- 1 San Francisco Symphony
- 2 SF JAZZ
- 3 Chez Maman West
- 4 Ritual Coffee Roasters
- 5 Souvla
- 6 Topo Designs
- 7 Urban Ritual Cafe
- 8 Rich Table
- 9 Zuni Cafe
- 10 Boba Guys
- 11 SF LGBT Center
- 12 Kibatsu Japanese
- 13 Woods Lowside
- 14 Cafe du Soliel
- 15 Earthen Home Goods
- 16 CorePower Yoga
- 17 Safeway
- 18 Whole Foods
- 19 Pet Food Express
- 20 Neiman Marcus
- 21 Burma Love
- 22 Menya Kanemaru Ramen
- 23 Martuni's
- 24 Rocket Sushi
- 25 Equinox

Walk Score **99**

Transit Score **98**

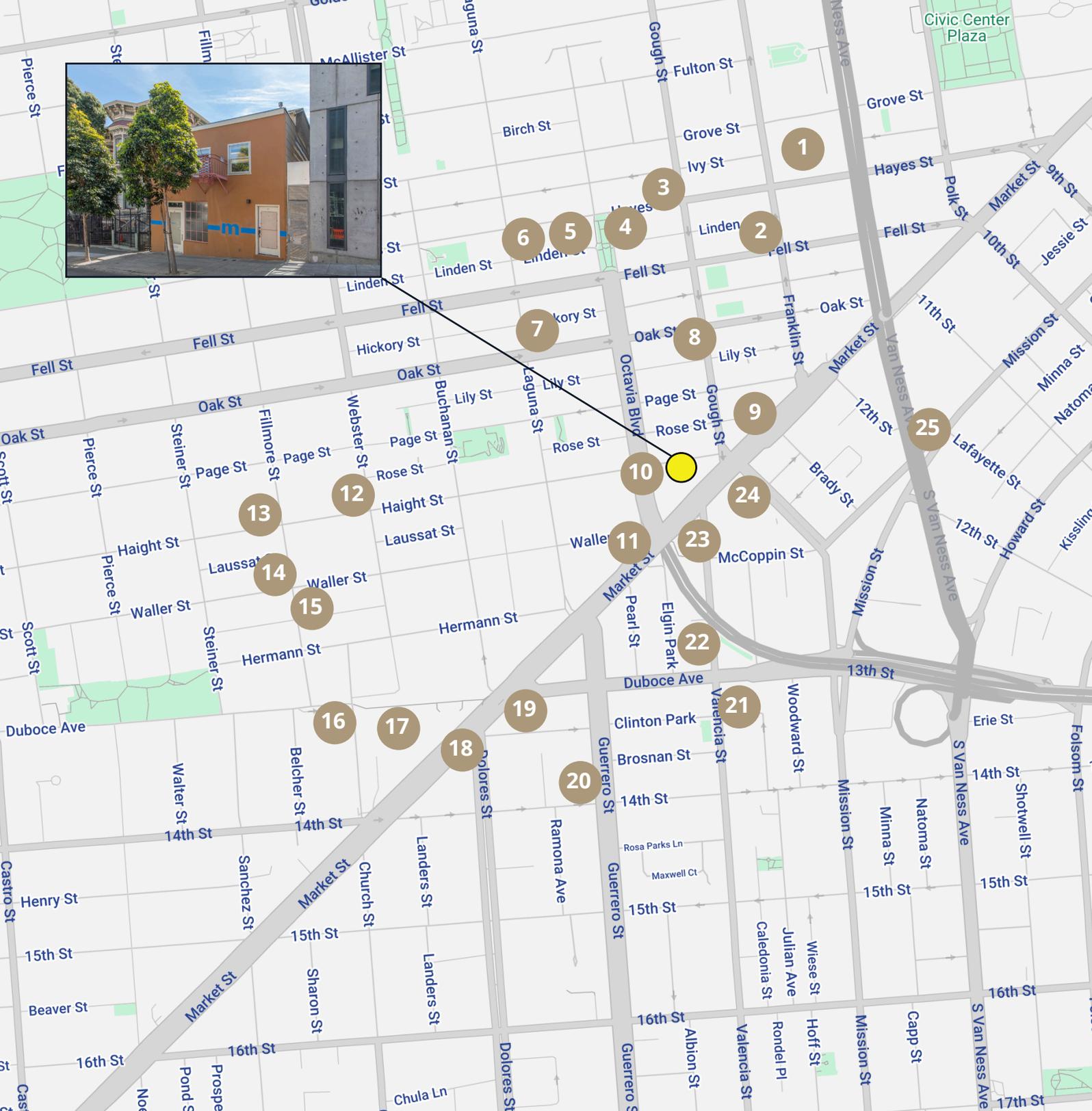
Bike Score **87**

## Commute Times

Financial District **15m** by car

South San Francisco **20m** by car

Silicon Valley **45m** by car



# CONFIDENTIALITY & DISCLOSURE

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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.

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