




721
FILBERT STREET
Brick & Timber North Beach Landmark
For Lease & For Sale



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 **Kidder
Mathews**

 **OFFICE
INDUSTRIAL
RETAIL TEAM**
By Jake Levinson
Outside the box.



PROPERTY HIGHLIGHTS



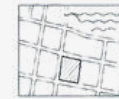
721 Filbert Street presents a rare opportunity to acquire or lease an approximately 21,550-square-foot garage in the heart of historic North Beach, just off the corner of Filbert Street and Columbus Avenue. Currently operated by a temporary public parking operator, the property offers immediate flexibility while ownership evaluates sale and/or lease opportunities on a case-by-case basis. For lease, ownership is open to a wide range of allowable uses under the zoning code; for sale, ownership will consider creative deal structures, timing, and execution paths depending on the buyer's vision. The building is historically significant and defined by its classic garage architecture, masonry façade, prominent vehicle openings, generous floor plates, and functional industrial character. With its scale, location, architectural presence, and flexible ownership posture, 721 Filbert is an exceptional opportunity for an operator, investor, developer, or end user to reposition one of North Beach's most distinctive urban buildings.



Building SF
+/- 21,550 SF



Land SF
+/- 10,973 SF



Zoning
NCD North Beach



Sale Price
\$8,000,000



As-Is Lease Price
\$24/PSF/Yr NNN



Clear Height
16'-10"



Column Free
Column free ground floor



Gross Income
+/- \$21k/Mo



Current Lease
M2M w/ Parking Operator



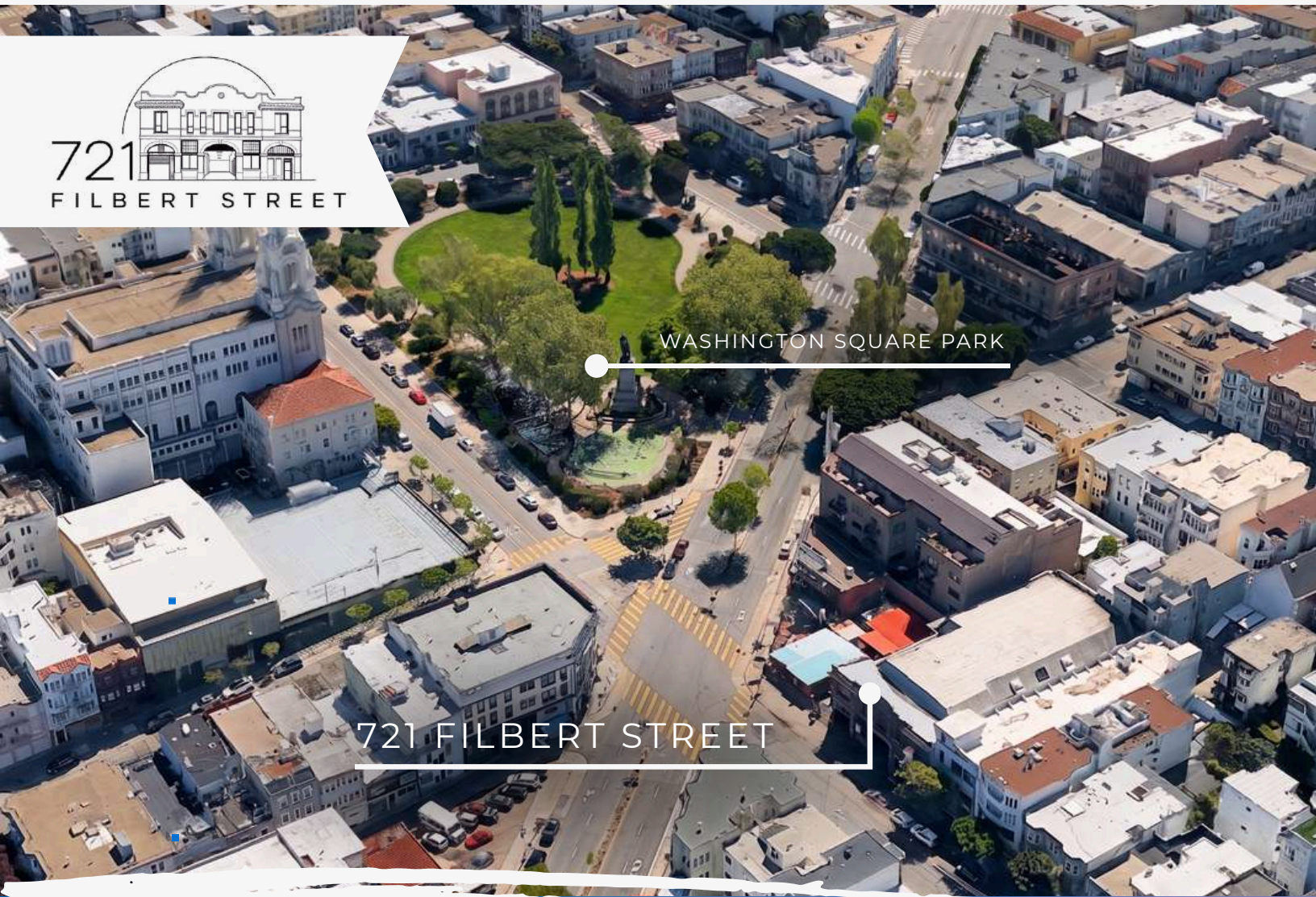
Creative Loft Office
+/- 1,500 SF High-End



Building Features
Skylights • 1999 Seismic Retrofit

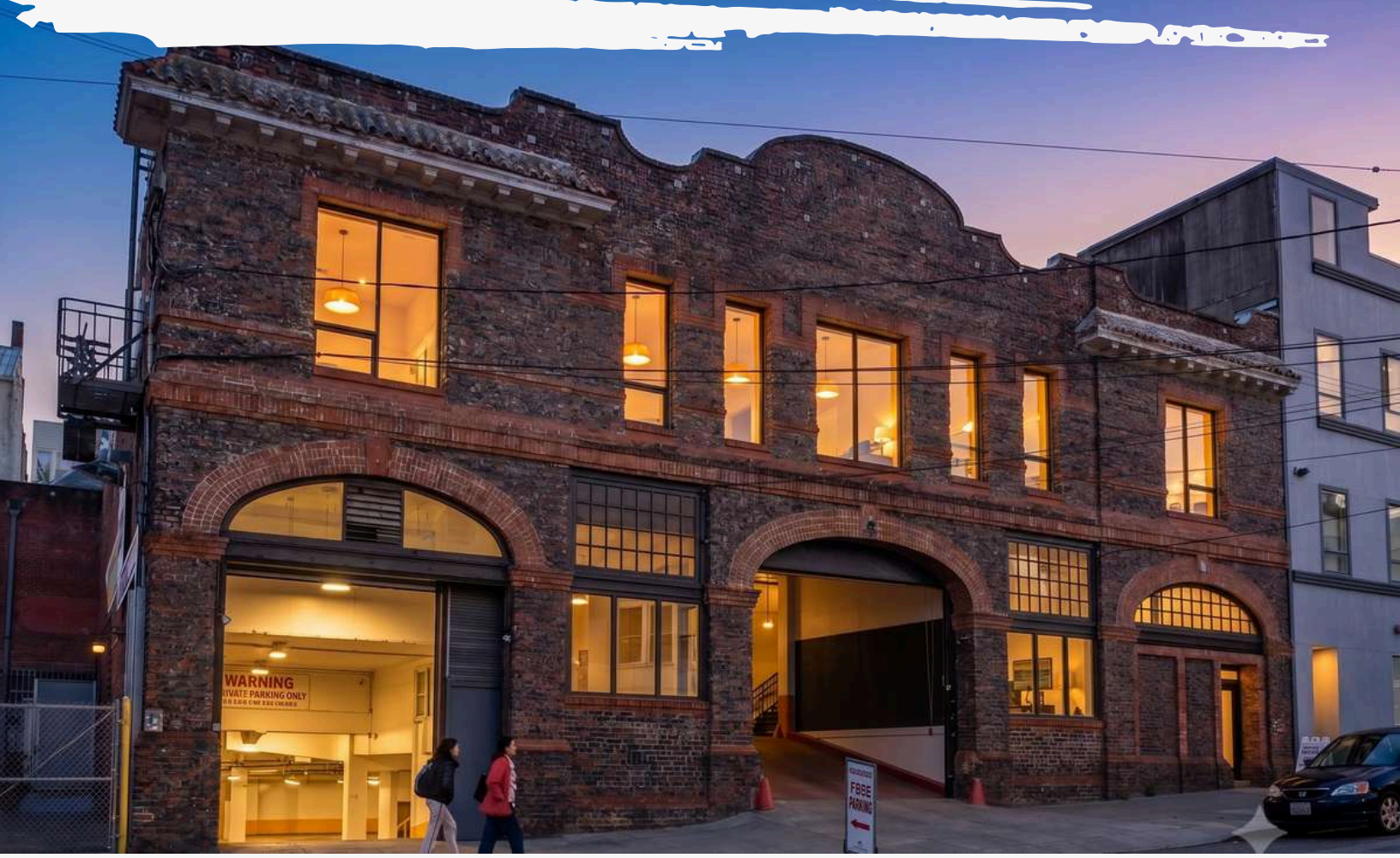


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WASHINGTON SQUARE PARK

721 FILBERT STREET

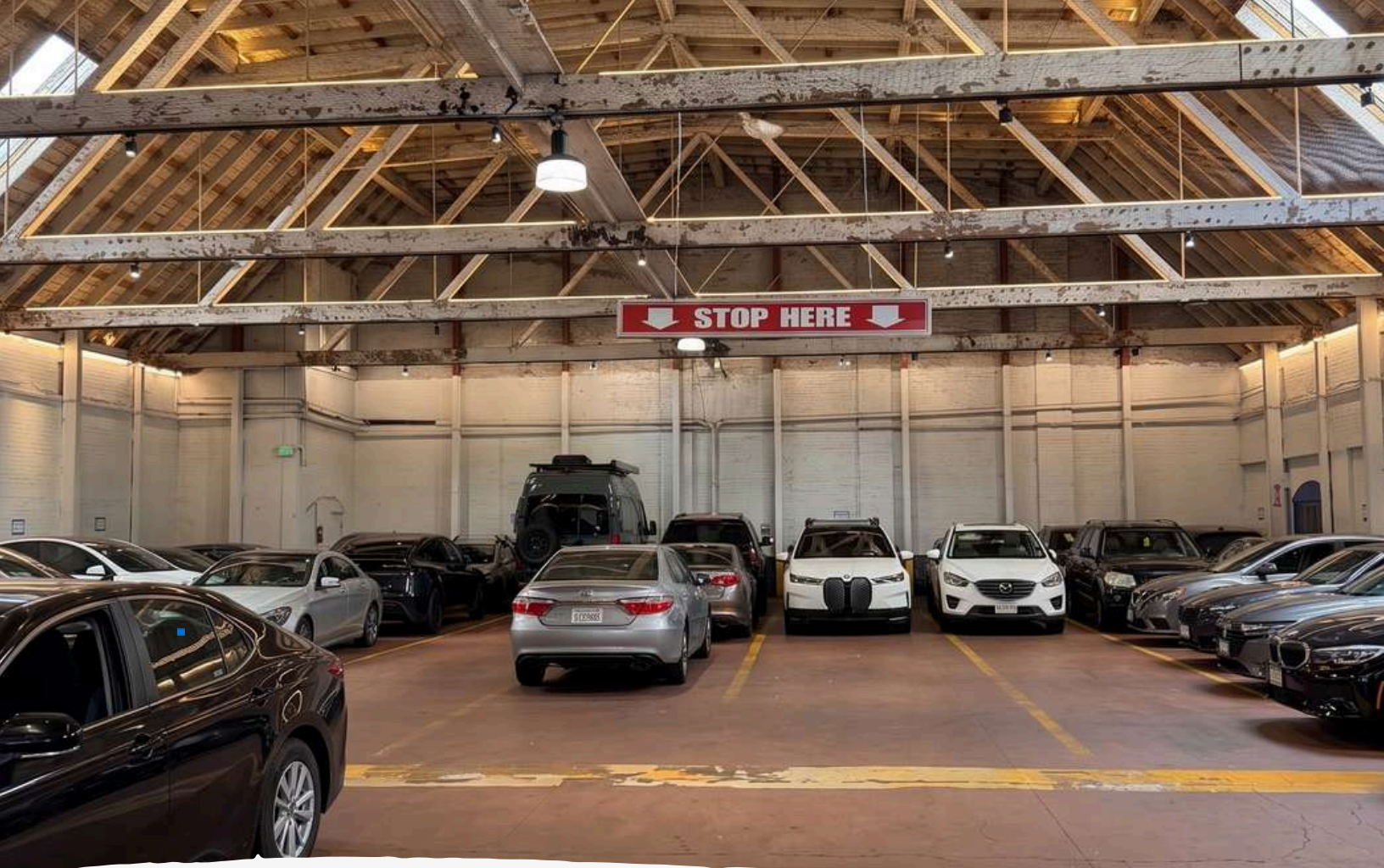


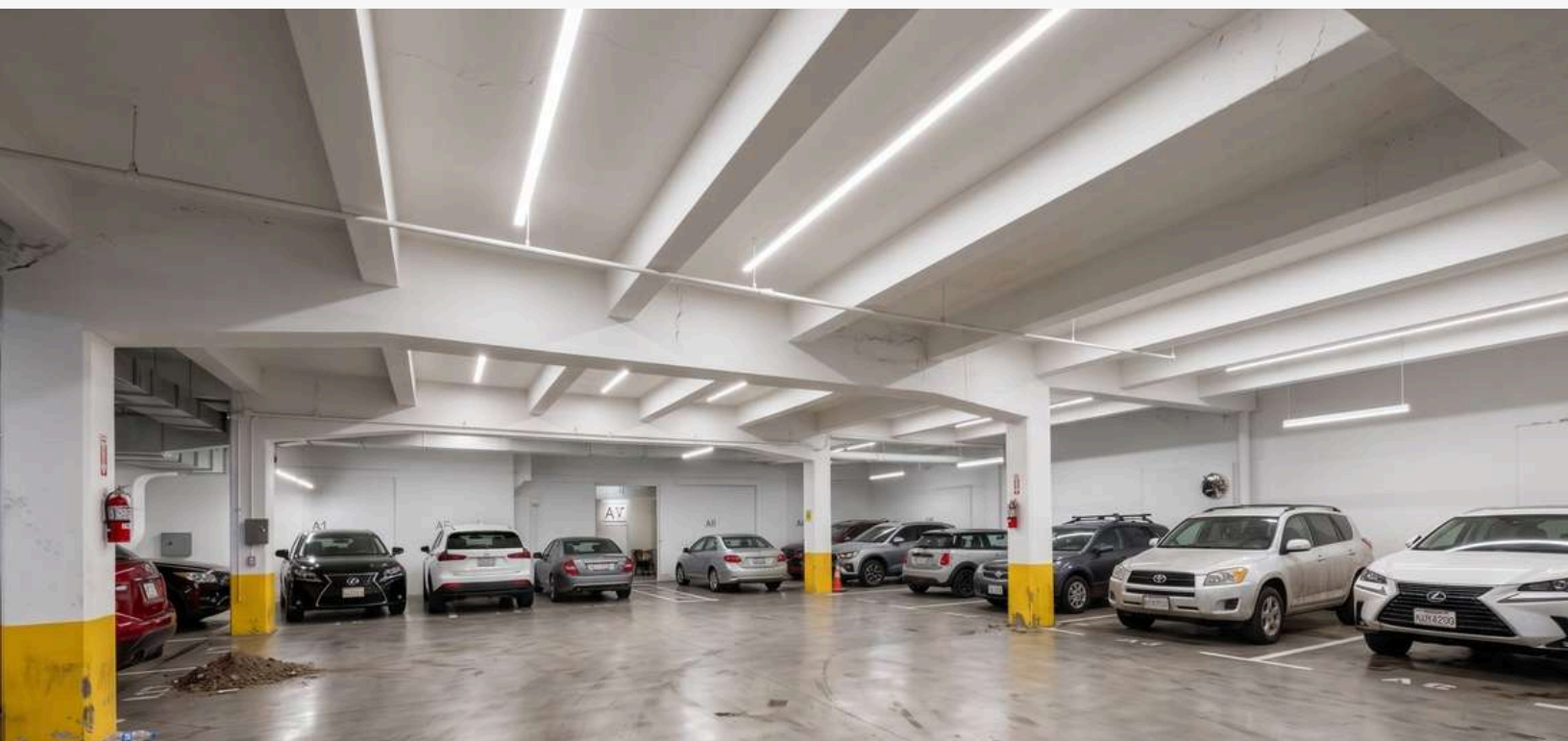


Office Rendering



Vault Level





721
FILBERT STREET



Vault Level



HISTORIC SIGNIFICANCE OF OLD NORTH BEACH

A NEIGHBORHOOD WITH DEEP ROOTS.
A COMMUNITY THAT KEEPS EVOLVING.

721 Filbert Street sits in the heart of Old North Beach—San Francisco’s original waterfront neighborhood and one of the city’s most storied and culturally significant districts.



NORTH BEACH, CIRCA 1950s



721 FILBERT STREET

A LEGENDARY NEIGHBORHOOD

Old North Beach—often called the “Little Italy” of San Francisco—was historically a vibrant hub for Italian immigrants, entrepreneurs, artists, and free thinkers. From the 1880s through the mid-20th century, it was the city’s café and cultural capital, home to generations of writers, musicians, and activists.



GOLD RUSH TO WATERFRONT HUB

During the Gold Rush, North Beach served as a landing point for immigrants and a gateway to opportunity in San Francisco.



LITERARY & CULTURAL LANDMARK

The Beat Generation flourished here in the 1950s and 60s—Jack Kerouac, Allen Ginsberg, and Lawrence Ferlinghetti called North Beach home.



ARCHITECTURAL HERITAGE

The neighborhood is known for its early 20th-century masonry buildings, classic storefronts, and timeless urban fabric.



ARTS & INDEPENDENT SPIRIT

From City Lights Bookstore to Vesuvio Café, North Beach has long been a place where creativity and community intersect.



ENDURING APPEAL

Today, North Beach continues to honor its history while attracting new residents, businesses, and visitors from around the world.

BY THE NUMBERS



26,000+
Residents in North Beach (2024 est.)



\$3,450
Avg. Monthly Rent (1BR Apartment)



11%
5-Year Rent Growth (2019–2024)



97
Walk Score (“Walker’s Paradise”)



1.7M+
Annual Visitors to North Beach

A RARE PIECE OF HISTORY

721 Filbert Street is a tangible piece of North Beach’s architectural and cultural heritage. Built in the early 20th century, this classic brick and timber structure reflects the craftsmanship and industrial character of the era. Its scale, form, and presence have anchored this corner for decades—ready for its next chapter.

BUILT TO LAST. READY FOR WHAT’S NEXT.

Adaptive reuse of historic buildings is at the core of San Francisco’s future—preserving character while creating value for generations to come. 721 Filbert offers a once-in-a-generation opportunity to reimagine a landmark asset in one of the city’s most iconic neighborhoods.

OLD NORTH BEACH ENDURES

Few neighborhoods in San Francisco carry the same depth of history, cultural contribution, and enduring charm as Old North Beach. It is a place where the past is visible in every brick and cornice—and the future is wide open.

721 FILBERT STREET IS MORE THAN A BUILDING. IT'S PART OF A LEGACY.





NEIGHBORHOOD PEDIGREE & MARKET MOMENTUM

Historic North Beach. A resurgent San Francisco. Adaptive reuse pathways at 721 Filbert Street.

1 NORTH BEACH PEDIGREE

North Beach is one of San Francisco's most storied urban neighborhoods—an enduring mix of heritage architecture, legacy restaurants, cafes, boutiques, apartments, nightlife, and destination foot traffic. Centered on Columbus Avenue between Telegraph Hill and Russian Hill, it functions as both a neighborhood-serving marketplace and a citywide dining and specialty retail district with deep cultural identity.

RESIDENTIAL RENT SNAPSHOT

Avg. Apartment Rent	1BR Asking Rent	2BR Asking Rent
\$4.5K / Mo	\$4.0K–\$4.2K	\$5.4K–\$5.9K

Recent North Beach asking rents; rounded from current market reports.



Italian-American legacy



Walkable Columbus corridor



Dining, retail & neighborhood demand

2 SAN FRANCISCO RESURGENCE

San Francisco's recovery is increasingly driven by AI, physical AI, robotics, and venture-backed innovation—bringing leasing momentum back to the city and reactivating demand for character-rich urban space.



Robotics and physical-AI occupiers are increasingly part of the region's next leasing wave.



14M+ SF

Tech & AI leasing in San Francisco + Silicon Valley during 2025



7.5M+ SF

Active AI leases in San Francisco across roughly 260 leases



\$221B

Bay Area venture funding in Q1 2026



69%

Share of all U.S. venture funding captured by Bay Area companies in Q1 2025

3 NCD ZONING & ADAPTIVE REUSE

721 Filbert Street is located in the North Beach Neighborhood Commercial District (NCD), a mixed-use district centered on Columbus Avenue that prioritizes active commercial frontage and protects North Beach's architectural, cultural, and historic character.

POTENTIAL USE PATHWAYS



Retail / Food / Hospitality

- Retail sales & service
- Restaurant / limited restaurant
- Bar (subject to existing-use controls)
- Specialty food manufacturing



Culture / Entertainment

- Arts activities
- General entertainment
- Movie theater



Service / Community

- Personal service
- Animal hospital
- Trade shop
- Institutional / child care / public facility / social service uses



Upper-Level Repositioning

- Design professional uses above the ground floor
- Dwelling units
- ADUs within the existing envelope
- Senior housing



Ground-floor active commercial uses are required in the district. Use size, legacy-business, restaurant/bar conversion, historic-resource, and other Planning Code controls apply; all uses remain subject to independent verification and permitting.




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