

# 1500 Valencia & 3550 Cesar Chavez

SAN FRANCISCO, CA





# 1500 Valencia & 3550 Cesar Chavez

SALVATION ARMY

- ±1.81 Acres | Mixed-Use Development Opportunity
- Mission District

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 **DouglasElliman**  
Commercial

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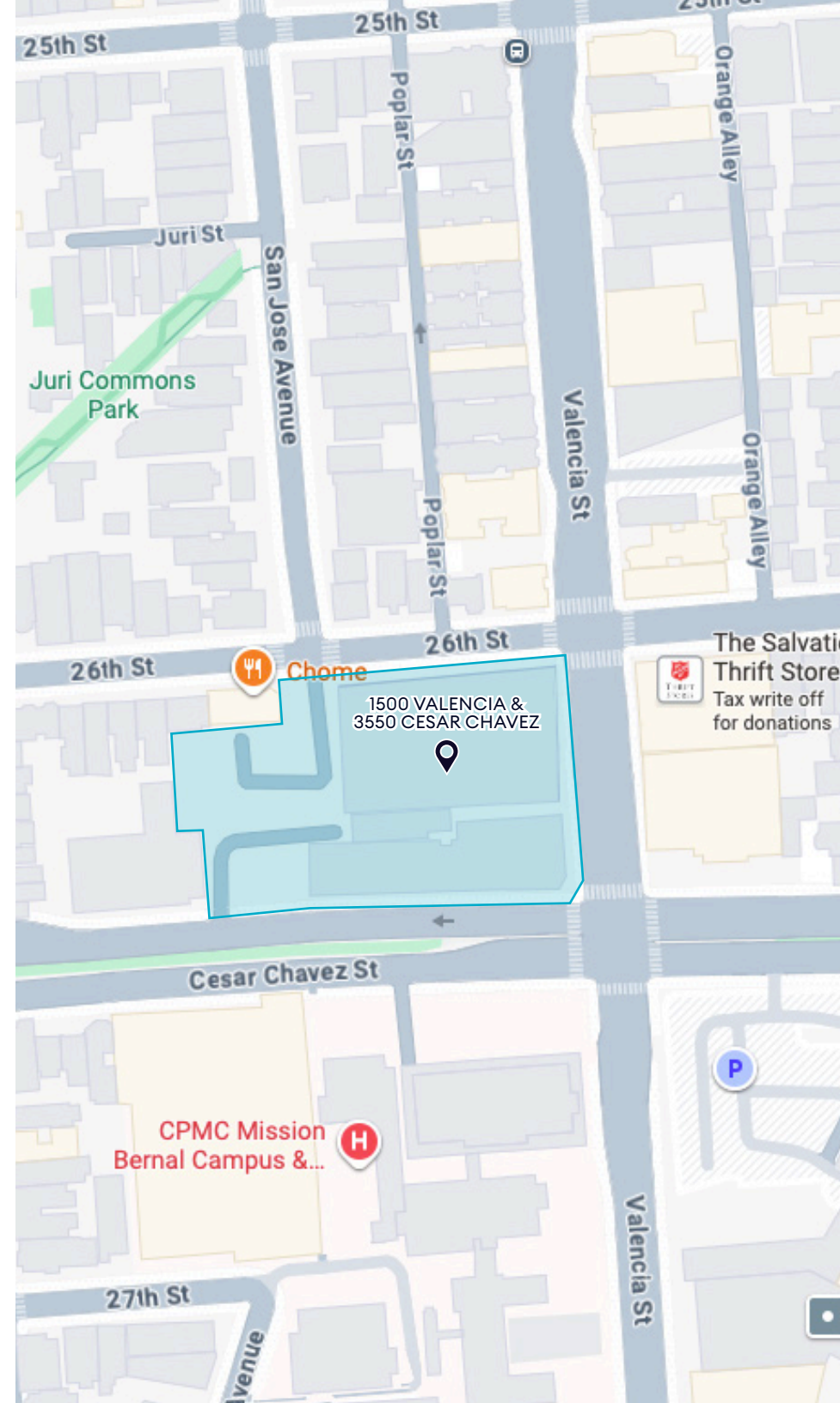
SAN FRANCISCO, CA

Rare ~2 Acre Mission District Development Opportunity (82,000 sq ft. ft)



# Executive Summary

- One of the largest development sites in San Francisco's urban core, this project offers a total land area of 82,000 sq. ft (~2 acres).
- Located just one block from BART and adjacent to major freeways (101/280).
- Walking distance to the vibrant Valencia Street cultural corridor and Dolores Park
- The site offers flexible use options:
- Market Rate Housing
- Hotel, traditional or Medical Hotel
- High Tech/innovation campus
- \$58 Million USD



# Parcel Map & Assemblage: Warehouse and Residence

## 3500 CESAR CHAVEZ STREET

ADDRESSES	3500 Valencia Street
BLOCK/LOT	6568-029
PARCEL AREA	7,558SF
BUILDING SF	14,980sf
ZONING DISTRICT	NCT (Valencia Neighborhood Commerical Transit
HEIGHT & BULK DISTRICT	65-X

## 1500 VALENCIA STREET

ADDRESSES	1500 Valencia Street
BLOCK/LOT	6568-034
PARCEL AREA	73,657SF
BUILDING SF	65,174SF
ZONING DISTRICT	NCT (Valencia Neighborhood Commercial Transit
HEIGHT & BULK DISTRICT	65-X





# Mission District Investment Highlights

## **Large Development Potential**

The expansive 82,000+ sq ft Mission District site offers significant scale for housing, hotel, or mixed-use projects.

## **Strong Institutional Demand**

Anchored by robust demand from UCSF, the project is well-supported by nearby educational and medical institutions.

## **Excellent Accessibility & Lifestyle**

The site boasts premier transit accessibility and proximity to cultural icons, offering a dynamic neighborhood lifestyle.

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# Tapping into San Francisco's Resilient Residential Demand

## **Strong Multifamily Fundamentals:**

- San Francisco's multifamily market is robust, with vacancy rates falling below 5% in Q2 2025.
- Rents are among the fastest growing nationally, with San Francisco leading the nation at 6.8% year-over-year rent growth.
- Supply is highly constrained, with less than 2,000 units currently under construction citywide.

## **Target Demographic – The Tech Workforce:**

- Tech workers, particularly younger professionals, seek high-quality urban living within the Bay Area, even if they commute to Silicon Valley.
- The AI boom is driving significant demand for office space in San Francisco, indicating a strong and growing local tech presence that requires housing.
- OpenAI's headquarters is already in the Mission District, and Nvidia is expanding its presence in San Francisco, signaling a strong tech footprint in the city.

## Exceptional Development Potential

## Versatile Project Possibilities

This property is ideal for mixed-use, residential, or commercial developments in a high-demand urban market.

BOARD MEETING HELD IN THE AM.

D-3-AL, D-3-AL, NBD, PD-1, PD-2, PD-3, PD-5, NCB, NCF-3, 2 PDB-1-6, NCB, NCB, PD-MX, N4-1, N4-1(J), PD-1(J), N4-2, N4-3, PM-1, PM-2, NCB-3, NCB-4, NCB, NCB-AL, SALL, LAM, NBD, NBD

RECEIVED: RESEARCH AND DEVELOPMENT DEPARTMENT, IN THE NAME OF

24th Street-NorValley HCD, 24th-Mission NCT, Castro Street NCB, Polson Street NCT,  
Haight Street HCD, Hayes NCT, Lower Haight Street HCD, Mission Street NCT, Mission  
Normal HCD, Divisadero Street NCT, Upper Market NCT, Valencia Street NCT

The Comprehensive Child Care and Training Act (H.R. 1633) is legislation to establish child care and child development centers, known as the Child Care Development Fund, which will be used to subsidize child care for low-income families. The legislation also provides for the establishment of child care centers in public housing projects, and for the establishment of child care centers in public housing projects.







# Innovation Drives Growth

**Emerging Tech Clusters:** AI, biotech, and R&D hubs are transforming the technology sector, increasing the need for specialized infrastructure and spaces.

**Venture Capital Investment:** Abundant venture capital accelerates development, especially near key innovation centers, and encourages collaboration across industries.

**State-of-the-Art Campuses:** Modern R&D and creative office campuses attract top talent, offering advanced facilities that enable innovation and breakthroughs.

# Innovative Housing Solutions



**Addressing Housing Shortage:** San Francisco's significant housing shortage demands creative and large-scale solutions to meet community needs and future growth.



**Density Bonuses and Affordability:** Utilizing large development sites allows for density bonuses, increasing capacity and mandating affordable housing components.



**Vibrant Mixed-Use Communities:** Mid-rise, mixed-use buildings with retail activation create walkable neighborhoods that boost local economies and community vibrancy.

# Transit & Access



## UCSF Mission Bay

10 Min Drive



## UCSF Parnassus

15 Min Drive



## Zuckerberg SF General

5 Min Drive



## Downtown SF

15 Min BART Ride



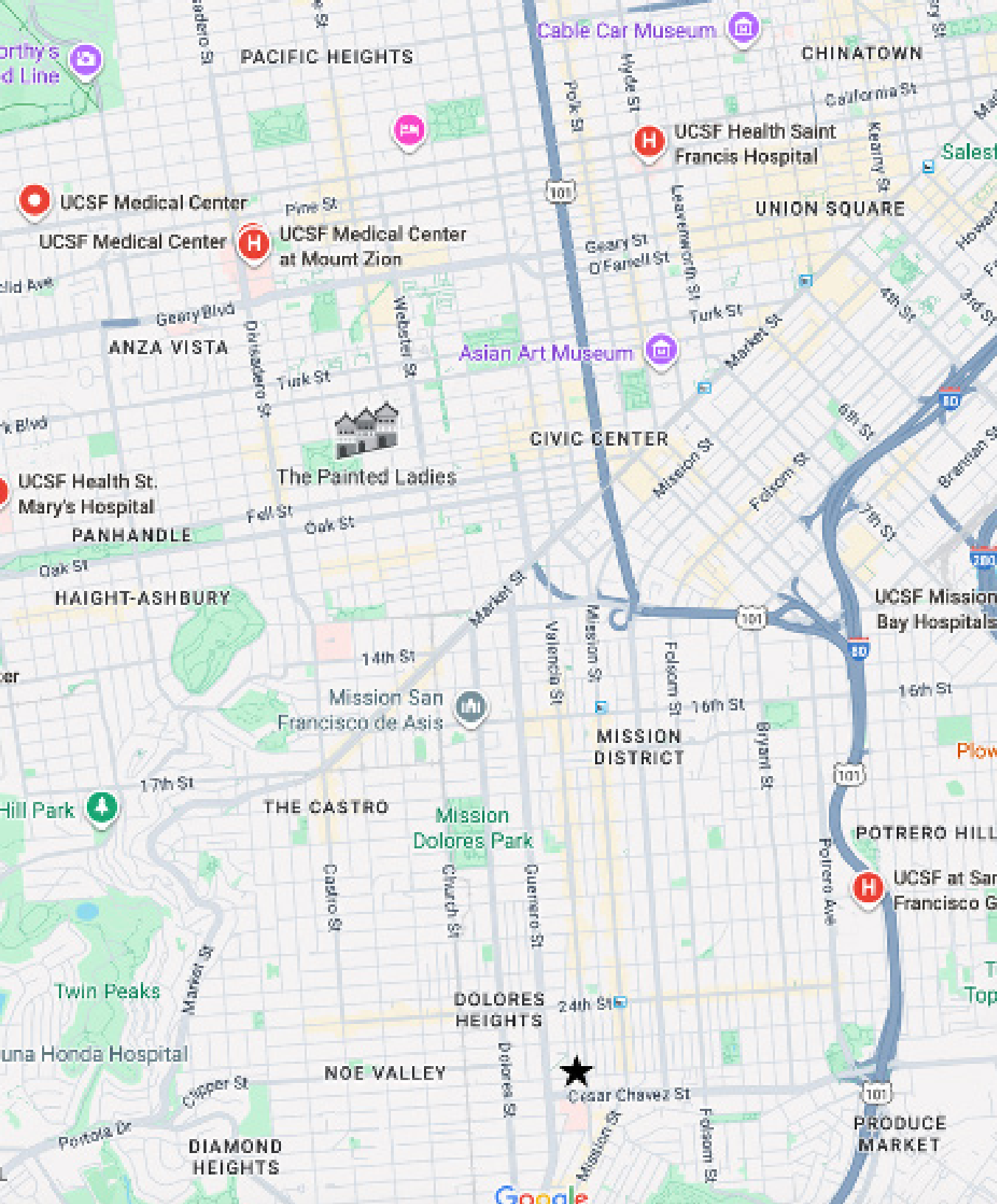
Bay Area  
Rapid Transit

## Transit & Access

24th Street BART - 0.2 Miles

Cesar Chavez Direct Link  
to 101 & 280

MUNI & Bike Corridor



# UCSF & Institutional Demand

## Drivers:

- UCSF Mission Bay: biotech & research hub
- UCSF Parnassus: medical center expansion (16 Minutes)
- Families, patients, visiting faculty needing housing/hotel
- 3 Miles from Chase Center
- 2.7 Miles from UCSF Benioff Children's Hospital

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# Mission District Highlights

## **Emerging Tech Clusters:**

The Mission District is renowned for its exceptional dining and retail experiences, offering a variety of flavorful and unique local treats.

## **Dolores Park Lifestyle**

Dolores Park serves as a popular greenspace, ideal for relaxation and experiencing authentic San Francisco community life.

## **Iconic Street Art**

Balmy Alley's colorful murals showcase the Mission District's rich cultural heritage and creative spirit.





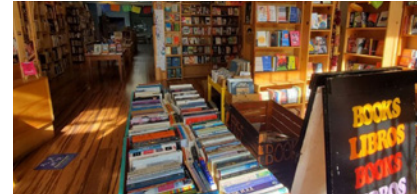
# Perfect Days in the Mission District



**1.** Start off the day with a nice breakfast at the Tartine Manufactory. Amazing pastries, fresh bread and coffee.



**2.** After breakfast, head next door to browse the Heath News stand for unique magazines/books, or Heath Ceramics for some home wears.



**3.** Wander over to the 24th St. corridor which is the heart of the Latino Cultural District to visit Medicine for Nightmares, a beautiful book store and art gallery that will surely leave you feeling inspired.



**4.** Visit Balmy Alley for an amazing display of murals highlighting human rights issues, and other cultural challenges.



**5.** Walk up 24th to Mixcoatl, specializing in authentic, original Indigenous handmade arts, jewelry, and clothing from all the Américas. One of the most authentic stores in all of San Francisco.



**6.** Get lunch at Cafe de Olla for authentic Oaxacan food, be sure to get their coffee, it's incredibly delicious.



**7.** Head to ISSO for authentic Bay Area sourced and made goods.



**8.** Visit Dolores Park for a nice view of SF, there's many stores nearby. If you need a snack, or beverage, stop by Bi Rite Market on the way.



**9.** If you like a good beer, stop by Fort Point for a bevvie!



**10.** If you're seeking a one-of-a-kind experience, stop by Bissap Baobab, where live performances blend with West African flavors to create an unforgettable night in San Francisco.



**11.** Head next door to wrap up the day at Foreign Cinema for a top notch, award winning dinner, cocktails and desserts.



**12.** Wrap up your night at Asiento for some live music, drink selection, and some proper California cuisine. Top cocktail bars True Laurel and Trick Dog Bar are nearby if you feel like you want to keep the night going!





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