

2735-2737 Hyde Street

Russian Hill, San Francisco

Offered at \$2,850,000



4 UNIT MIXED USE BUILDING

3,726 SQ. FT.

5.06% CAP RATE

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REAL ESTATE



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INVESTMENT SUMMARY

As exclusive agent, Urban Group Real Estate is pleased to present 2735–2737 Hyde Street, San Francisco, CA for purchase.

2735–2737 Hyde Street is a four-unit mixed-use property located in the heart of San Francisco's highly desirable Russian Hill neighborhood. The property consists of two spacious two-bedroom, two-bathroom residential flats, a fully built-out ground-floor restaurant space, and an additional studio unit. The residential units feature expansive living areas, abundant natural light, and well-preserved period architectural details, creating a compelling blend of classic San Francisco charm and functional living space. The studio will be delivered vacant, presenting a rare opportunity for owner occupancy or immediate market-rate leasing. The restaurant's lease expires in December 2030.

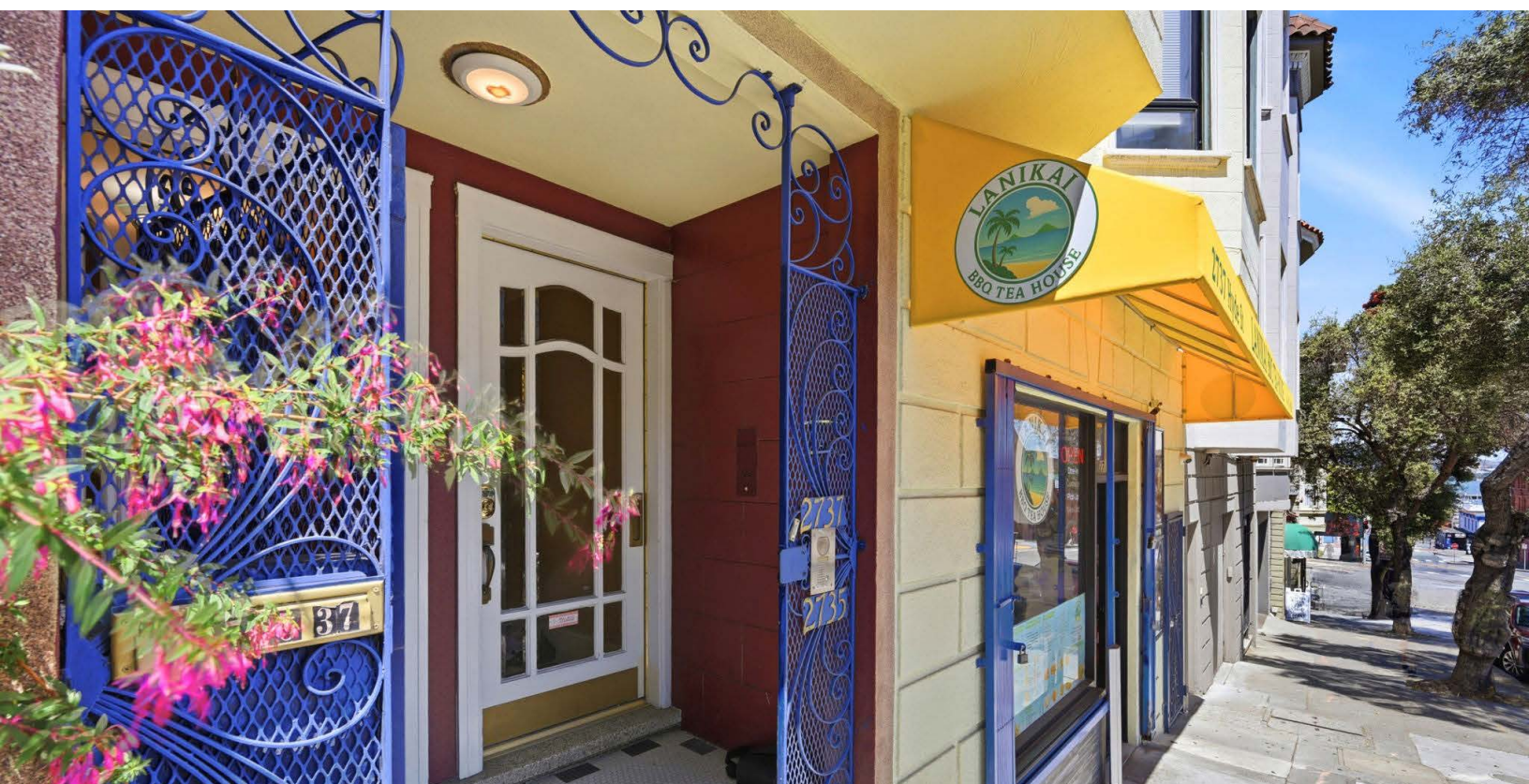
The property includes a large rear garden and additional storage areas. The ground-floor restaurant space features a Type I hood, ADA-compliant access, and prominent Hyde Street frontage.

Located in the heart of Russian Hill, the property benefits from proximity to Polk Street, North Beach, Fisherman's Wharf, and San Francisco's waterfront. Residents enjoy access to renowned dining, neighborhood retail, public transportation, and many of the city's most iconic destinations. The neighborhood's walkability, historic character, and strong residential demand continue to make Russian Hill one of San Francisco's most desirable residential enclaves.

This offering presents a rare opportunity to acquire a well-located mixed-use asset with significant leasing flexibility. The vacant restaurant space and studio unit allow for immediate income generation through market-rate leasing or owner occupancy, while the residential units provide additional upside through future turnover. With multiple avenues for income growth and a highly desirable Russian Hill location, 2735–2737 Hyde Street offers investors the opportunity to enhance cash flow and unlock long-term value in one of San Francisco's most sought-after neighborhoods.

The Perks:

- + Prime Russian Hill location
- + Immediate rental upside
- + Excellently maintained building

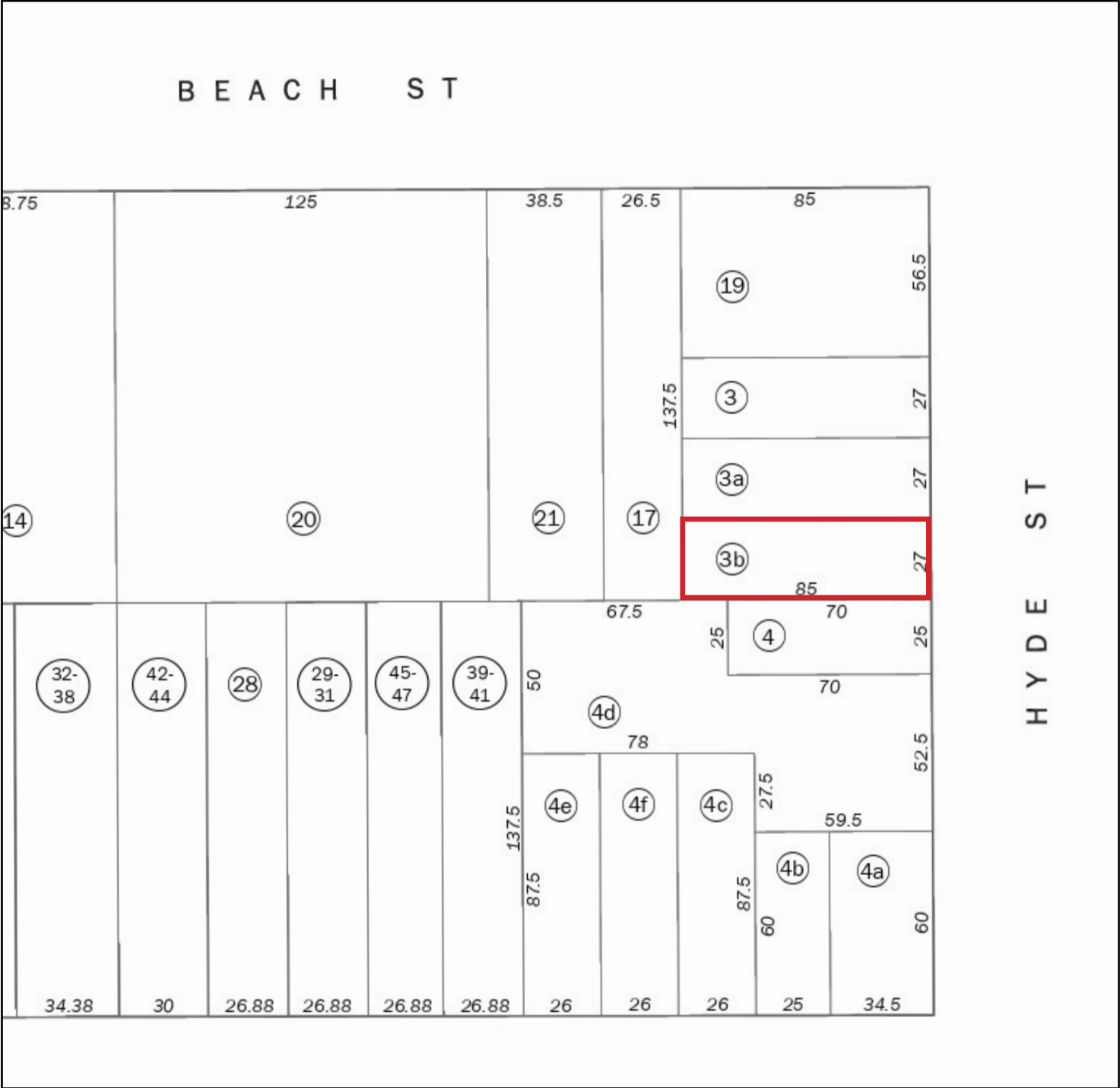


PROPERTY OVERVIEW

Address	2735-2737 Hyde Street, San Francisco, CA
APN	0025-003B
Zoning	NC-1
Building Size	3,726 SF
Parcel Size	2,295 SF
Units	4 (One Commercial + Two 2 Bed 1 Bath + One Studio)
Use	Mixed Use
Year Built	1927
Foundation	Concrete
Construction	Wood Frame
Roof	Flat
Water Service	Master Meter
Electric Service	Separately Metered
Gas Service	Separately Metered



PARCEL MAP



FINANCIAL OVERVIEW

Price	\$2,850,000
Building Sq. Ft.	3,726
Parcel Sq. Ft.	2,295
\$/PSF	\$765
Cap Rate	5.06%
Zoning	NC-1
Height Limit	150'
Units	4
Year Built	1927

Projected Gross Income	\$190,800
Vacancy (3%)	\$5,724
Annual Gross Income	\$185,076

Annual Operating Expenses

Property Tax (1.18268325% of Purchase Price)	\$33,706	
Building Insurance	\$7,598	
Repairs and Maintenance	\$2,400	Projected
Water	\$1,800	Projected
Gas & Electric	\$0	
Garbage	\$1,200	
Total Expense	\$46,704	

Net Operating Income	\$144,096
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Rent Roll

Unit	Type	Monthly Rent	Move-In
2737A Hyde Street	Commercial	\$4,000	12/1/2025
2735 Hyde Street	2 bd 2 ba	\$4,300	6/19/26
2737 Hyde Street	2 bd 2 ba	\$4,800	8/3/25
2737B Hyde Street	Studio	\$2,800	Vacant
		\$15,900	

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

PROPERTY PHOTOS



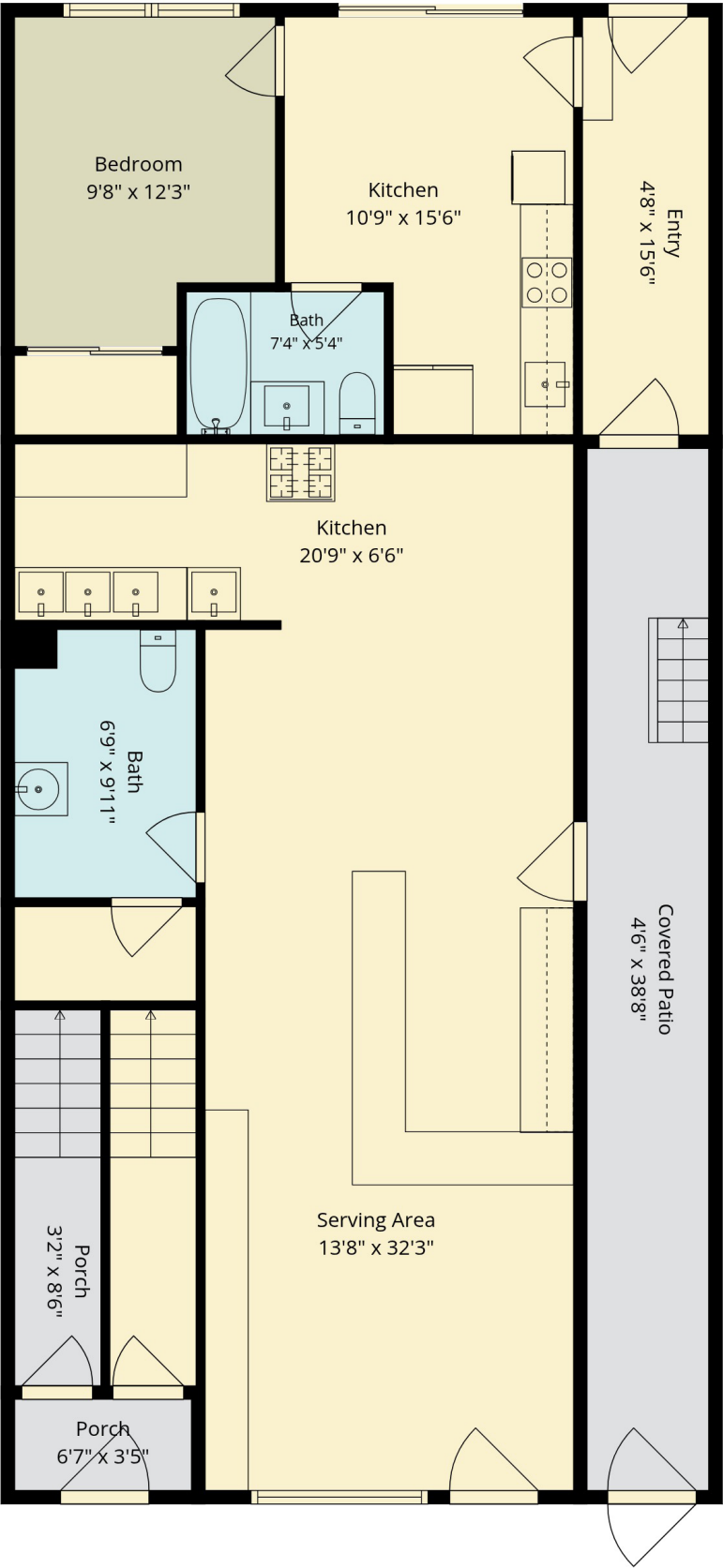






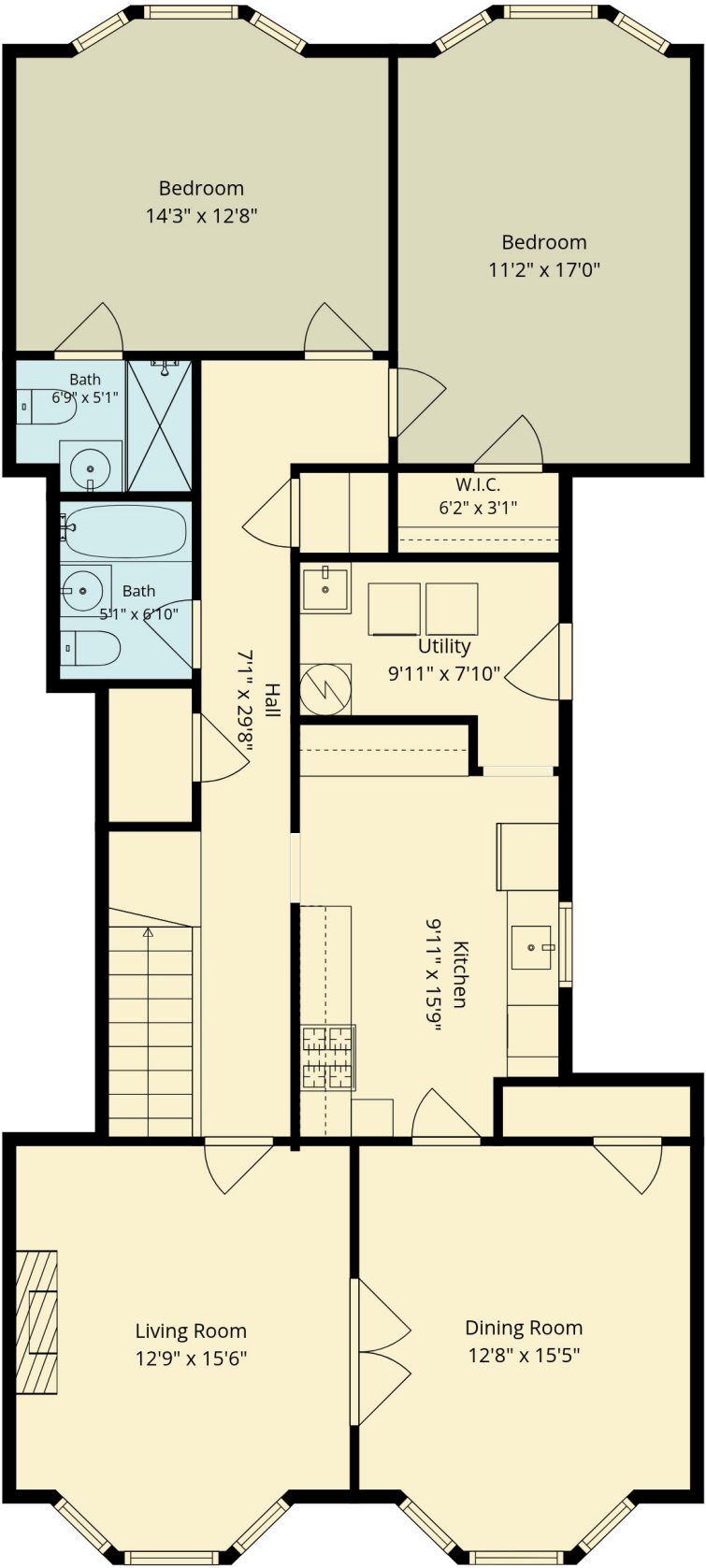
Floor Plan

First Floor



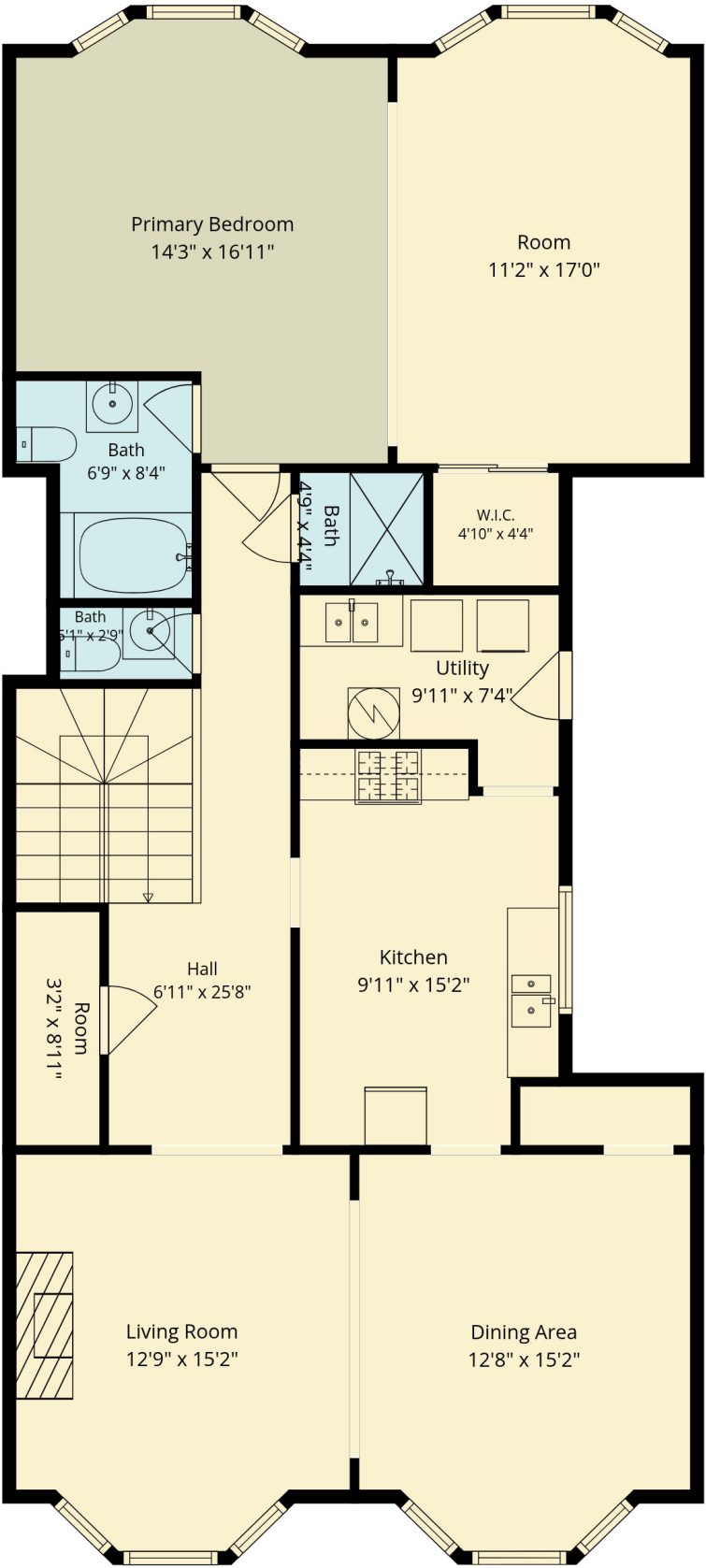
Floor Plan

Second Floor



Floor Plan

Third Floor



Neighborhood Overview: Russian Hill

Perched above San Francisco's northern waterfront, Russian Hill is one of the city's most iconic and desirable neighborhoods, offering panoramic views, historic charm, and an exceptional residential lifestyle. Known for its picturesque streets, classic architecture, and renowned landmarks such as Lombard Street, the neighborhood enjoys convenient access to Polk Street, North Beach, Fisherman's Wharf, and the Marina District. Residents benefit from a diverse collection of acclaimed restaurants, neighborhood cafés, boutique shopping, and scenic parks, all within a highly walkable setting. Combining timeless character, vibrant amenities, and breathtaking surroundings, Russian Hill represents one of San Francisco's premier residential neighborhoods.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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