

FOR SALE | OFFICE BUILDING WITH PARKING

20 Haight St Hayes Valley | San Francisco

Colliers



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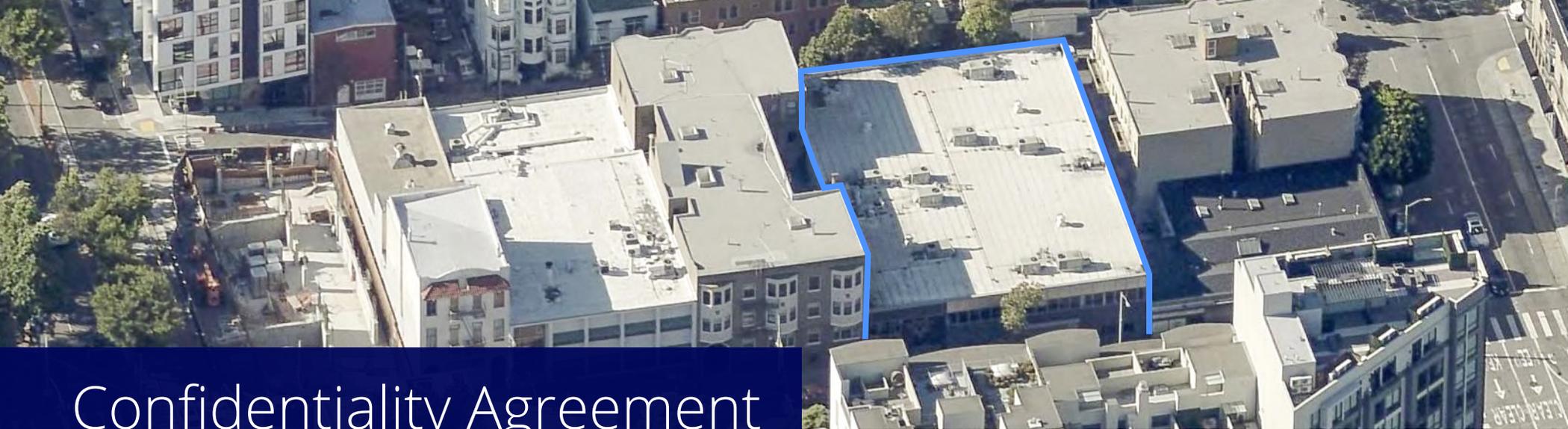
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Confidentiality Agreement

Colliers International San Francisco, a Delaware Corporation, (COLLIERS) has been retained by The Veen Firm on an exclusive basis to act as agent with respect to the potential sale of 20 Haight Street, San Francisco, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.



20 Haight St

Hayes Valley | San Francisco

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Property Summary

PROJECT DETAILS

Address	20 Haight Street San Francisco, CA
Product Type	Office
Building Area	±10,500 SF
Stories	2 - office and lower level parking
Occupancy	Delivered vacant
Year Built	1959 (per public record)

Land Area	±10,497 SF
APN	0853-023
Zoning	NCT-3 (Modern scale neighborhood commercial transit district)
Permitted Use	Office, Residential, Retail
Height	40-50 Feet

20 HAIGHT OFFERS THE FOLLOWING



Full building identity



27 parking spaces



Recently renovated

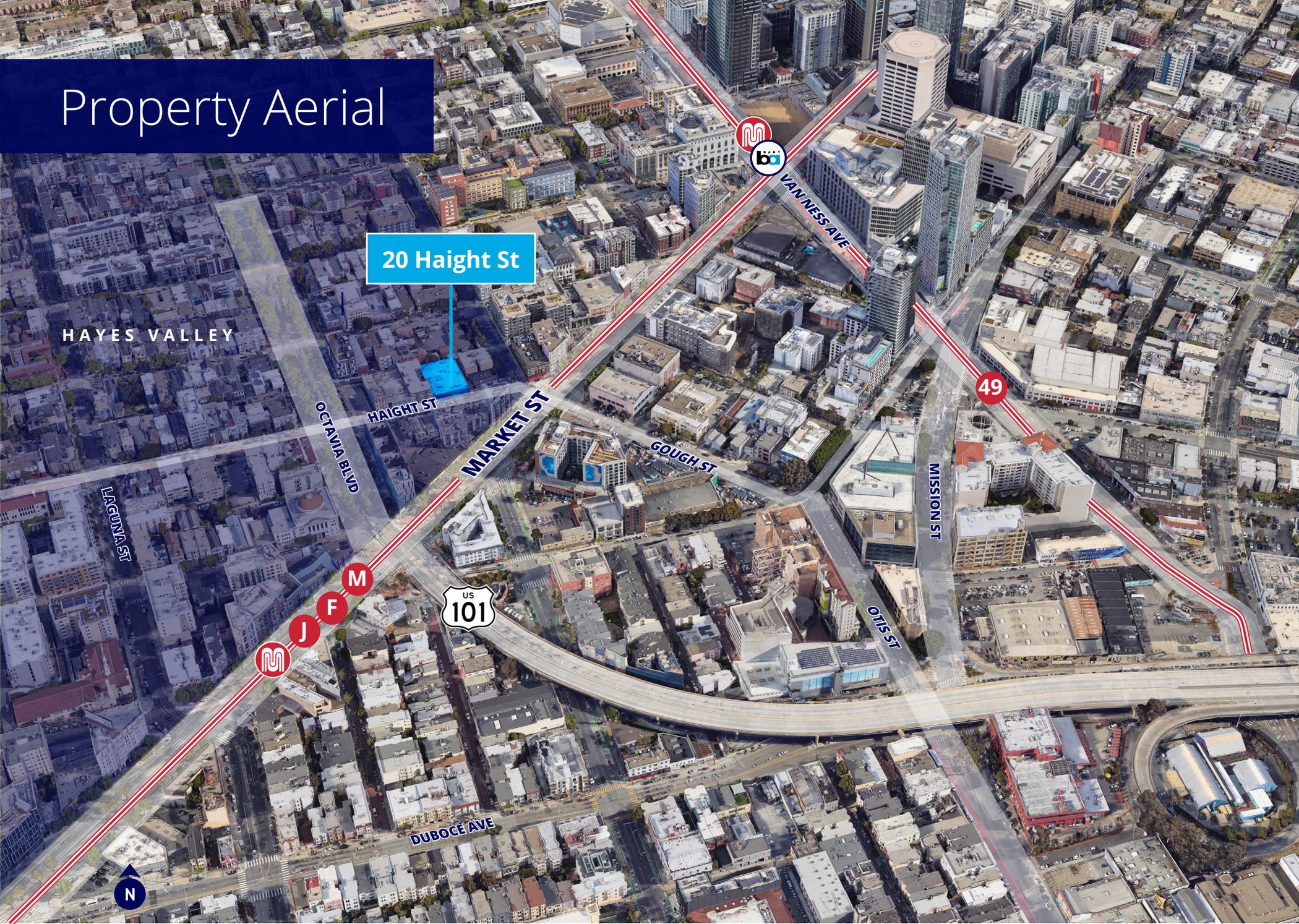


Excellent proximity to public transportation & Hwy 101 off-ramp



Excellent owner-user opportunity

Property Aerial



20 Haight St

HAYES VALLEY

OCTAVIA BLVD

HAIGHT ST

MARKET ST

GOUGH ST

VAN NESS AVE

MISSION ST

OTIS ST

US 101

DUBOCE AVE

LAGOON ST

49

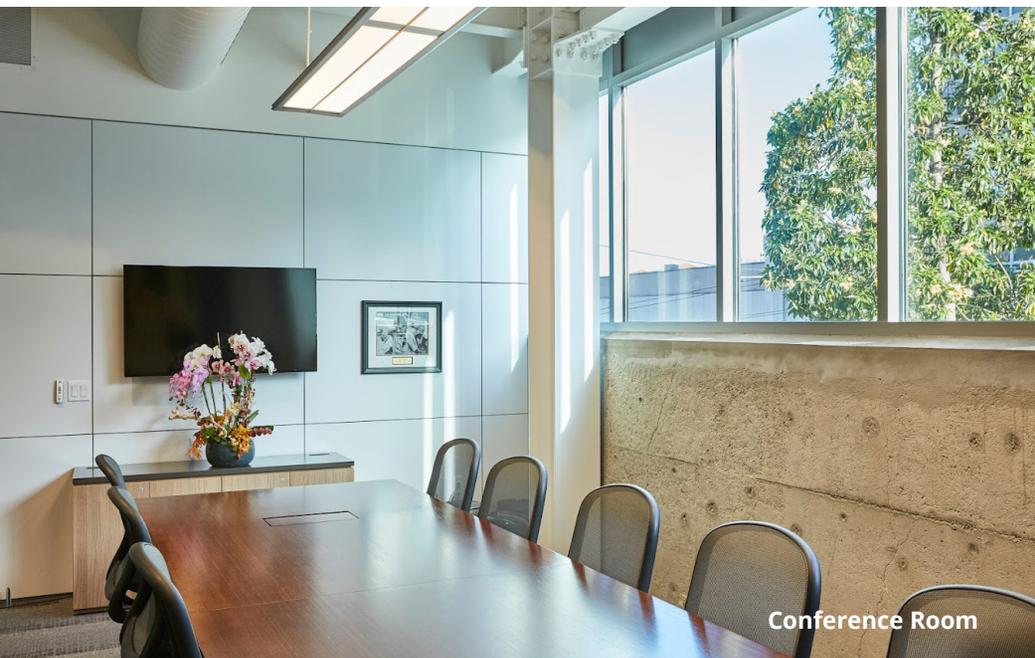
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Investment Highlights

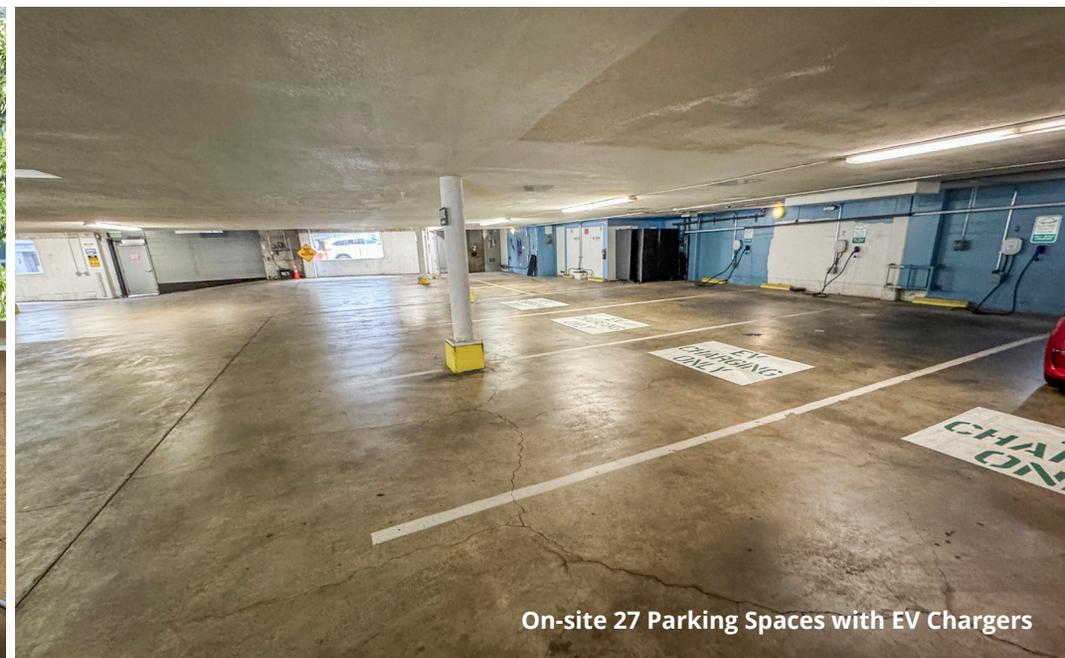
- Excellent owner-user opportunity
- Potential residential development site
- On-site parking provides amenity or additional income opportunity
- At the confluence of Hayes Valley, the Castro, and Mission District



Modern Interior



Conference Room

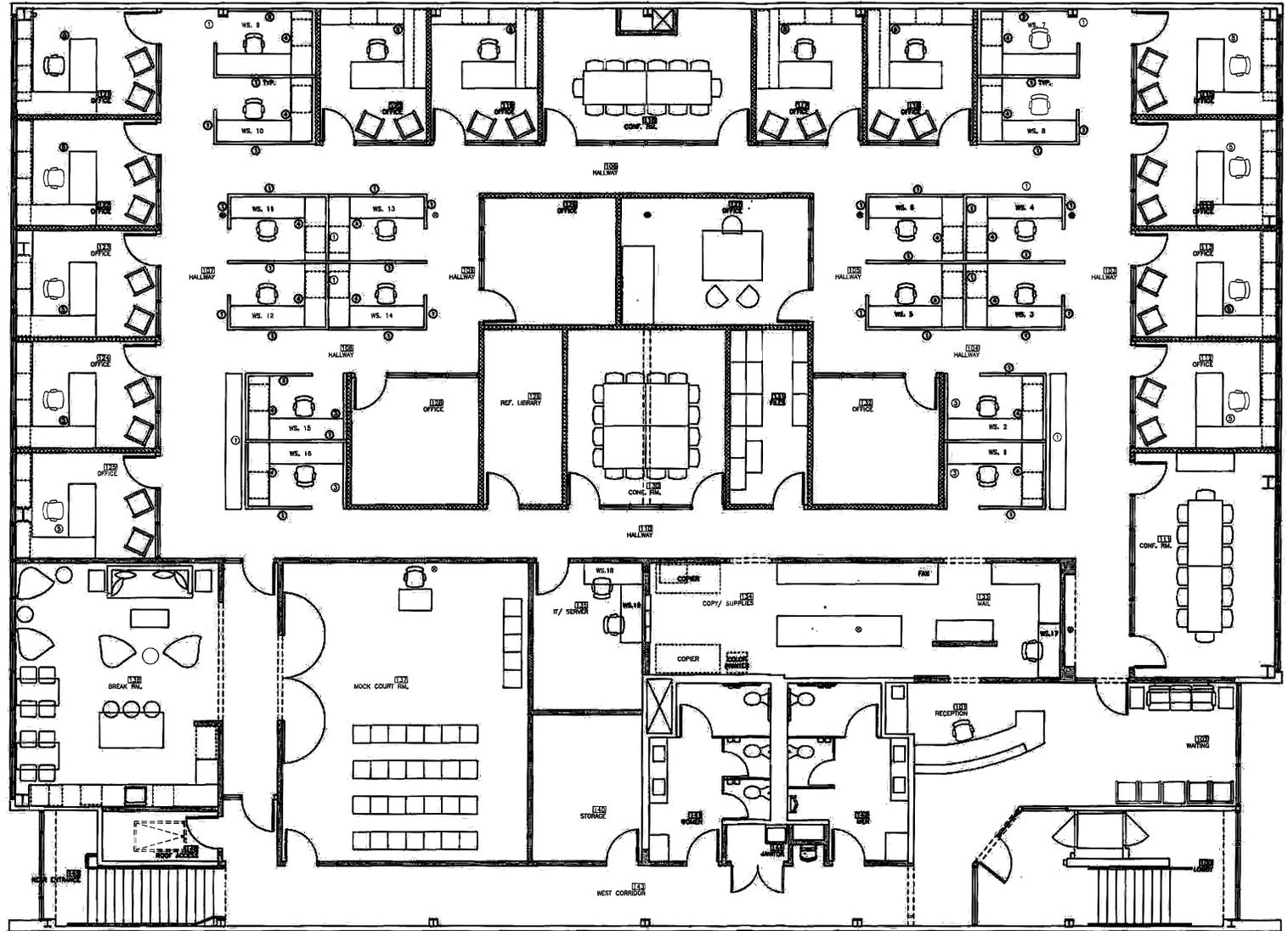


On-site 27 Parking Spaces with EV Chargers

Floorplan

±10,497 Sq. Ft.

- 17 private offices
- 16 work stations
- 3 conference rooms
- Formal reception
- Mock court room
- Library
- File storage room
- Breakroom
- Copy / Supplies room
- Men & Women restroom
- It / Server
- Storage



Site Details

PARCEL MAP



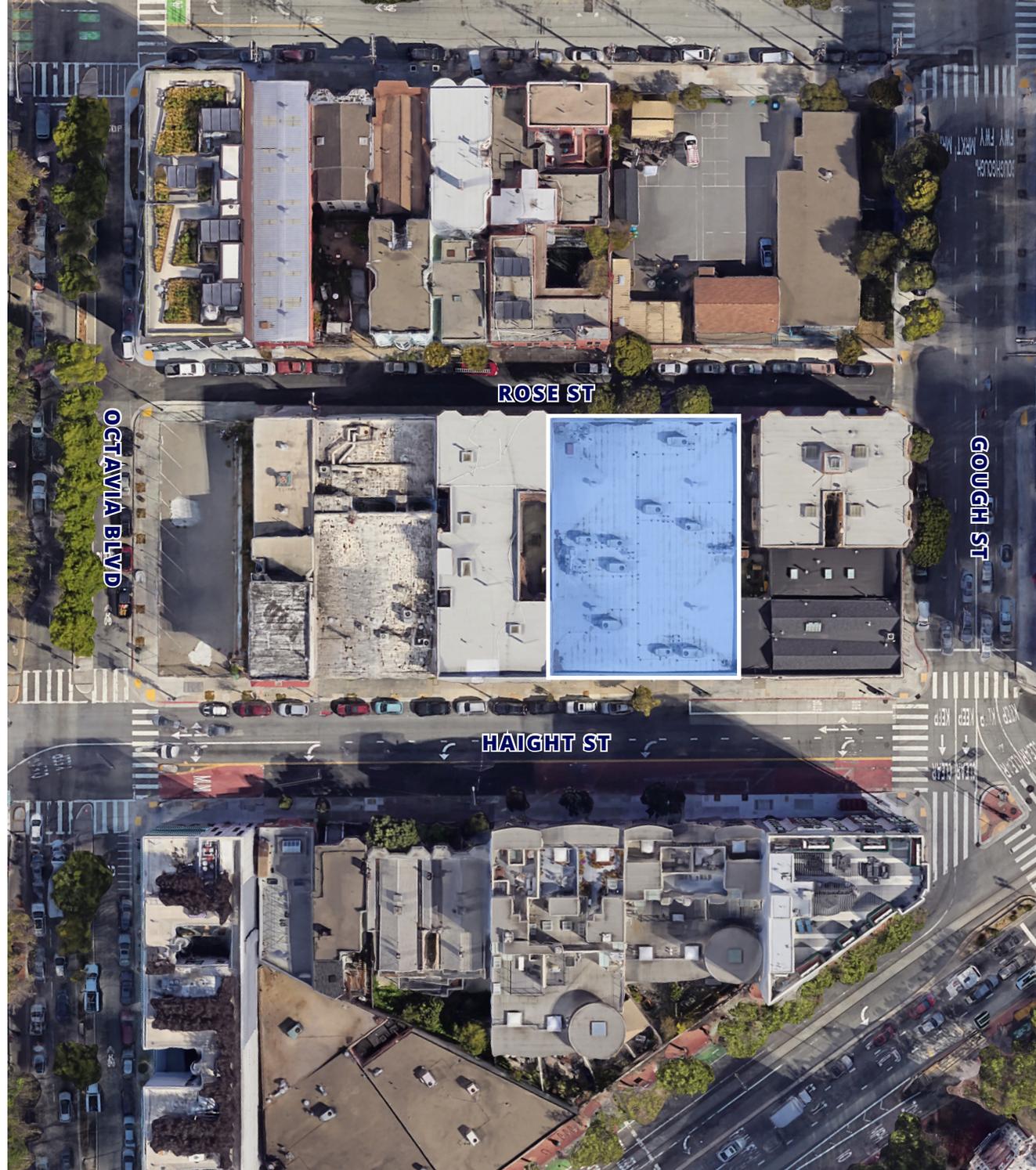
OVERVIEW

Site Size ±10,497 Sq. Ft.

Zoning NCT-3
(Moderate Scale Neighborhood
Commercial Transit District)

Frontage 87.50 Feet (Haight & Rose St)

Height Limit 50 Feet along Haight St.
40 Feet along Rose St.



San Francisco Area Overview



Alcatraz Island



Golden Gate Bridge



Pier 39

FISHERMAN'S WHARF



Coit Tower

MARINA DISTRICT



Chinatown

Presidio National Park



PACIFIC HEIGHTS

UNION SQUARE



Ferry Building

Land's End



HAYES VALLEY

RICHMOND DISTRICT



City Hall

NoPA

PANHANDLE

Golden Gate Park



HAIGHT ASHBURY

MISSION BAY



Chase Center

OUTER SUNSET

MISSION

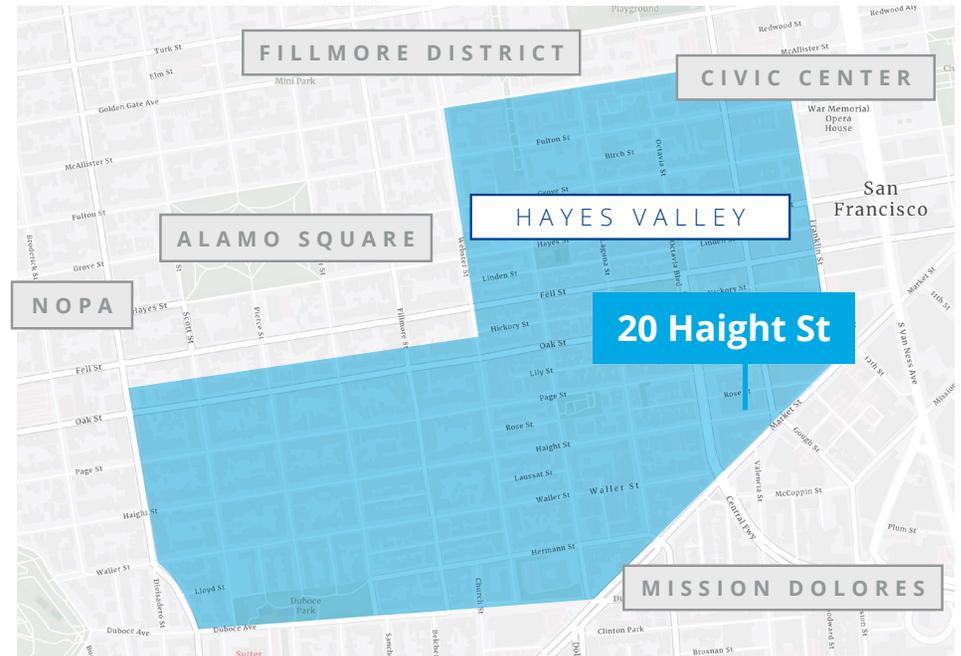
THE CASTRO



Hayes Valley

is a neighborhood in the Western Addition district of San Francisco, California. It is located between the historical districts of Alamo Square and the Civic Center. Victorian, Queen Anne, and Edwardian townhouses are mixed with high-end boutiques, restaurants, and public housing complexes. The neighborhood gets its name from Hayes Street, which was named for Thomas Hayes, San Francisco's county clerk from 1853 to 1856 who also started the first Market Street Railway franchise.

Considered one of the most burgeoning areas in San Francisco, Hayes Valley's rapid ascent as one of the Bay Area's hippest neighborhoods can be attributed to the vast array of high-end boutiques, restaurants, and bars that populate the district. After years of embryonic growth, this once-forgotten neighborhood is now grabbing its share of the spotlight.



Emergence & Growth of the A.I. Community in the Hayes Valley

“Hacker houses,” where people create start-ups, are springing up in San Francisco’s Hayes Valley neighborhood, known as “Cerebral Valley” because it is the center of the A.I. scene. And every night someone is hosting a hackathon, meet-up or demo focused on the technology.”

GRIFFITH, ERIN. “THE AI BOOM IS PULLING TECH ENTREPRENEURS BACK TO SAN FRANCISCO”
THE NEW YORK TIMES, 7 JUNE 2023, P.1.

Amenity Map



20 Haight St

Select Hayes Street
Tenant Lineup

allbirds

WARBY PARKER
eyewear

A pact

TIMBUK2
SAN FRANCISCO

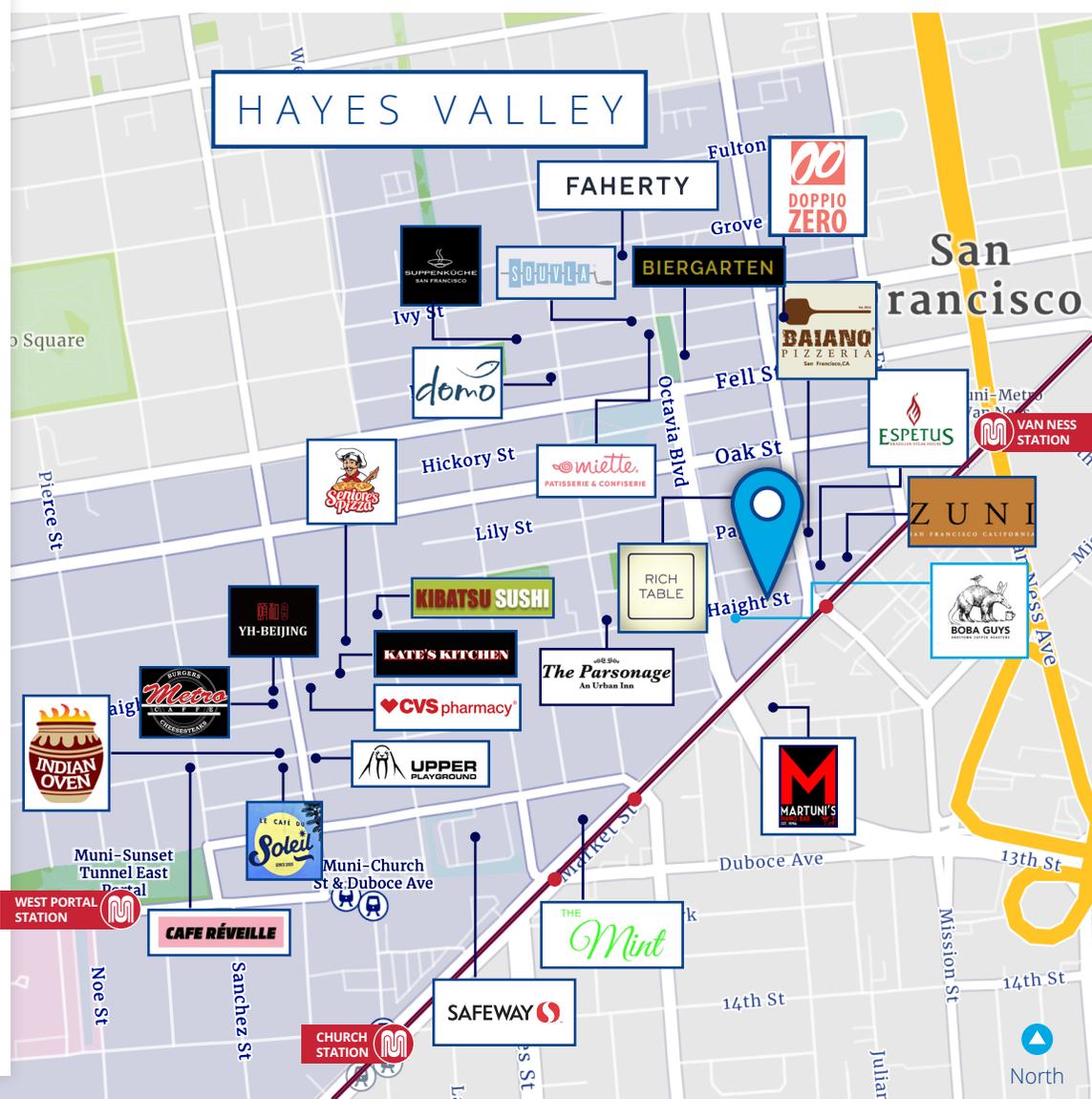
PARACHUTE

OAK + FORT

marine layer

brooklinen

OV Outdoor Voices
GEAR FOR GOOD
cotopaxi



Daytime Population

5 MIN WALK

7,278

10 MIN WALK

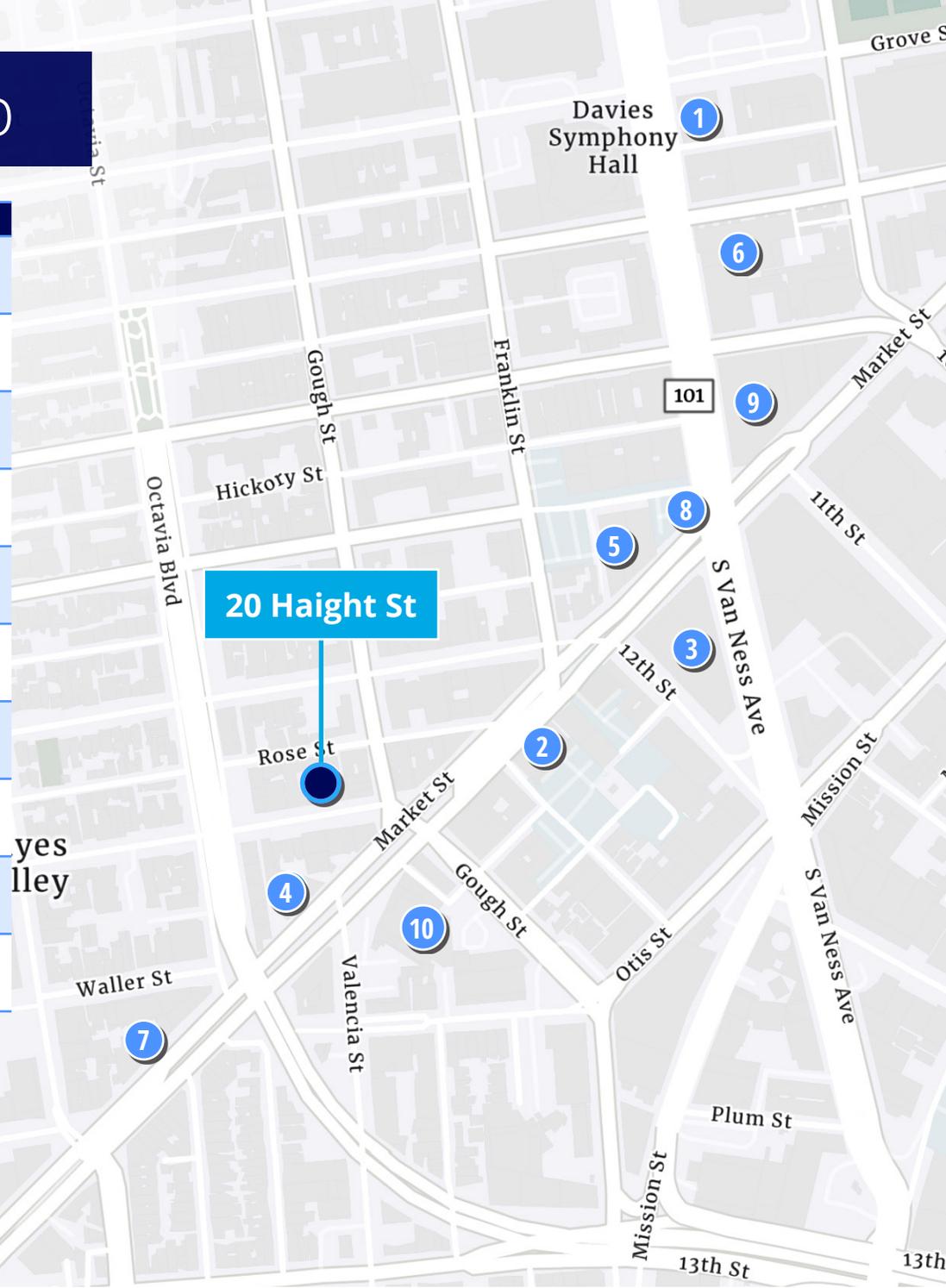
42,854

15 MIN WALK

81,105

Recent Development Map

	ADDRESS	UNITS	STATUS
	240 Van Ness Ave	112	Under Construction
	1 Brady Ave	444	Built in 2022
	10 S Van Ness	984	Proposed
	1740-1770 Market St	100	Proposed
	55 Oak St	109	Built in 2022
	150 Van Ness Ave	420	Built in 2018
	1844 Market St	113	Built in 2013
	1500-1540 Market St	453	Proposed
	30 Van Ness Ave	333	Proposed
	1699 Market St	160	Built in 2019



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