

# THE RESIDENCES @ **770 WOOLSEY** PORTOLA | SAN FRANCISCO, CA

**PRIME DEVELOPMENT OPPORTUNITY**  
**62 Entitled Single-Family Homes & Flats**



# EXECUTIVE SUMMARY

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire The Residences @ 770 Woolsey, a shovel-ready residential development site situated in San Francisco's Portola neighborhood, a beloved residential enclave adjacent to John McLaren Park and just south of Bernal Heights.

Designed by IWAMOTOSCOTT Architects, the Project features 62 residences (a combination of single-family homes and flats) with generous dimensions providing an average unit size of 1,715 SF with two & three bedroom floorplans. Select homes will feature accessory dwelling units (ADUs) and roof decks providing additional flex space for modern living. The Project was designed to allow for phasing (potentially up to 5 phases) providing optionality and flexibility. The Project will be delivered with its associated 90% CD drawing set as well as approved demolition, grading, and site permits.

The Project is situated on a large +/- 2.2 acre block and features ample greenspace and will include the construction of an urban farm and redevelopment of two greenhouses. In addition, the central mews will provide residents with safe and desirable place to gather right at home. 770 Woolsey's walkable location offers easy access to San Bruno Avenue, the area's main neighborhood retail corridor, and convenient access to both Highway 101 and Interstate 280, providing a direct connection to downtown San Francisco and the rest of the Bay Area. The Glen Park BART station, just a 15 minute bike ride or 7 minute drive from the Property, will offer residents excellent regional transit access.

## PROPERTY OVERVIEW

<b>62</b> RESIDENTIAL UNITS	<b>1,715</b> AVERAGE UNIT SIZE (SF)	<b>106,334</b> SALEABLE SF	<b>2.2 ACRES</b> SITE SIZE
<b>0.99 ACRES</b> PRIVATE & PUBLIC OPEN SPACE	<b>62</b> PARKING STALLS	<b>31</b> # OF RESIDENCES WITH ADU'S	<b>3 + ROOF DECK<sup>1</sup></b> TOTAL FLOORS

1) Selected units as designed



# PROJECT HIGHLIGHTS

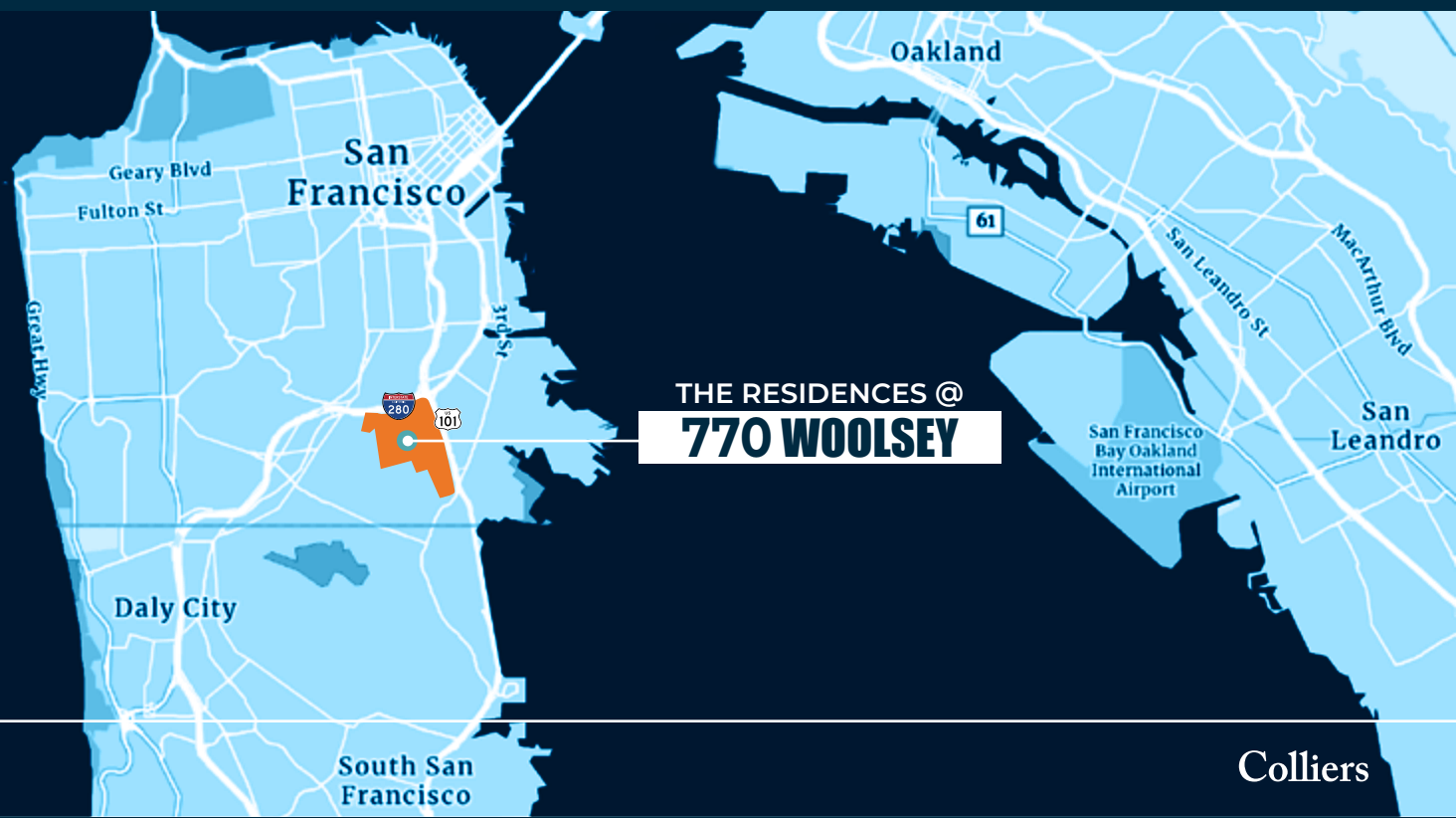
- **Shovel-Ready, Residential Development Offering to Build 62 Units of Single-Family Homes + Flats Offering Generous Well-Designed Floorplans**
- **Fantastic Neighborhood Location Just South of Bernal Heights – Easy Access to Interstate 280 and Highway 101, Walkable to Schools, John McLaren Park, San Bruno Ave Retail, and Strong Connectivity to the Rest of the City's Food, Attractions, and Jobs**
- **No New Construction Product in the Immediate Neighborhood and Dramatic Lack of Comparable Product Across the City Will Ensure Residences Command Premium Pricing**
- **Strategic Construction Phasing Lowers Required Upfront Equity, Reduces Interest Rate Risk, Creates a Sense of Scarcity for Buyers, and Provides Increased Possibilities for Implementing Design Changes**
- **Comprehensive Market Study Completed Supporting an Average Achievable Sell-out of  $\pm$ \$1,200 PSF or \$2.05M Per Residence**





# WELCOME TO THE PORTOLA THE GARDEN DISTRICT

The Portola District is a quaint residential neighborhood in San Francisco located outside of the City's main urban core. This community is situated immediately adjacent to John McLaren Park, San Francisco's 2nd largest park, encompassing a total of 313-acres and home to trails, playgrounds, a golf course, and many more amenities. The district, approximately one-square mile in size, is bordered by Bernal Heights & Interstate 280 to the north and Highway 101 to the east. The diverse neighborhood is characterized by lower-density housing in proximity to many schools and community-servicing facilities with strong connectivity to Northern San Francisco and the Peninsula.



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5 MIN



## JOHN MCLAREN PARK

Spanning over 313 acres, it is the city's second-largest park, offering a variety of outdoor recreational activities. The park features walking trails, sports fields, picnic areas, a golf course, and multiple playgrounds.



4 MIN DRIVE



ONRAMP AT SAN BRUNO

6 MIN DRIVE



ONRAMP AT ALEMANY

## PORTOLA BRANCH LIBRARY

Public library offering Wi-Fi and a garden, along with facilities for kids.

2 MIN



10 MIN



## PALEGA RECREATION CENTER

Nearly 6 acres of indoor & outdoor spaces offering a wide range of recreational, athletic, and community-focused activities for individuals of all ages.





# THE LOCATION



GLEN PARK  
STATION



8 MIN.

DOWNTOWN

THE MISSION

NOE VALLEY

BERNAL HEIGHTS

GLEN PARK

EXCELSIOR

4

1

JOHN MCLAREN PARK

5

6

1

LOUIS SUTTER PLAYGROUND

2

JOHN MCLAREN TENNIS COURTS

3

COFFMAN SWIMMING POOL

4

JERRY GARCIA AMPHITHEATER







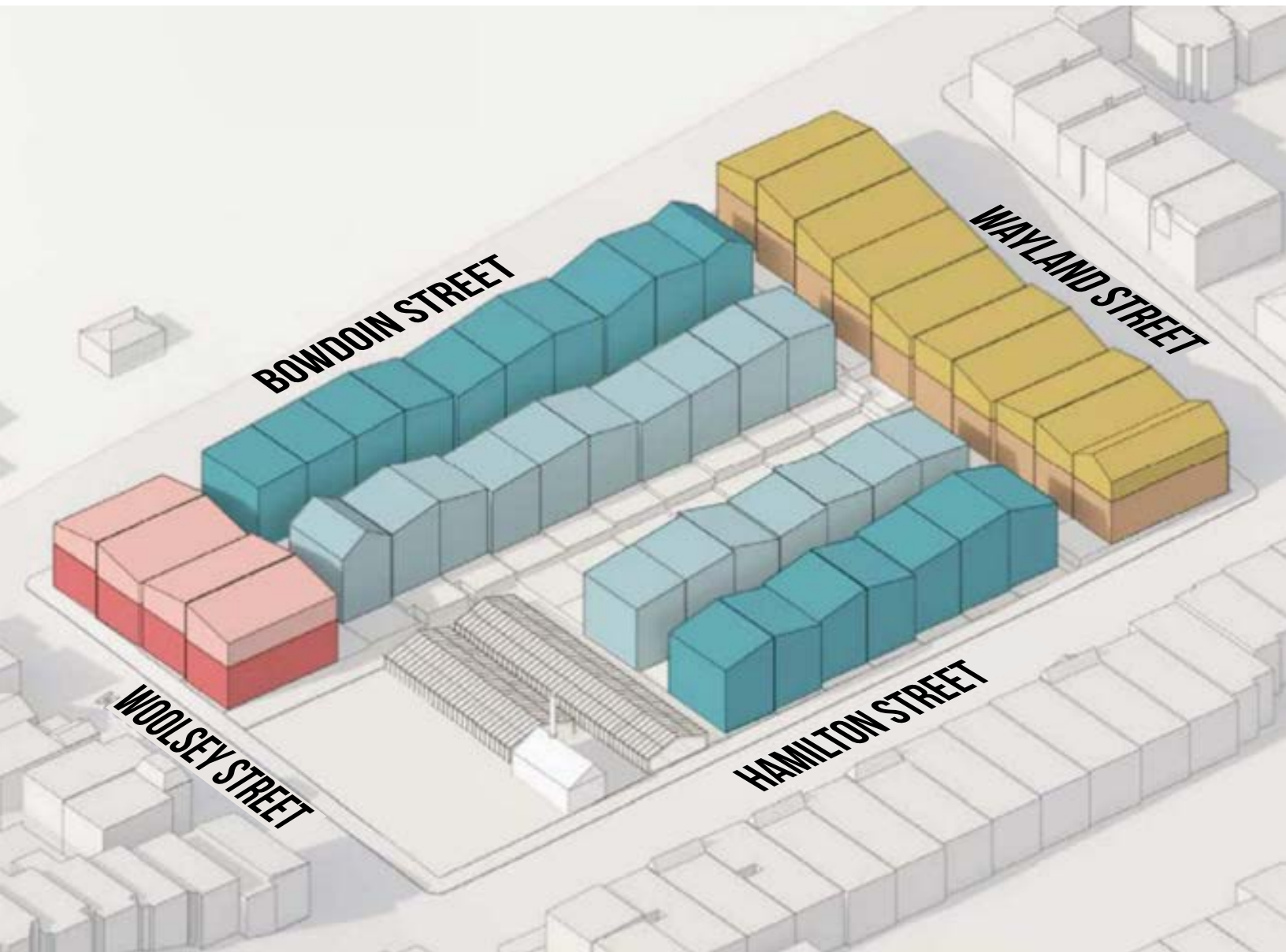


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# UNIT LAYOUT



## UNIT MIX

UNIT TYPE	FLOOR PLAN TYPE		# OF UNITS	% OF UNIT MIX
2-BED/2-BATH	B.2	C.2	14	23%
2-BED/2-BATH + ADU*	B.1	C.1	14	23%
3-BED/3-BATH	A.1		17	27%
3-BED/3-BATH + ADU*	A.2   A.3		17	27%
<b>TOTAL</b>			<b>62</b>	<b>100%</b>

\*ADU'S ENVISIONED AS AN ADDITIONAL 1 BED 1 BATH UNIT.



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