

2395 SACRAMENTO

Pacific Heights | San Francisco

For Sale or Lease



EXECUTIVE SUMMARY



THE OFFERING

Colliers International, as Exclusive Advisor to the Seller, is pleased to present the exceptional opportunity to purchase or lease **2395 Sacramento Street**, (the “Property”), an iconic San Francisco landmark and development opportunity situated within the Pacific Heights neighborhood of San Francisco.

Originally constructed in 1912 by famed architect Albert Pissis, the 20,110 square foot property is a timeless example of Beaux-Arts architecture, as demonstrated by its historical charm, large roman-arched windows, vast open rooms, abundant light, and grand marble staircase. The Property’s park and lot areas provide a user or developer the potential to expand or entitle new commercial or residential premises in one of San Francisco’s most desirable neighborhood locations. Located one block from both California Street and the Fillmore Street Retail Corridor, the Property is ideally positioned to capture demand/appeal from a variety of different users.

PROPERTY OVERVIEW

NAME	Health Sciences Library
ADDRESS	2395 Sacramento St., San Francisco, CA 94115
INTERSECTION	Sacramento & Webster Streets
GROSS BUILDING AREA	20,110 SF
STORIES	4, plus Lower Level & Basement
TYPICAL CEILING HEIGHTS	±12 to 24 Feet
YEAR BUILT	1912
OCCUPANCY	Vacant



PROPERTY HIGHLIGHTS

- ◆ Historic Beaux-Arts San Francisco Landmark with Rich Architectural Character
- ◆ Incredible Pacific Heights Location – One of San Francisco’s Most Sought-After Neighborhoods
- ◆ Access to Amenities & Premier Retail: Lafayette & Alta Plaza Parks & the Fillmore Street Retail Corridor, Home to Some of the City’s Hottest Restaurants, Bars & Nightlife
- ◆ Front Door Access to Citywide Transit – Surrounded by the California, Van Ness and Lombard Transit Corridors
- ◆ Rare Historic Property with Adaptive Re-Use Potential or Residential Conversion, Adjacent to The Pacific, one of San Francisco’s Most Successful Condominium Projects
- ◆ Possible Uses Include, But Not Limited To:
 - Residential
 - Religious Institution
 - Senior Care
 - School / Embassy
 - Community Facility
 - Child Care



Quintessentially San Francisco

PRESIDIO HEIGHTS

THE PRESIDIO

SACRAMENTO

ALTA PLAZA PARK



RETAIL WITHIN 2 BLOCKS



chariot

FILLMORE STREET RETAIL

TRANSIT SCORE



96



89



67

CALIFORNIA

WEBSTER

GOLDEN GATE BRIDGE

SAN FRANCISCO BAY

MARINA DISTRICT

2395
SACRAMENTO

PACIFIC HEIGHTS

THE PACIFIC

SUTTER HEALTH CPMC



CONGREGATION
SHERITH ISRAEL

LAFAYETTE PARK



2 Min.



1 Min.

2395

SACRAMENTO

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