

WYSTERIA

RESIDENCES

on Russian Hill

An Exclusive Entitled Residential Development Opportunity atop
the Prestigious Russian Hill Neighborhood of San Francisco



Colliers
INTERNATIONAL

SAN FRANCISCO BAY

JACKSON SQUARE

NORTH BEACH

TELEGRAPH HILL

WYSTERIA
RESIDENCES
on Russian Hill

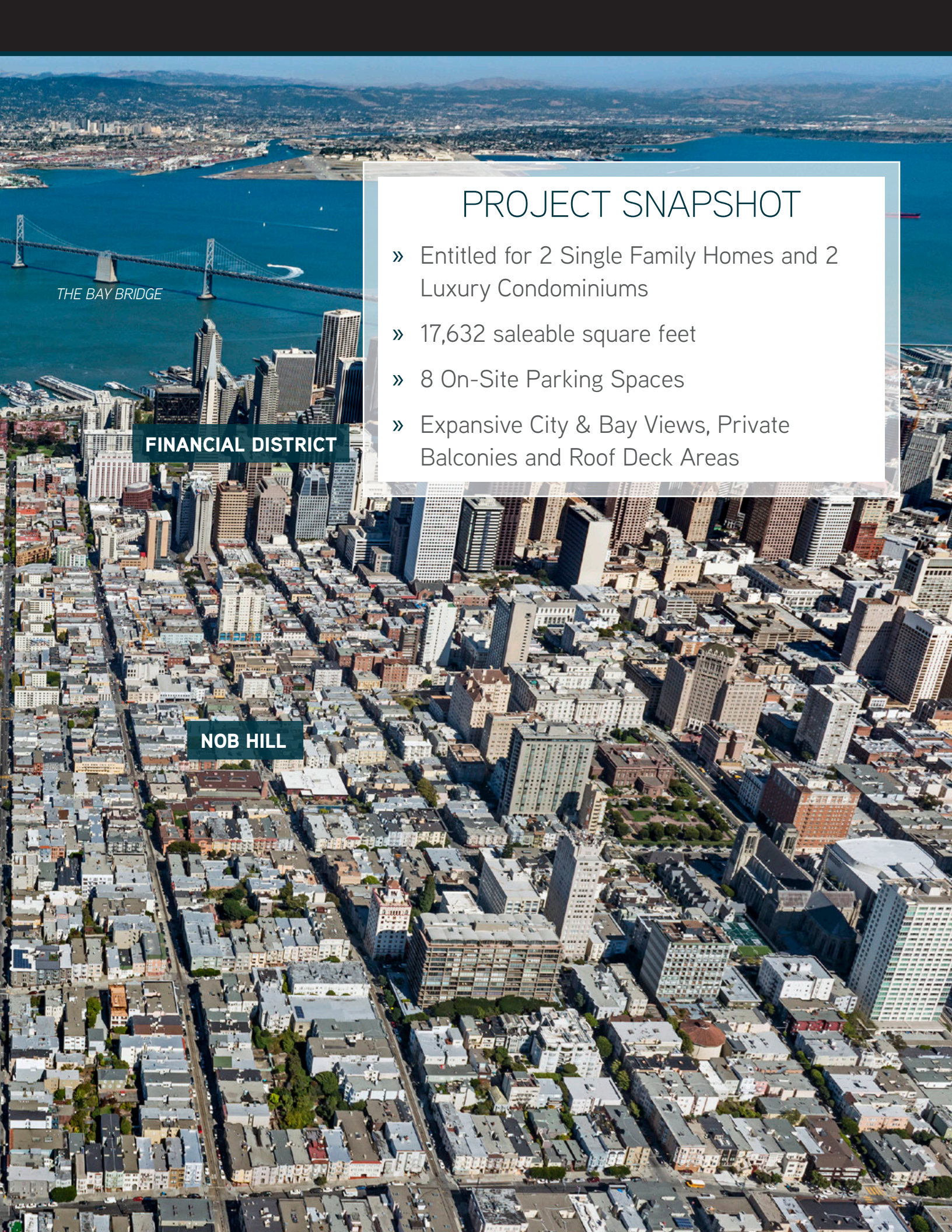
COLUMBUS AVENUE

BROADWAY

RUSSIAN HILL

PROJECT HIGHLIGHTS

- » Russian Hill Prestige
- » Fully-Entitled Luxury Residential Opportunity
- » Amenity Rich & Central Location
- » Direct Access to Public Transportation
- » Strong Luxury Residential Market Fundamentals



THE BAY BRIDGE

FINANCIAL DISTRICT

NOB HILL

PROJECT SNAPSHOT

- » Entitled for 2 Single Family Homes and 2 Luxury Condominiums
- » 17,632 saleable square feet
- » 8 On-Site Parking Spaces
- » Expansive City & Bay Views, Private Balconies and Roof Deck Areas

THE PROJECT

2 Single Family Homes/2 Townhome Condominiums

The subject property is currently in entitlement for the development of four residences. Specifically, two single family homes and two luxury townhome condominiums as described further below. Prospective buyers are encouraged to review the Site Plan and floor plans while reading the below descriptions which walk one through the various residences and design specifics by level.

1000 Broadway Street

1000 Broadway is designed as a gracious 4,019 square foot fee-simple single-family home with spectacular views. It includes 4 bedrooms, 5 full baths, 2 half baths, chef's kitchen, 2 parking spaces, 2 balconies, and 3 patios. It includes a grand entrance hall, private elevator, formal living and dining rooms, library, cellar and other amenities. It has a large front and side yard area with a Redwood tree, nice landscaped area and outdoor fountain.

1010 Broadway Street

1010 Broadway is designed as a grand 6,173 square foot fee-simple single-family home with 4 bedrooms, 5 full baths, 2 half baths, chef's kitchen, 2 parking spaces, 2 balconies, and sweeping views. It includes a grand entrance hall/lobby, private elevator, formal living and dining rooms, library, den, cellar and other amenities. It has a generous front and rear yard area.

1601 Taylor Street

1601 Taylor Street is designed as an elegant 4,441 square foot luxury condominium townhouse with 2 bedrooms, 2 full baths, 1 half-bath and 2 parking spaces. The home also includes a chef's kitchen, 2 patios, a grand entrance hall/lobby, private elevator, formal living and dining rooms, study, cellar, views, and other amenities.

1625 Taylor Street

1625 Taylor is a unique 2,999 square foot luxury condominium townhouse with 2 bedrooms, 2 full baths, 2 half-baths, and 2 parking spaces.

1010 BROADWAY

- » 6,173 SF
- » 4 bedrooms
- » 5 bathrooms
- » 2 half baths
- » Chef's kitchen
- » 2 parking spaces
- » Sweeping views
- » Front & rear yard



1000 BROADWAY

- » 4,019 SF
- » 4 bedrooms
- » 5 bathrooms
- » 2 half baths
- » Chef's kitchen
- » 2 parking spaces
- » 2 balconies & 3 patios

1625 TAYLOR

- » 2,999 SF
- » 2 bedrooms
- » 2 bathrooms
- » 2 half baths
- » 2 parking spaces

1601 TAYLOR

- » 4,441 SF
- » 2 bedrooms
- » 2 bathrooms
- » 1 half baths
- » Chef's kitchen
- » 2 parking spaces



AMENITY RICH LOCATION IN ONE OF SAN FRANCISCO'S PREMIER NEIGHBORHOODS



THE MARINA

PACIFIC HEIGHTS

Fort Mason

The Matterhorn

Polkers Gourmet
Burgers

VAN NESS AVENUE
POLK STREET

Leopold's

Zarzuela

Frascati

Elephant
Sushi

Harris'
Steakhouse

Rouge Night Club

Walgreens

La Folie

Atelier des
Modistes

Shanghai Kelly's

HYDE STREET

Cocotte



Seven Hills

WYSTERIA
RESIDENCES
on Russian Hill

BROADWAY

NOB HILL



SAN FRANCISCO BAY

ALCATRAZ ISLAND

AQUATIC PARK

Ghirardelli
Square

FISHERMAN'S
WHARF

Bimbo's
365 Club



Cobb's
Comedy Club

RUSSIAN HILL

La Trappe
Cafe

NORTH BEACH

Da Flora

Piazza Pellegrini

WASHINGTON
SQUARE
PARK



WYSTERIA

RESIDENCES

on Russian Hill

INVESTMENT ADVISORS

PRIMARY CONTACTS

Tony Crossley

Executive Vice President
415.288.7807
tony.crossley@colliers.com
Lic. 00900574

Tim Maas

Executive Vice President
415.288.7863
tim.maas@colliers.com
Lic. 00956740

SECONDARY CONTACTS

Frank Wheeler

Executive Vice President
415.288.7816
frank.wheeler@colliers.com
Lic. 00831700

Darren Kuiper

Vice President
415.288.7817
darren.kuiper@colliers.com
Lic. 01958824



Colliers Investment Services Group
50 California Street | Fl. 19 | San Francisco, CA | 94111
T: 415.788.3100 | F: 415.433.7844
www.colliers.com