

# VIBRANT MIXED-USE BUILDING FOR SALE | CASTRO

327-329 NOE STREET, SAN FRANCISCO, CA 94114





# PROPERTY SUMMARY

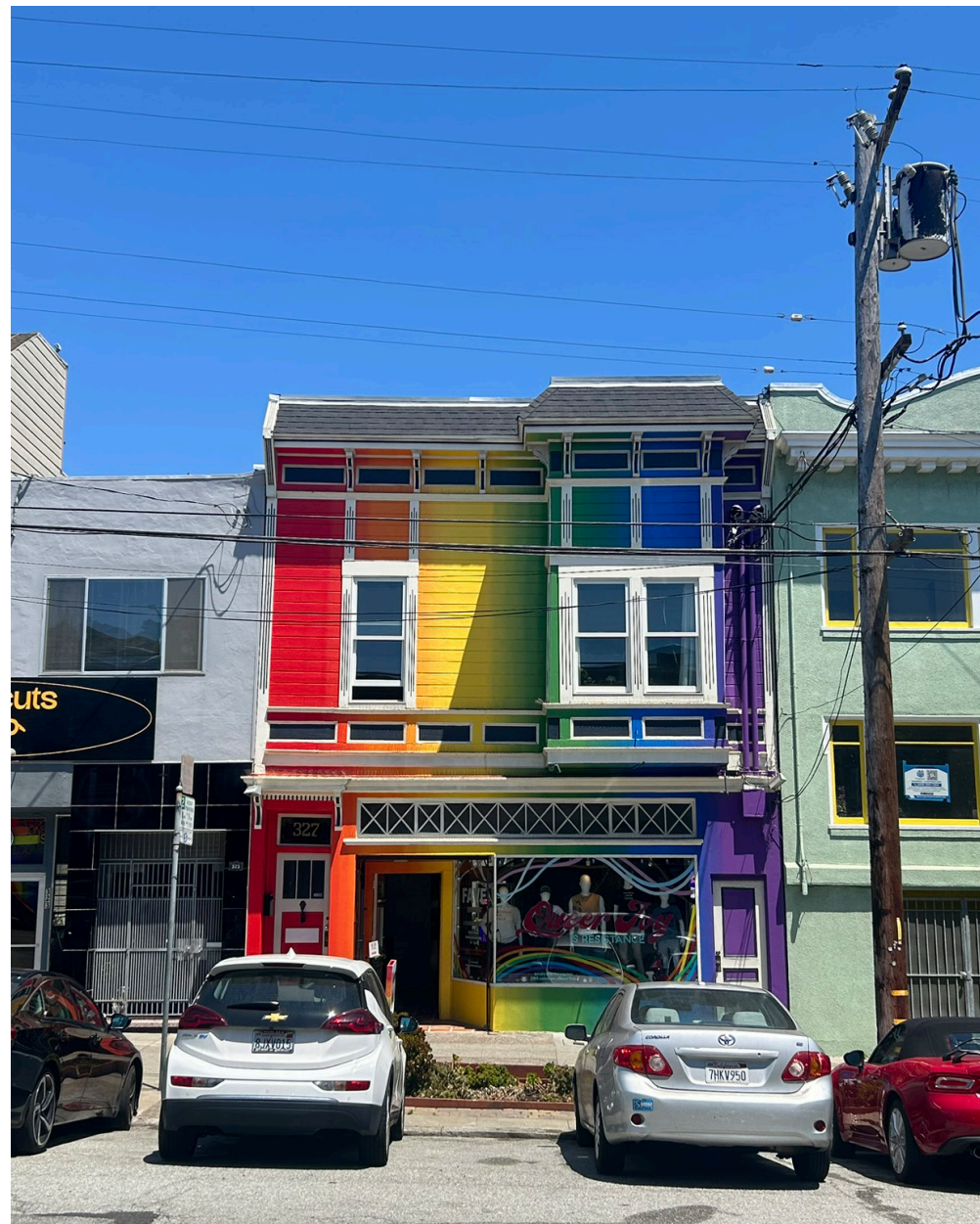
Blatteis Realty is pleased to present this incredible investment opportunity in the heart of San Francisco's iconic Castro District! Two buildings comprised of 3,000 total square feet sit on a 2,500 square foot lot that features a stunning exterior facade, massive power for the commercial space-600 amp, 3-phase, and a courtyard. Built in 1900, this historic property seamlessly blends charm with modern upgrades.

The building is currently 100% leased and comprised of a ground floor commercial space spread out over two structures, and a second-floor apartment with one three-bedroom one-bathroom. Short-term leases make this an attractive owner-user opportunity. This property offers excellent income potential and a strategic location in one of the city's most culturally rich and historic neighborhoods.

Located a block away from Market Street, the property benefits from heavy foot traffic, proximity to public transportation, and access to the Castro's thriving shopping, dining and entertainment scene. Don't miss the chance to own this turnkey investment in a highly sought-after San Francisco market.

## OFFERING SUMMARY:

<b>Asking Price:</b>	\$1,799,000.00
<b>Property Type:</b>	Mixed-Use
<b>Building Size:</b>	±3,000 Square Feet (Per Realquest)
<b>Lot Size:</b>	±2,500 Square Feet (Per Realquest)
<b>Cross Street:</b>	Market Street
<b>Year Built:</b>	1900
<b>APN:</b>	3564-087



**CELEBRATING**  
**100 Years**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542  
**sfretail.net**



## ENTERTAINMENT ZONE

The Castro is one of the new designated Entertainment Zones the city of San Francisco has created where bars, restaurants, wineries, and breweries are permitted to sell alcoholic beverages to-go during specific hours. Visitors can enjoy their drinks outdoors—in plazas, on sidewalks, or along closed streets—while taking in live music and other creative programming. These zones aim to boost local businesses, encourage economic growth, and foster a lively, community-oriented atmosphere.

Along with being a Entertainment Zone, sites such as the LGBTQ History Museum, Harvey Milk Plaza, and the Castro Theatre are in the process of raising private and public funds for renovations and revamps to encourage more visitors to the neighborhood.

Source: SF Business Times



LGBTQ History Museum



Harvey Milk Plaza



Castro Theatre



Rikki's Bar-Now Open



**CELEBRATING**  
**100 Years**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542

**sfretail.net**





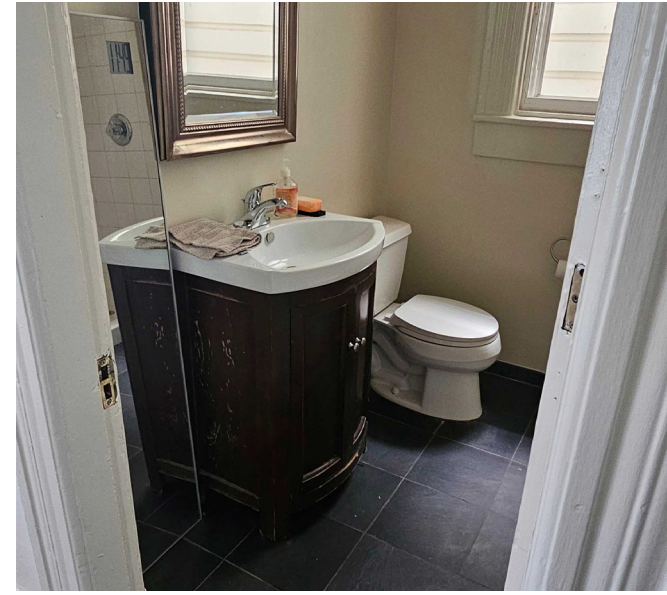
**CELEBRATING**  
**100 Years**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsfco | DRE #01421282

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542  
**sfretail.net**





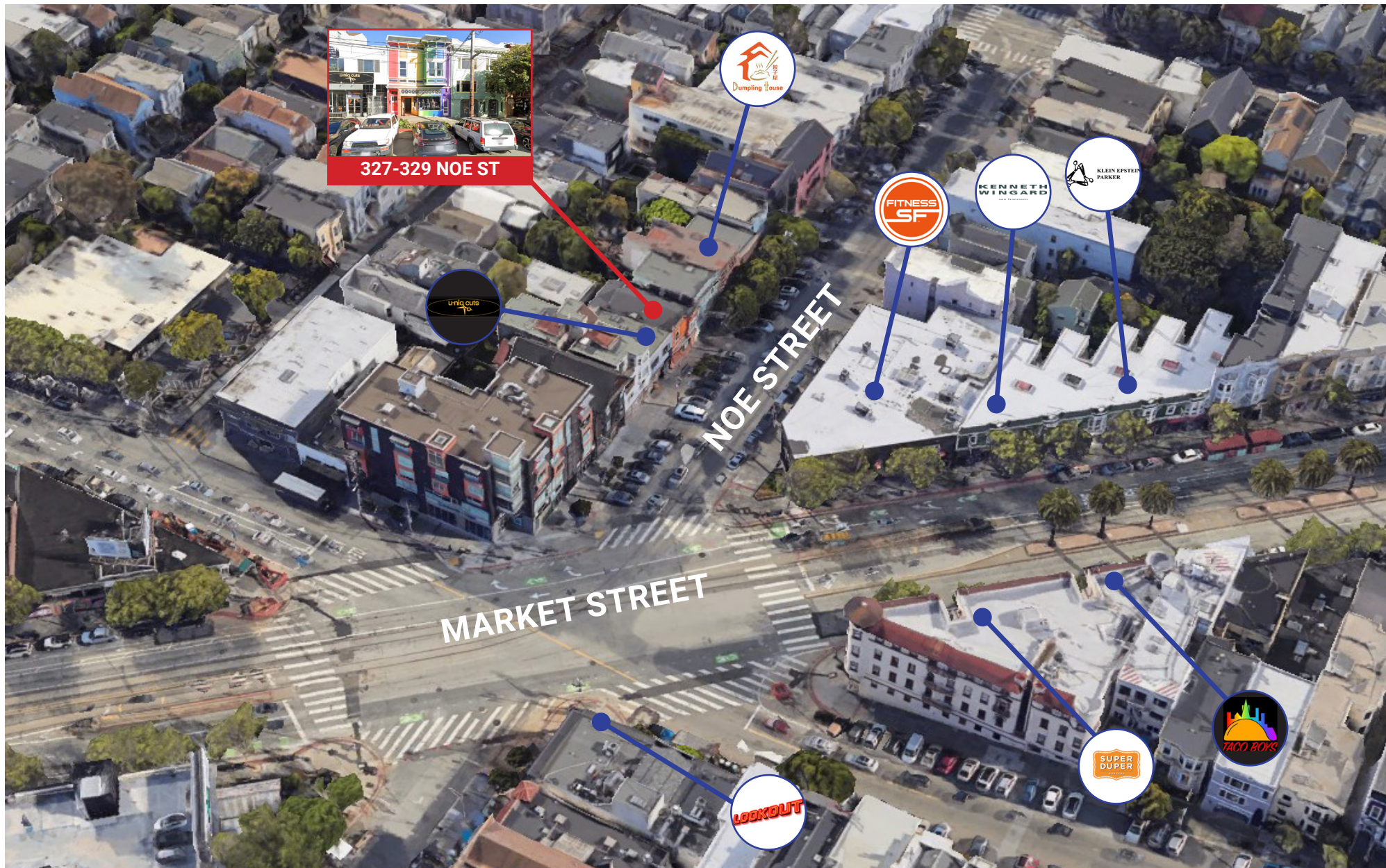
**CELEBRATING**  
**100 Years**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542  
**sfretail.net**





**CELEBRATING**  
**100 Years**

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542  
**sfretail.net**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.com | DRE #01421282

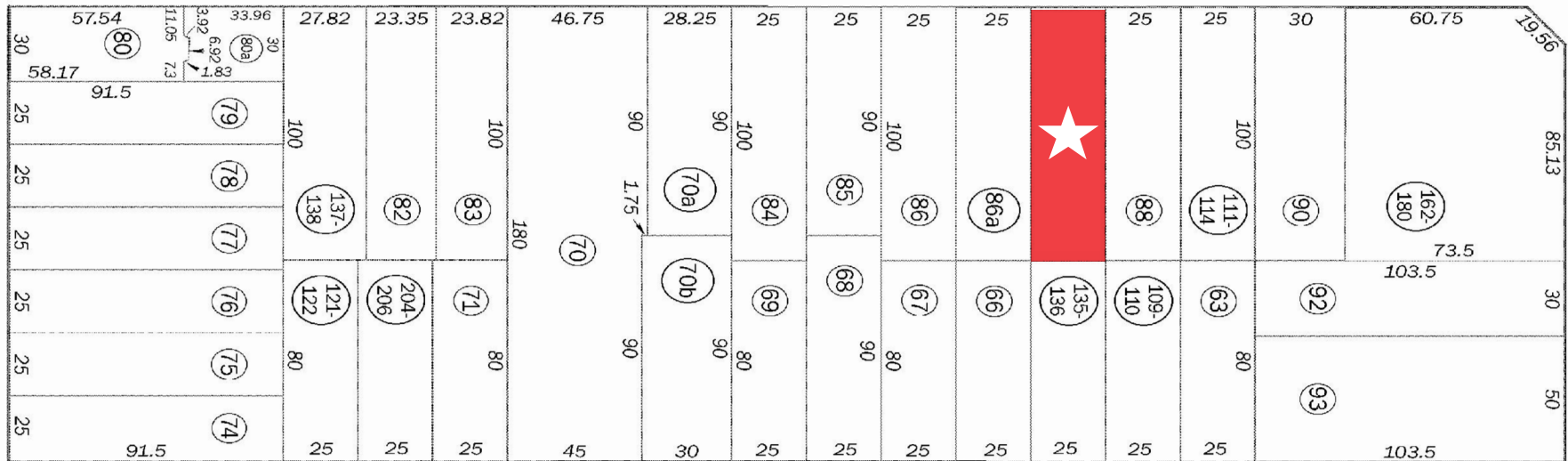


# PARCEL MAP

NOE STREET

17TH STREET

16TH STREET



POND STREET



CELEBRATING  
100 Years

ISAAC SUN  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542

[sfretail.net](http://sfretail.net)

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

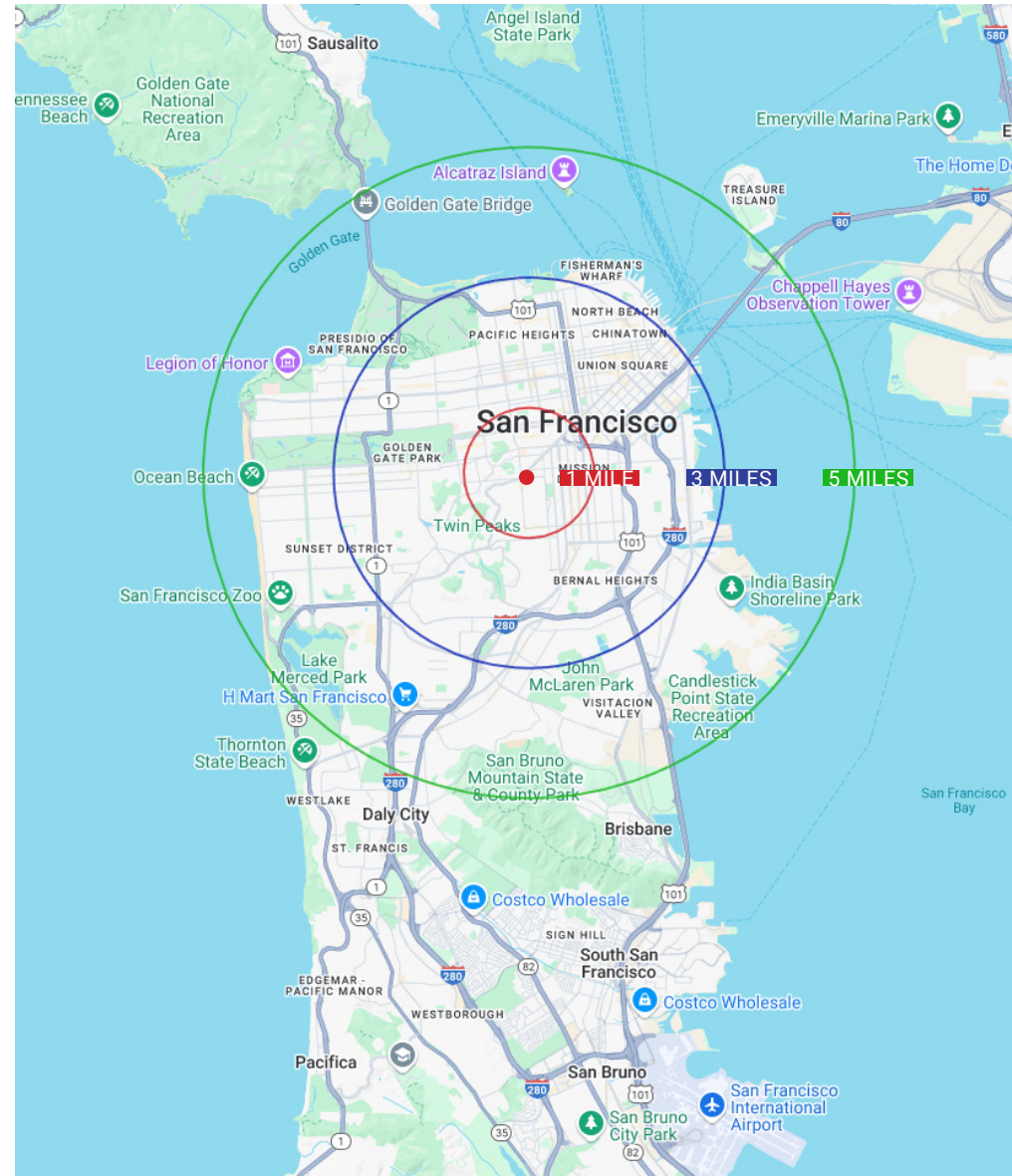
101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Total Population</b>	91,742	592,718	822,281
<b>2029 Population</b>	85,391	550,039	760,376
<b>Pop Growth 2024-2029</b>	-6.92%	-7.20%	-7.53%
<b>Average Age</b>	42	42	42
<b>2024 Total Households</b>	44,0392	68,702	345,667
<b>HH Growth 2024-2029</b>	7.43%	7.64%	7.86%
<b>Median Household Inc</b>	\$158,131	\$133,770	\$125,355
<b>Avg Household Size</b>	2.00	2.10	2.20
<b>2024 Avg HH Vehicles</b>	1.00	2.00	1.00
<b>Median Home Value</b>	\$1,112,626	\$1,106,172	\$1,095,342
<b>Median Year Built</b>	1947	1948	1949

Source: Loopnet



**CELEBRATING**  
**100 Years**

**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542  
**sfretail.net**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.com | DRE #01421282



# 327-329 NOE STREET SAN FRANCISCO, CA 94114



**ISAAC SUN**  
415.488.5150  
isun@blatteisrealty.com  
DRE #02029542

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282