

# 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.

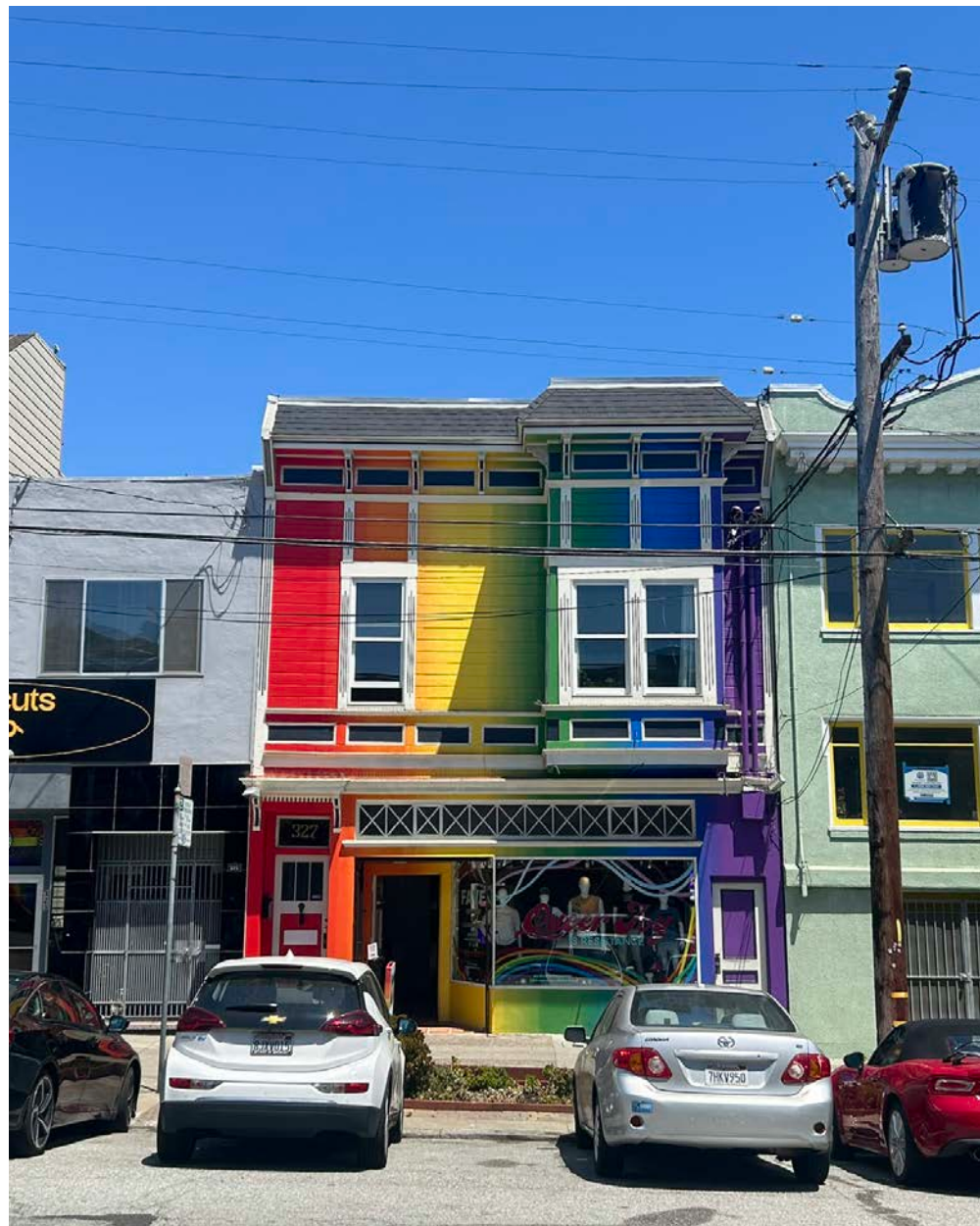
The building is comprised of a ground floor commercial space spread out over two structures, and a vacant second-floor residential unit with two bedrooms, one bathroom and bonus room that has been used as a third bedroom. Short-term leases make this an attractive owner-user opportunity. This property 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.

**Building will be delivered vacant October 2026.**

## OFFERING SUMMARY:

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Asking Price:</b>  | \$1,595,000.00                     |
| <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                           |



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## 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.

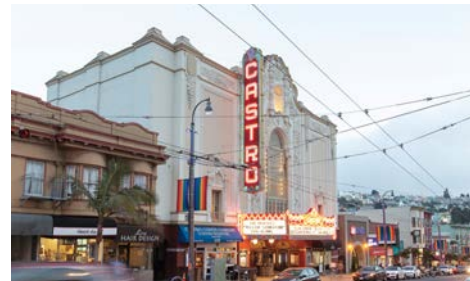
Source: SF Business Times



LGBTQ History Museum



Harvey Milk Plaza



Castro Theatre



Rikki's Bar-Now Open



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# PROJECTED RENT ROLL

| UNIT                 | DESCRIPTION | MONTHLY      | ANNUAL   |
|----------------------|-------------|--------------|----------|
| 327 Noe - Apartment  | 3 BD/1 BA   | \$6,000      | \$72,000 |
| 329 Noe - Commercial | ±2,000 SF   | \$6,200 + NN | \$74,400 |

**INCOME/EXPENSES SUMMARY**  
(REFER TO FINANCIAL STATEMENT)



**MARKET AND NOE INTERSECTION**



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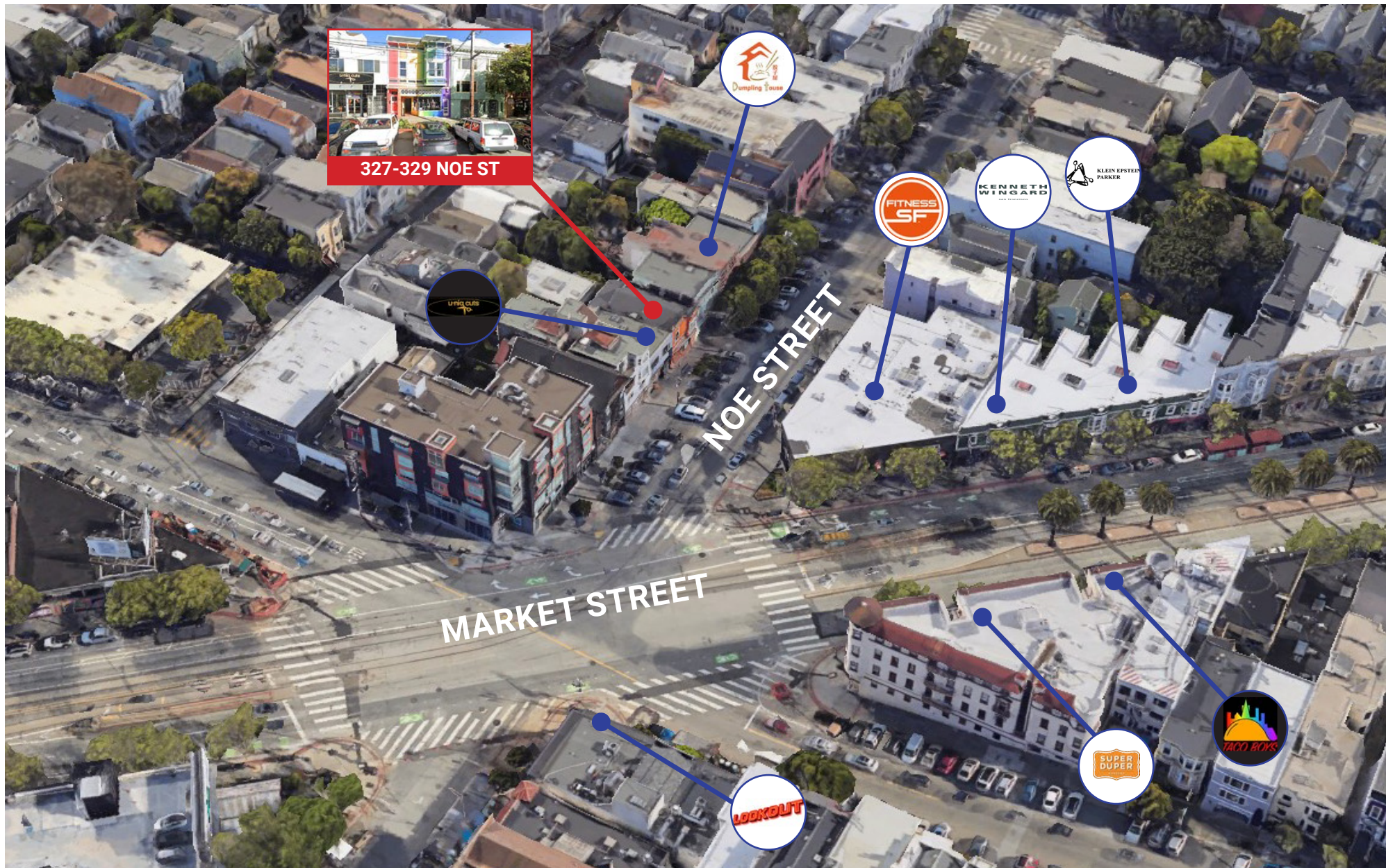


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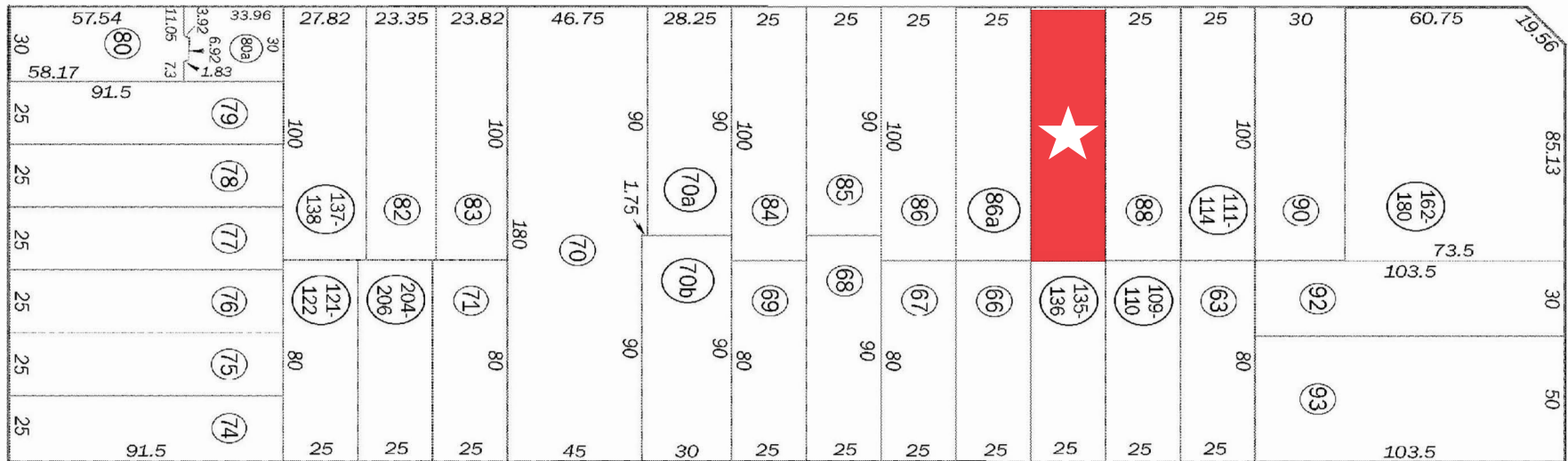
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# PARCEL MAP

NOE STREET

17TH STREET

16TH STREET



POND STREET



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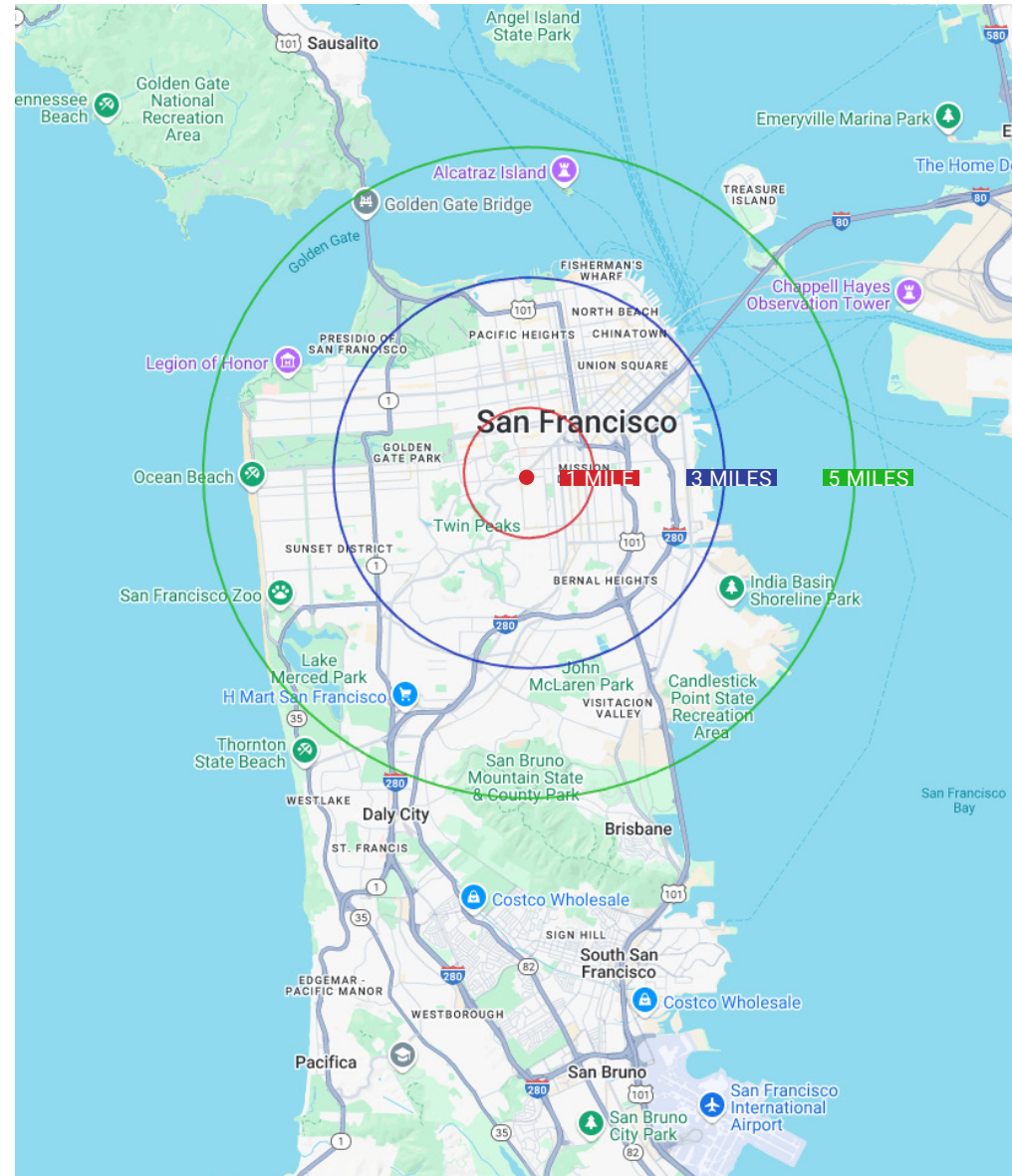
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# DEMOGRAPHICS

|                              | 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



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