

NEW PRICE!



STUNNING MIXED-USE VICTORIAN CORNER BUILDING IN PACIFIC HEIGHTS

2060 DIVISADERO STREET

SAN FRANCISCO



INCORPORATED | EST. 1922

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2060 DIVISADERO STREET

PACIFIC HEIGHTS | SAN FRANCISCO, CA 94115

ICONIC INVESTMENT OPPORTUNITY

2060 Divisadero Street represents an incomparable investment opportunity for Victorian Grandeur and Chic Contemporary Luxury. This comprehensive, remodeled Mixed-Use corner property features preserved original detail and offers modern amenities.

The property is situated steps away from numerous shops, well-known restaurants, chic cafés and offers **Strong Foot Traffic, Amazing Branding Opportunities, Full Building Identity, High Ceilings and a Spectacular facade.** **Terrific for an Owner/User or Passive Investor.**



±4,683 SF
GROSS

**GROUND FLOOR
RETAIL/OFFICE**

*PREVIOUSLY RESTAURANT OCCUPIED

2ND & 3RD FLOORS
RENOVATED RESIDENTIAL UNITS
READY FOR NEW TENANTS!

GROUND FLOOR



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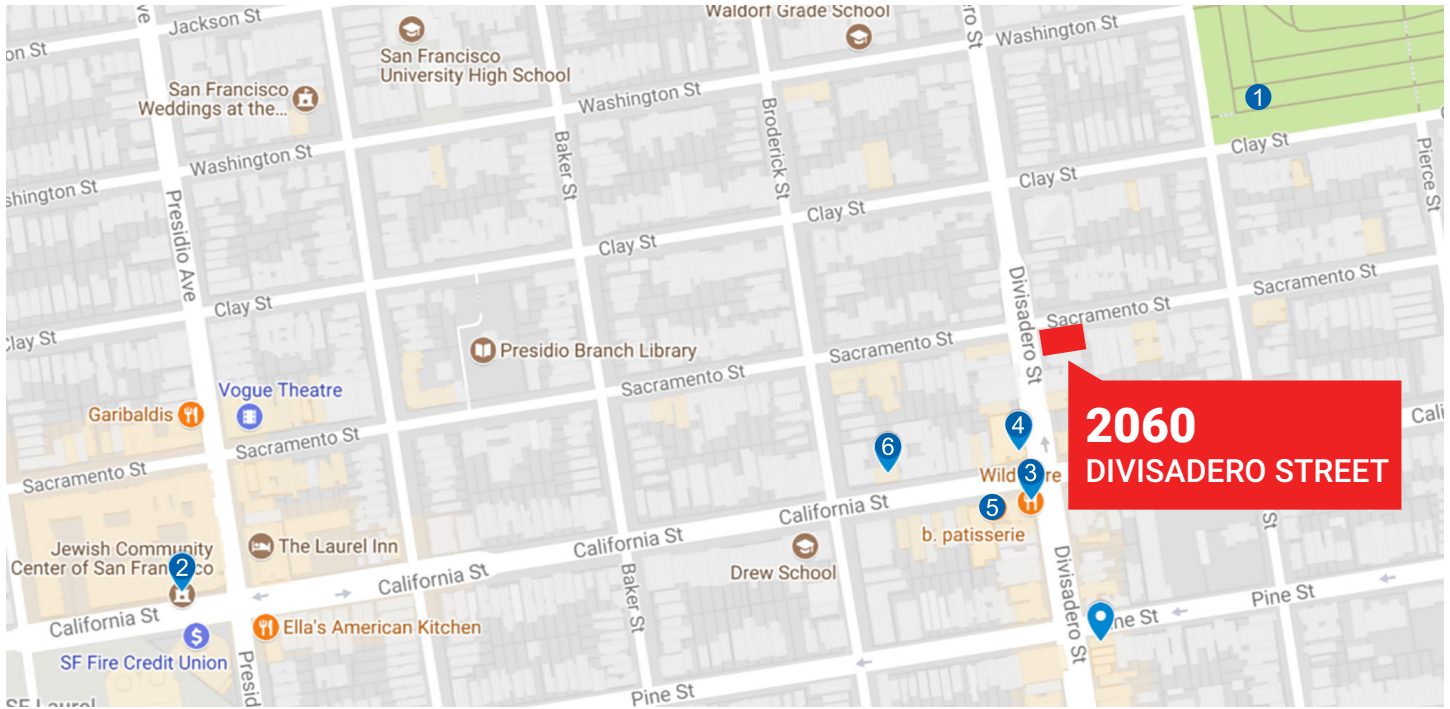
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NEARBY POINTS OF INTEREST

Countless Shops, Restaurants, and More Near This Wonderful Building!



● Popular Nearby Tenants

POPULAR NEARBY TENANTS



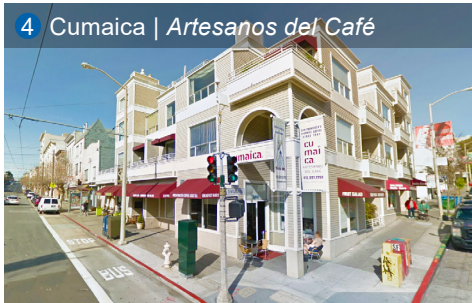
1 Alta Plaza Park



2 JCCSF



3 Wild Hare



4 Cumaica | Artesanos del Café



5 b. patisserie



6 The Mindful Body | Yoga Studio



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A SPACIOUS GROUND FLOOR COMMERCIAL SPACE WITH A DAZZLING FACADE PUNCTUATED BY CONTEMPORARY STYLE INTERIOR DESIGN

& TWO BEAUTIFUL FULL FLOORS OF RESIDENTIAL. READY FOR NEW TENANTS.
TREMENDOUS OPPORTUNITY FOR UPSIDE!



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STUNNING OPEN FLOOR PLANS & HIGH CEILINGS THROUGHOUT THE BUILDING



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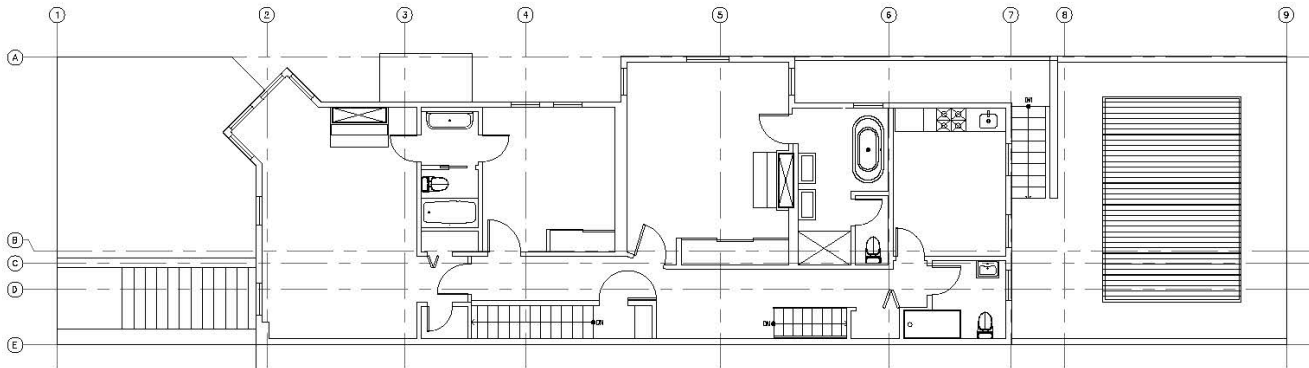
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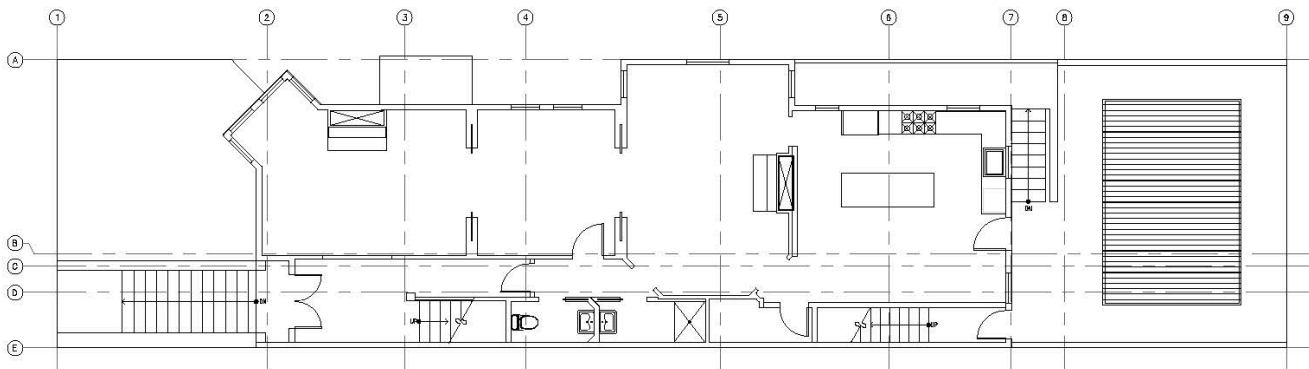
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FLOOR PLANS

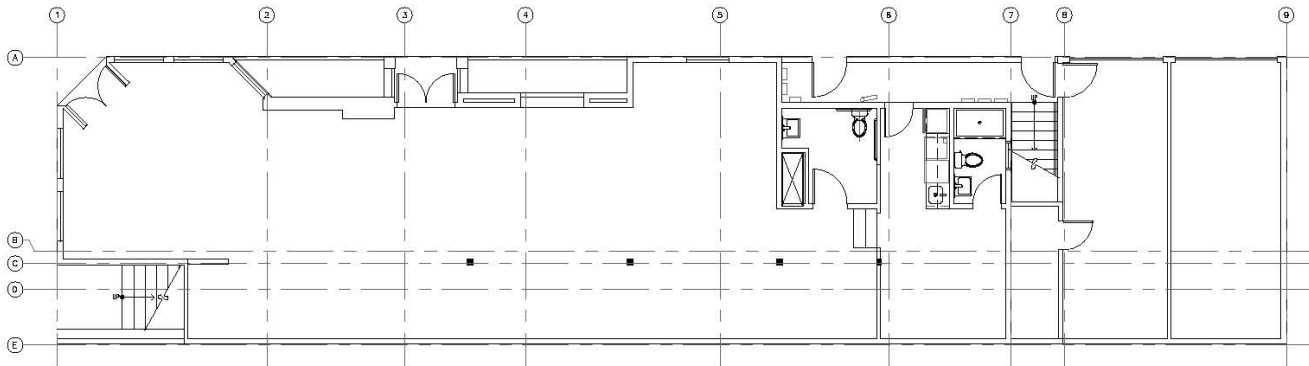
±4,683 SF



3rd Floor | ±1,561 SF



2nd Floor | ±1,561 SF



1st Floor | ±1,561 SF



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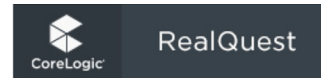
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PROPERTY DETAIL REPORT

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For Property Located At :
2060-2062 DIVISADERO ST, SAN FRANCISCO, CA 94115-2113



Location Information			
Legal Description:	MAP A5 6	APN:	1026-020A
County:	SAN FRANCISCO, CA	Alternate APN:	
Census Tract / Block:	134.00 / 2	Subdivision:	WESTERN ADD BL 461
Township-Range-Sect:		Map Reference:	6-A2 /
Legal Book/Page:		Tract #:	
Legal Lot:	20A	School District:	SAN FRANCISCO
Legal Block:	1026	School District Name:	SAN FRANCISCO
Market Area:		Munic/Township:	
Neighbor Code:	07B		
Property Characteristics			
	Parking Type:	Construction:	WOOD
	Garage Area:	Heat Type:	
	Garage Capacity:	Exterior wall:	
	Parking Spaces:	Porch Type:	
	Basement Area:	Patio Type:	
	Finish Bsmnt Area:	Pool:	
	Basement Type:	Air Cond:	
Year Built / Eff:	1900 /	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:	3	Roof Material:	Condition:
Other Improvements:	Building Permit		
Site Information			
Zoning:	NC2	Acres:	0.06
Lot Area:	2,683	Lot Width/Depth:	x
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	3 / 3
Site Influence:		County Use:	FLAT & STORE 4 UNITS OR LESS (FS)
		State Use:	
		Water Type:	
		Sewer Type:	
Tax Information			
Total Value:	\$289,357	Assessed Year:	2017
Land Value:	\$101,507	Improved %:	65%
Improvement Value:	\$187,850	Tax Year:	2017
Total Taxable Value:	\$289,357	Property Tax:	\$3,849.62
		Tax Area:	1000
		Tax Exemption:	



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DEMOGRAPHIC MARKET COMPARISON REPORT

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Demographic Market Comparison Report

1 mile radius

2060 Divisadero St, San Francisco, CA 94115				
Type: Retail/Storefront Retail/Residential				
County: San Francisco				
	1 Mile		County	
Population Growth				
Growth 2010 - 2018	13.03%		9.80%	
Growth 2018 - 2023	6.13%		5.66%	
Empl	51,378	97.28%	507,408	96.88%
Unempl	1,437	2.72%	16,363	3.12%
2018 Population by Race				
	87,499		884,130	
White	60,572	69.23%	473,290	53.53%
Black	5,685	6.50%	49,188	5.56%
Am. Indian & Alaskan	265	0.30%	6,802	0.77%
Asian	17,160	19.61%	313,246	35.43%
Hawaiian & Pacific Island	185	0.21%	3,912	0.44%
Other	3,632	4.15%	37,692	4.26%
Household Growth				
Growth 2010 - 2018	12.13%		9.88%	
Growth 2018 - 2023	5.97%		5.65%	
Renter Occupied	35,116	75.60%	246,342	64.83%
Owner Occupied	11,334	24.40%	133,650	35.17%
2018 Households by Household Income				
	46,450		379,992	
Income <\$25K	6,616	14.24%	62,723	16.51%
Income \$25K - \$50K	3,682	7.93%	40,505	10.66%
Income \$50K - \$75K	4,239	9.13%	39,426	10.38%
Income \$75K - \$100K	4,090	8.81%	35,604	9.37%
Income \$100K - \$125K	4,648	10.01%	36,577	9.63%
Income \$125K - \$150K	3,921	8.44%	26,944	7.09%
Income \$150K - \$200K	5,957	12.82%	48,394	12.74%
Income \$200K+	13,297	28.63%	89,819	23.64%
2018 Med Household Inc	\$124,730		\$108,022	
2018 Median Age	38.10		39.00	



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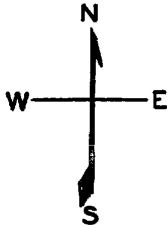
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PARCEL MAP



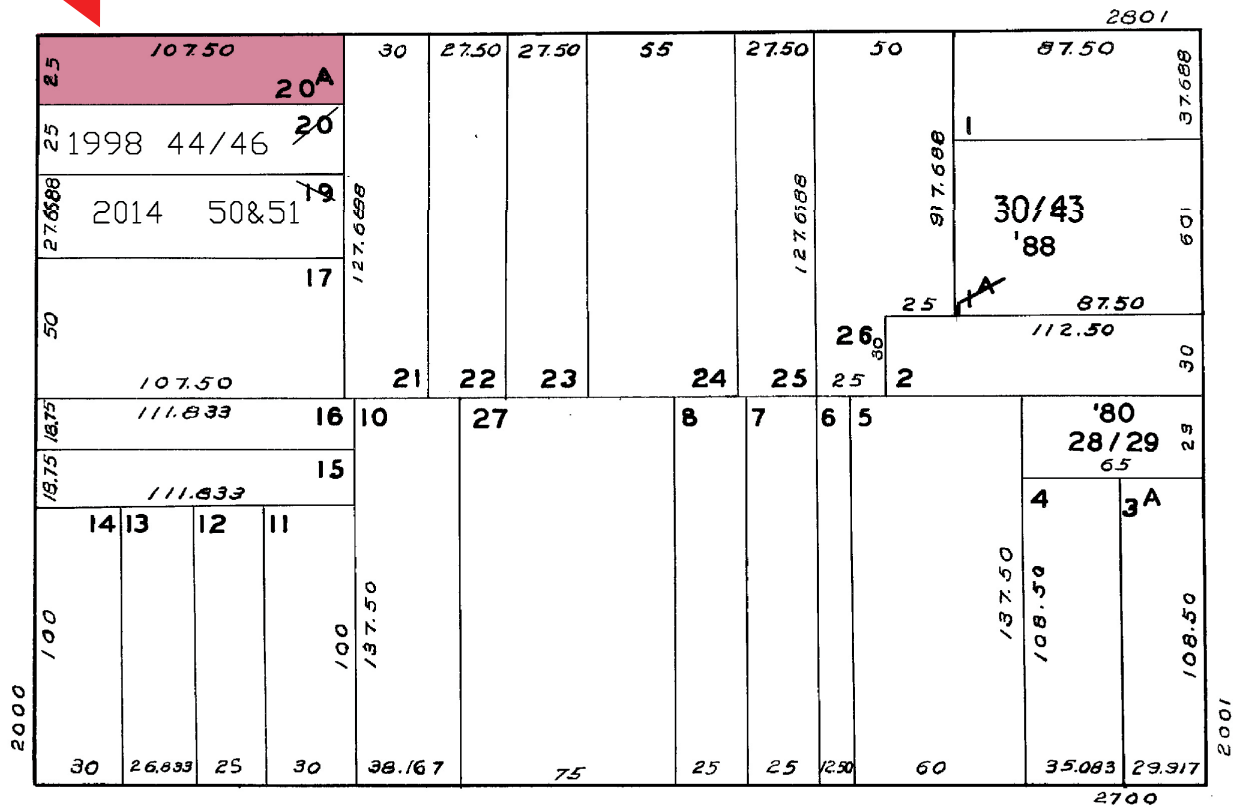
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**2060
DIVISADERO STREET**

SACRAMENTO

DIVISADERO

SCOTT



CALIFORNIA



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CELEBRATING
95 Years

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