



**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR SALE

SITE



1111 SANSOME STREET - VACANT LOT
NORTH WATERFRONT DISTRICT
SAN FRANCISCO, CALIFORNIA

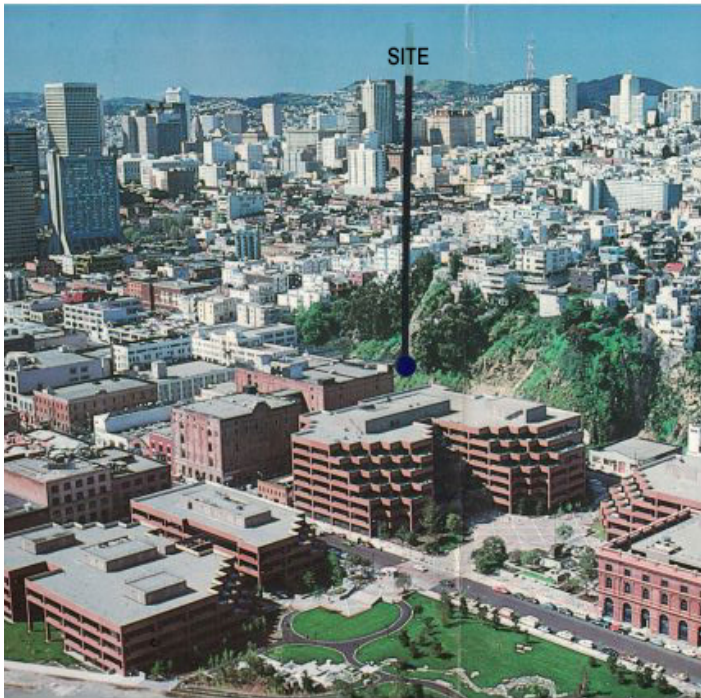
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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109

SALE

IDEALLY LOCATED VACANT LAND LOT FOR SINGLE FAMILY HOME | NORTH WATERFRONT

1111 Sansome Street San Francisco, CA 94111



PROPERTY HIGHLIGHTS

- Fabulous Waterfront District Location!
- Approx. 69 Ft. Frontage on Sansome Street
- Cross Streets are Union & Green
- Street to Street Lot
- Adjacent Designated Open Space
- Proposed Plans Available! See DD File
- Excellent Opportunity for Owner/User, Builders, Developers or Investors!
- Potential to Build a Huge Mansion, Compound or Units with Great Views!
- Walking Distance to Many Fine Restaurants, Entertainment, Shopping and Attractions!
- Also within Walking Distance are Nearby Business Districts (Financial District, Embarcadero & North Beach), Allowing for Easy Commutes

OFFERING SUMMARY

Offered at: \$1,500,000

Lot Size:	Approx. 12,604 SF*
Lot Dimensions:	Approx. 69' x 183**
Market:	North Waterfront District
Height Limit:	84 Ft.**
Zoning:	RH3* & C2**
APN:	0113-040*

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,774	11,894	37,332
Total Population	4,179	20,200	61,400
Average HH Income	\$145,124	\$99,056	\$126,286

*Per Realist Tax Records

**Per Owner

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PROPERTY DESCRIPTION

1111 Sansome Street is a vacant lot in the North Waterfront District of San Francisco. It is situated between Green and Union Street, across the street from the Levi Strauss Headquarter complex. Total land area is approx. 12,604 square feet, extending westward from Sansome Street to Calhoun Terrace, of which 8,594 square feet is dedicated open space. This is an excellent opportunity for builders, developers, investors, and/or owner/users! Potential for a multi-story single family home, compound, or three flats! The owner of the property is a licensed architect who has provided a proposed project for an 8,000 square foot private residence, consisting of 5 floors serviced by an elevator, garage parking for 6 cars plus a storage/workshop. The upper floors include 5 bedrooms, 5 full and 3 half bathrooms, spacious kitchen, living, and family rooms, a theater, gym, office, a penthouse for recreation, and a roof garden. The building's height is about 54 feet. Please see the plans in DD File (may need modification per city requirements) or build your own dream!



LOCATION DESCRIPTION

The Northeast Waterfront Historic District contains warehouses that were in continuous industrial use from the Gold Rush to the mid 1960s. Since then, office and retail uses have been integrated into renovated warehouse structures. The area clearly serves as a visual reminder of San Francisco's earlier maritime warehousing commerce. It contains many of the surviving commercial buildings from the 1850s and 1860s. Nearby Jackson Square is currently largely used for mercantile and financial purposes, consulates, and offices with an abundance of art and antique shops littered throughout. The historic Waterfront submarket attracts multiple tenant profiles including, but not limited to, venture capital firms, tech companies, financial firms, high-end retailers, restaurants, and multiple world-renowned law firms. Surrounding neighborhood uses are office, retail, and flex buildings with ground floor commercial. The rental and sales markets in the neighborhood have high rents and sales prices.



Build your dream home with beautiful views!!
Walk to work and play!

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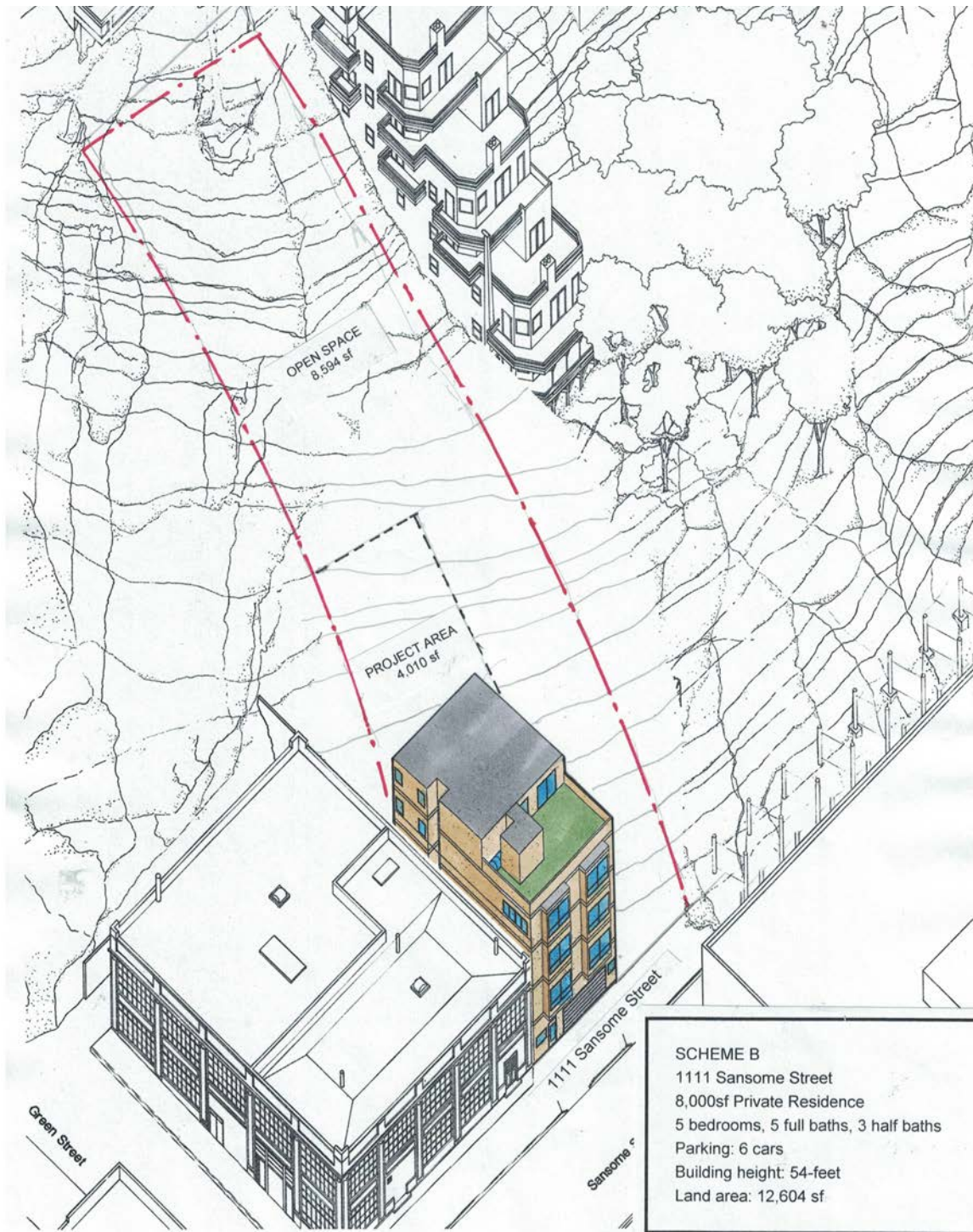


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Example schematic drawn up and provided by Owner, who is a licensed architect. Neither Owner nor Broker warrant or guarantee that this can or will be approved by San Francisco City Planning Department.

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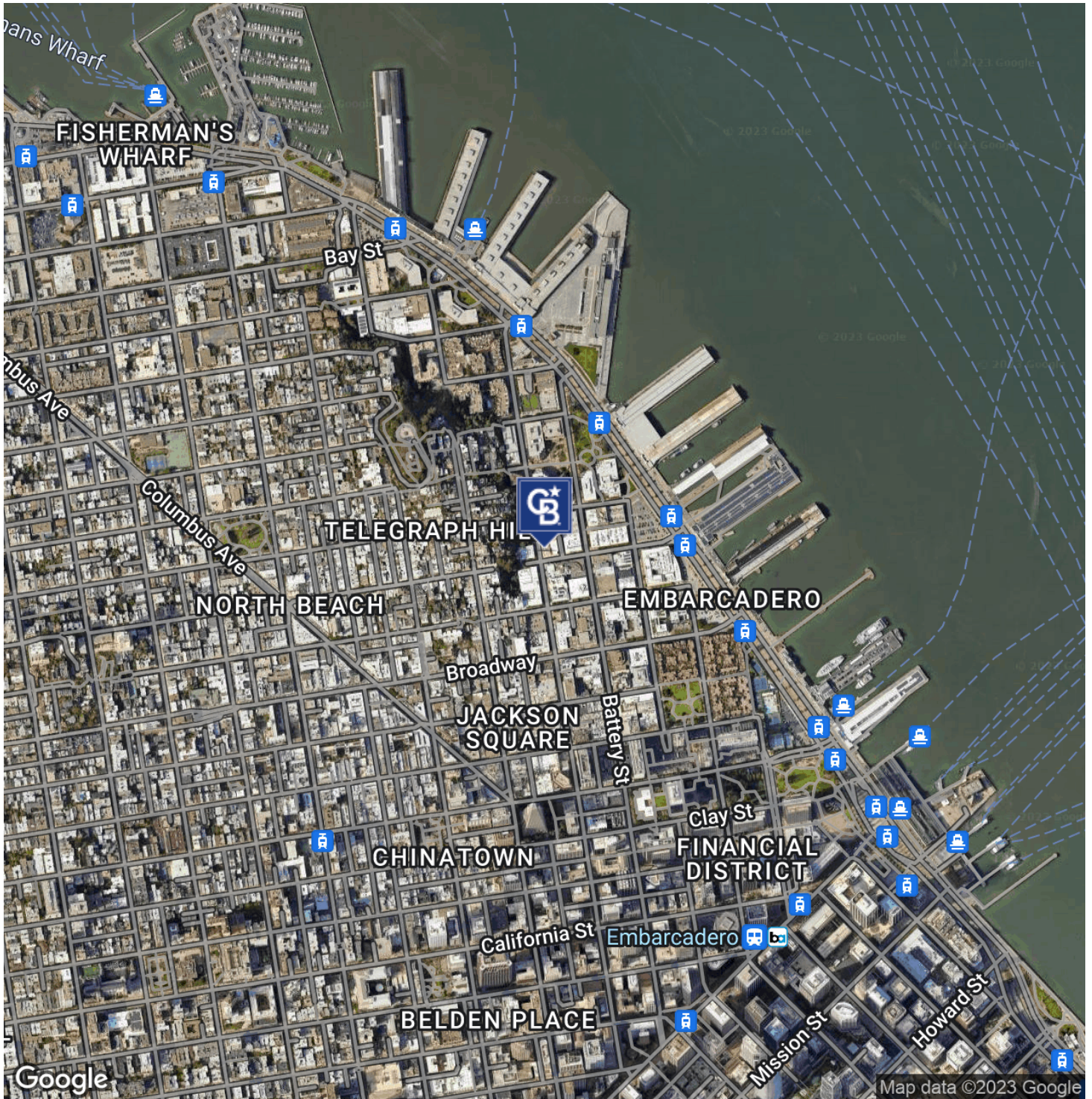


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