



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# FANTASTIC VACANT NORTH BEACH COMMERCIAL BUILDING

465 GREEN STREET | TELEGRAPH HILL

FOR SALE



**DAN MCGUE**  
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CaIDRE# 00656579

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**COLDWELL BANKER COMMERCIAL REALTY**  
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109  
415.474.1750

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# SALE STREET LEVEL COMMERCIAL PROPERTY | TELEGRAPH HILL

465 Green St. San Francisco, CA 94133



## PROPERTY HIGHLIGHTS

- Fantastic North Beach Location
- Vacant Street Level Commercial Space
- High Ceiling with Amazing Open Wood Beams
- 1 Level Plus Open Mezzanine
- Fully Equipped Test Kitchen
- Walk In Refrigerator & Freezer
- Warehouse Storage
- Huge Roll Up Door with Curb Cut & Driveway
- 2 ADA Bathrooms + 1 Full Bathroom
- 1 Private Office + Break Room
- Large "Dining Area"
- Multiple Skylights
- Central Heat
- Approx. 54' of Attractive Green Street Frontage
- Versatile Redevelopment/Re-Use Opportunity
- Potential Residential Use & Development
- Top Tier North Beach Dining & Nightlife within One Block

## OFFERING SUMMARY

**OFFERED AT: \$3,430,000**

Price/SF:	\$574
Net Rentable SF:	Approx. 5,971 SF*
Building Size:	Approx. 4,486 SF**
Lot Size:	Approx. 4,486 SF**
Lot Dimensions:	Approx. 54' x 83' SF**
Year Built:	1901**
Zoning:	RM-1**
APN:	0132-035**

\*Per 2025 Appraisal

\*\*Per Tax Records

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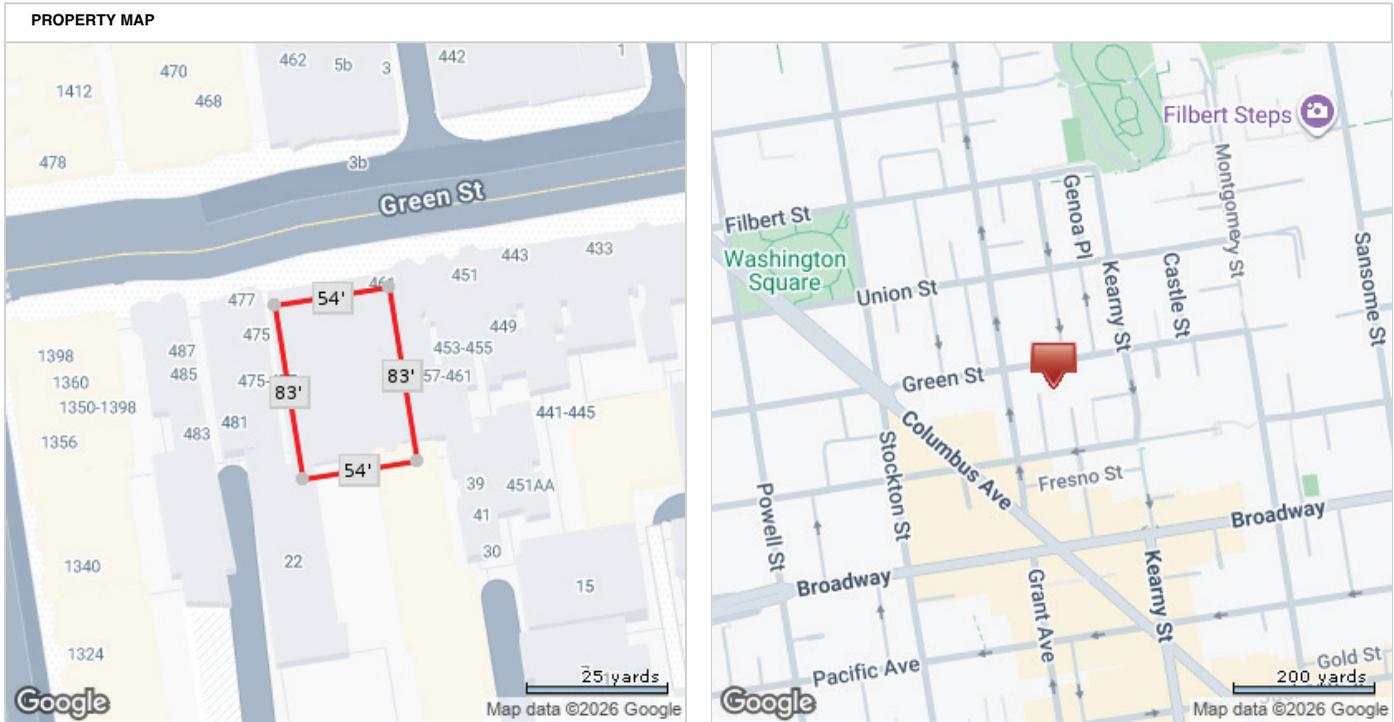
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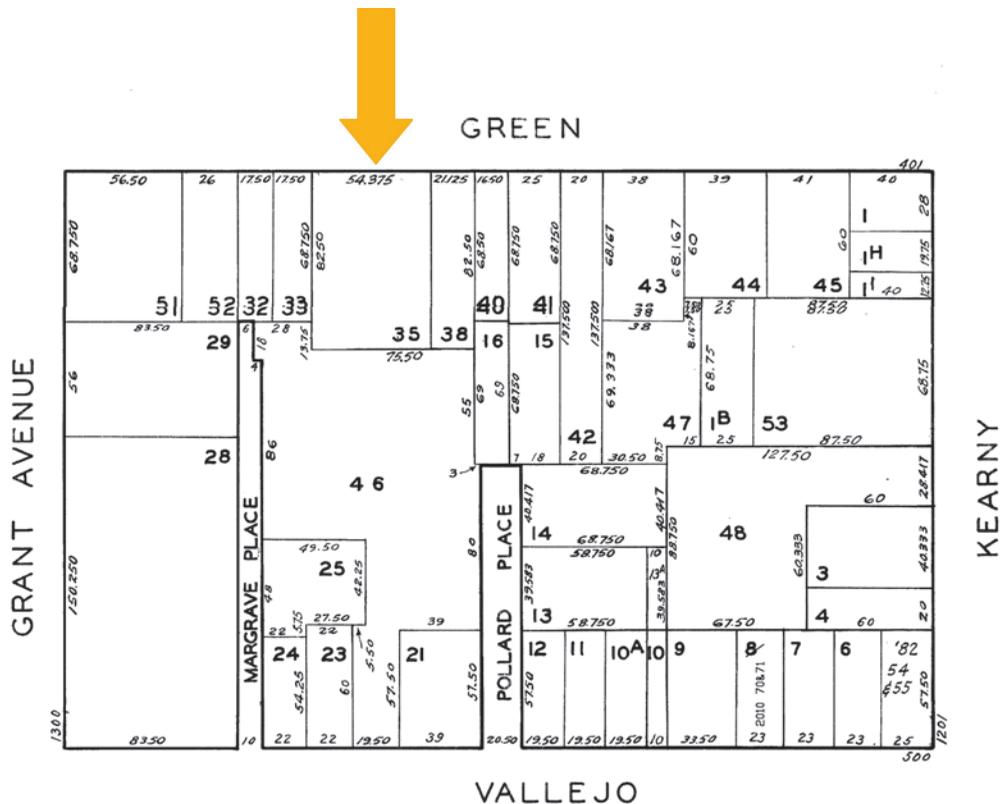
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## REALIST TAX RECORD INFORMATION



\*Lot Dimensions are Estimated



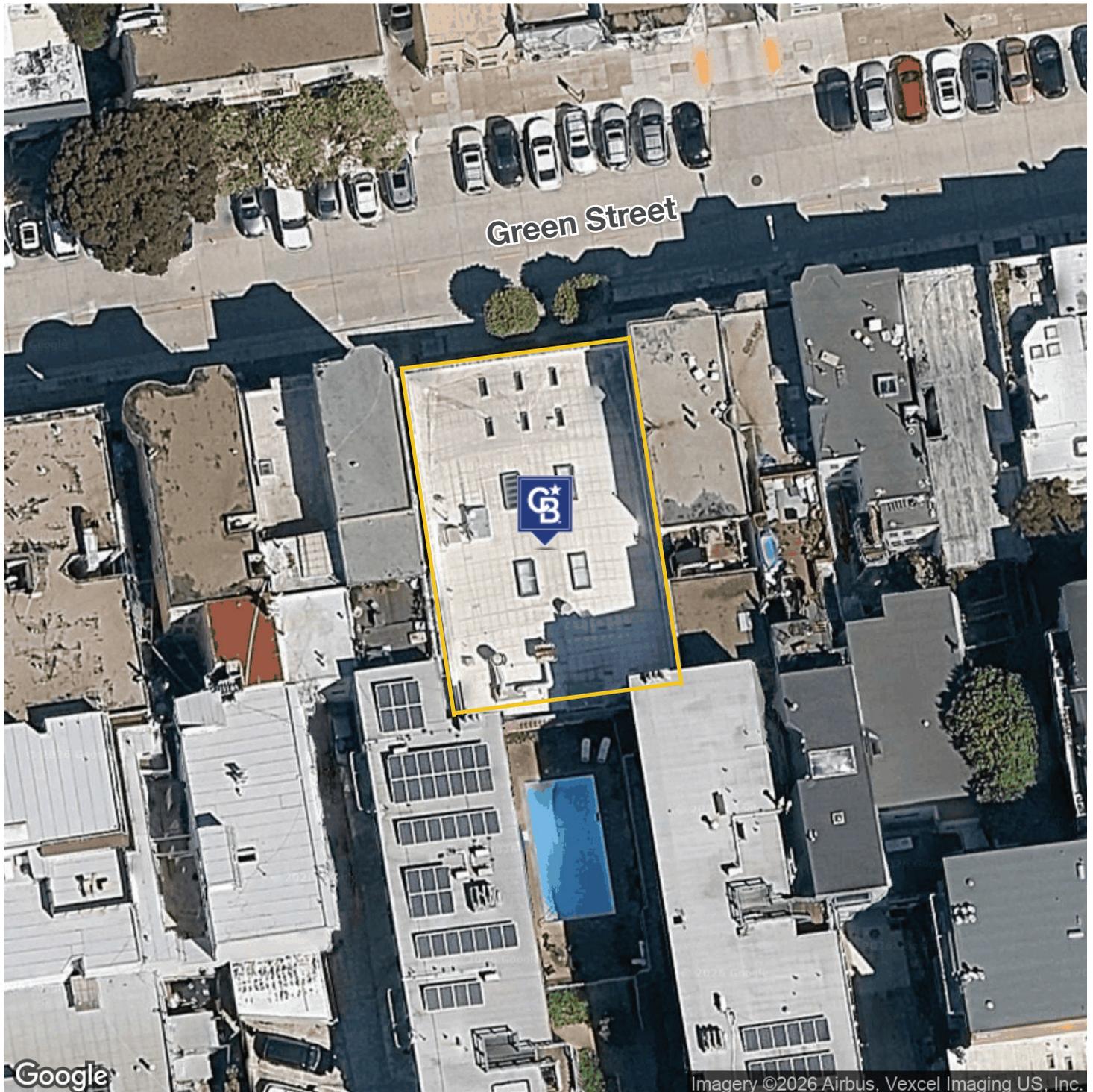
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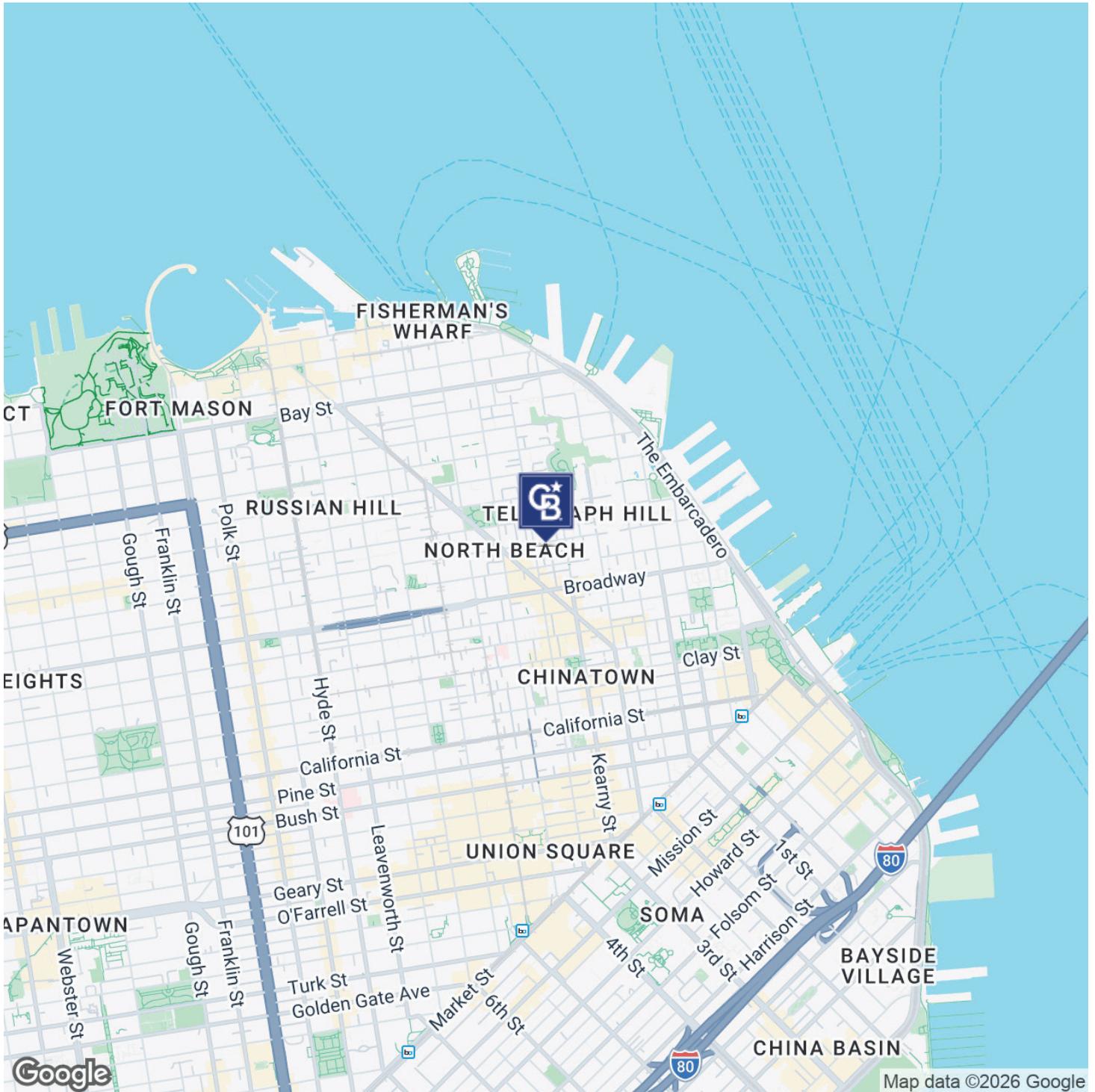
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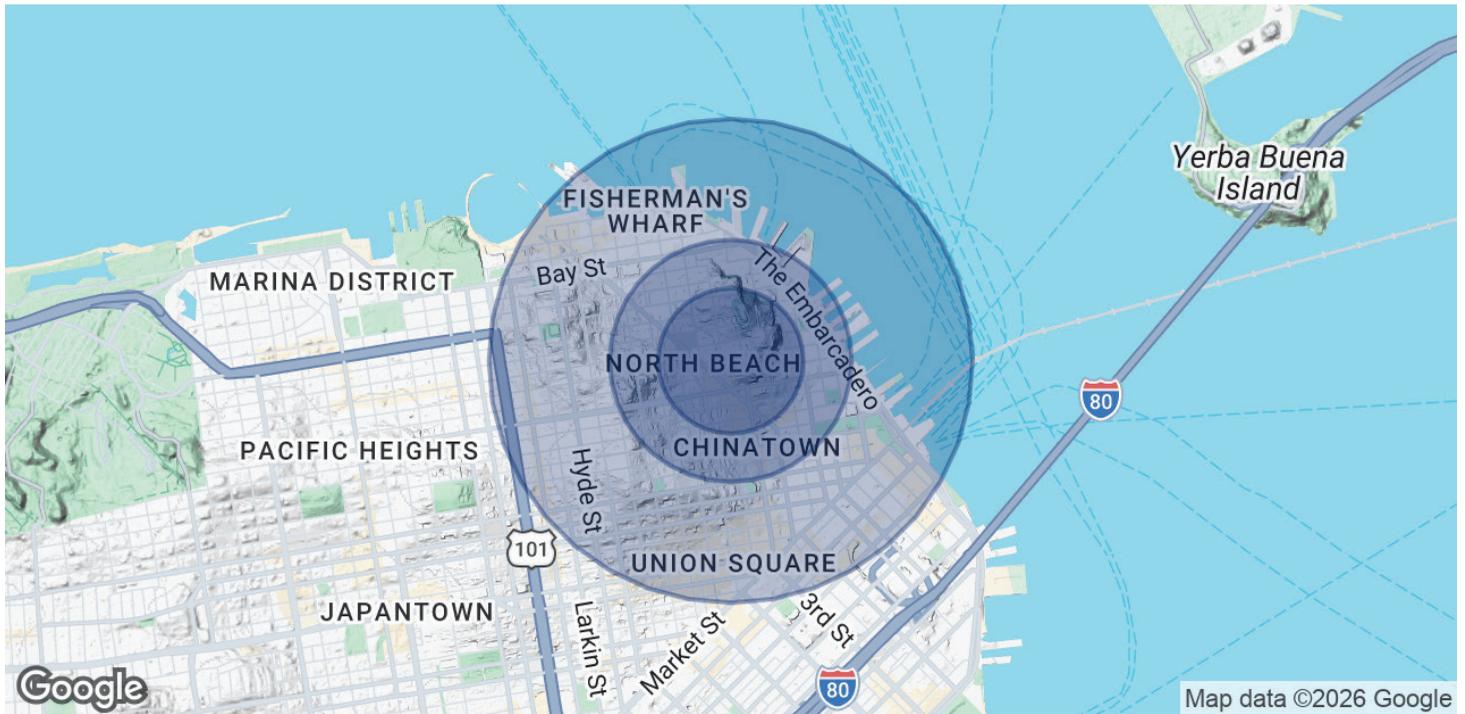


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	12,057	28,261	80,462
Average Age	47	47	44
Average Age (Male)	47	46	44
Average Age (Female)	48	48	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	6,059	14,232	43,861
# of Persons per HH	2	2	1.8
Average HH Income	\$131,271	\$137,237	\$160,926
Average House Value	\$1,445,872	\$1,402,323	\$1,420,175

Demographics data derived from AlphaMap

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