



915

BRYANT STREET | SAN FRANCISCO

FOR SALE



INVESTMENT SUMMARY

915 Bryant Street property is for sale. Currently, 915 Bryant is a 2-story mixed-use property, ideal for an owner/user or as an entitled residential development site. Currently consists of Industrial or Flex use space on the 1st floor with a roll-up door, high ceilings and mostly open floor plan. 2nd floor is a residential unit. 915 Bryant is a future potential residential development entitled for an 8-story modern residential mid-rise building. Proposed development consists of a commercial ground floor café and 14 residential units. Mix includes eight 2-bedrooms units and six 1-bedroom units, including a large 1-bedroom penthouse unit.

Address:	915 Bryant Street
Size:	3,316 RSF +/- *
No. Stories:	2
Electrical Capacity:	400 AMPS
Zoning:	UMU
Height & Bulk:	48-X
APN:	3780-065
Sale price:	\$2,000,000 (\$603 PSF +/-)
Occupancy:	Delivered vacant at close of escrow

• Per Public Records

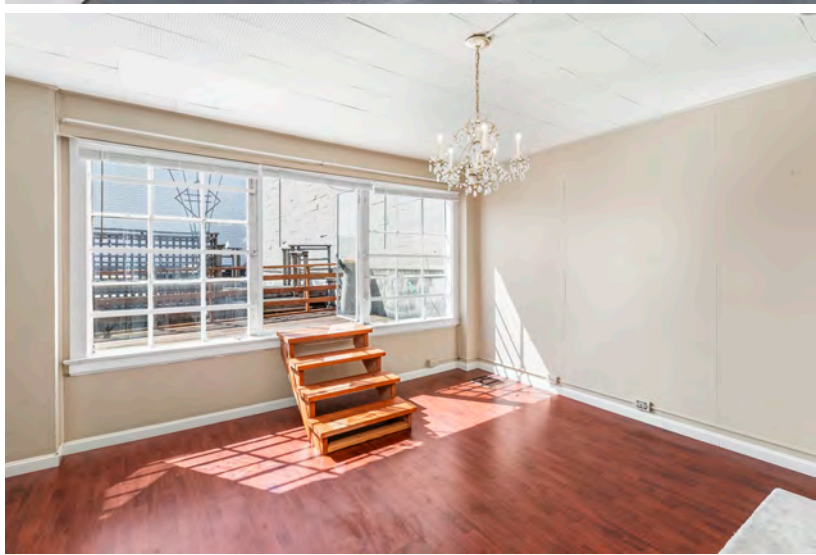
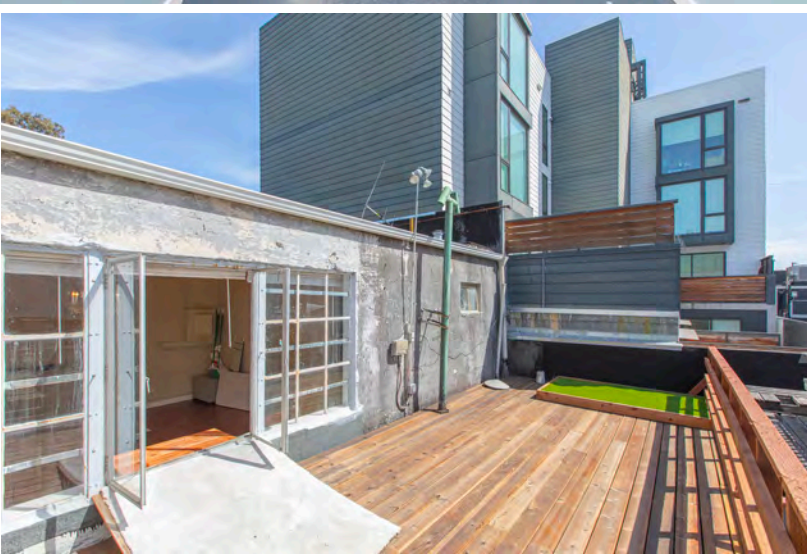


HIGHLIGHTS

- Easily accessible location
- Close to I 80 & Hwy 101
- Nearby courthouse
- Nearby Costco, Showplace Square and More
- Delivered vacant at Close of Escrow
- 2-Story building
- Drive-in access & roll-up door
- Flex space on 1st Floor,
- Residential unit on 2nd Floor
- Entitled residential development site

HYPOTHETICAL RENDERING

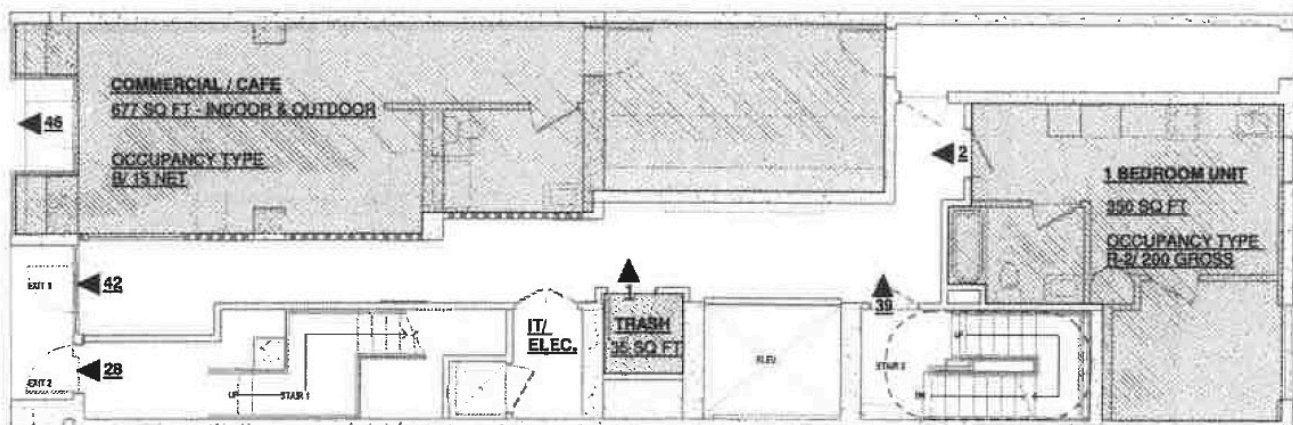
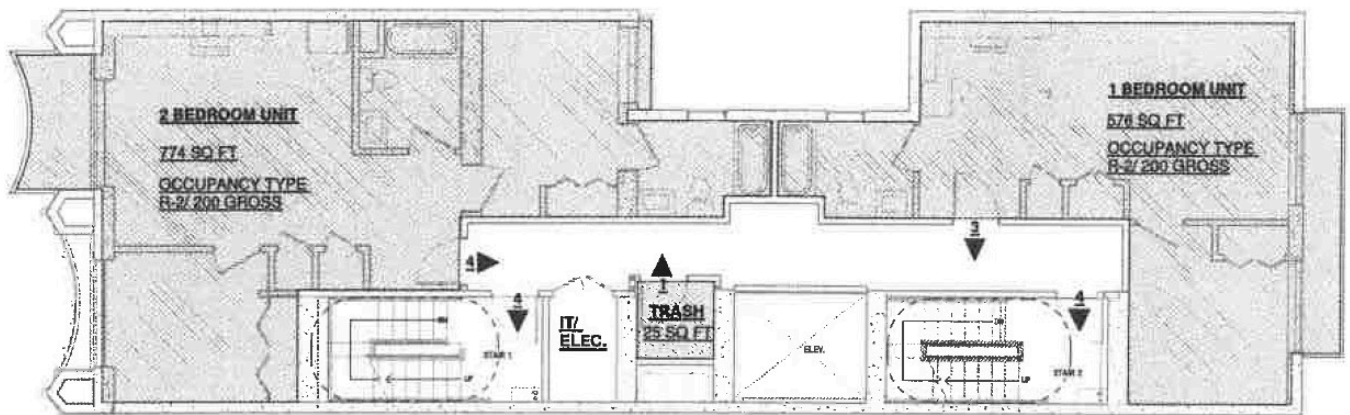




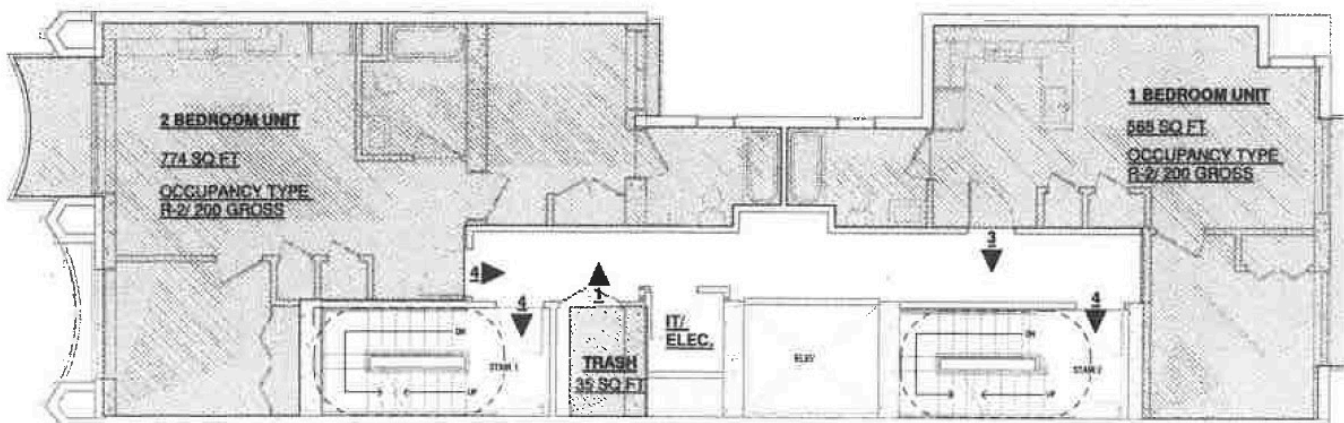
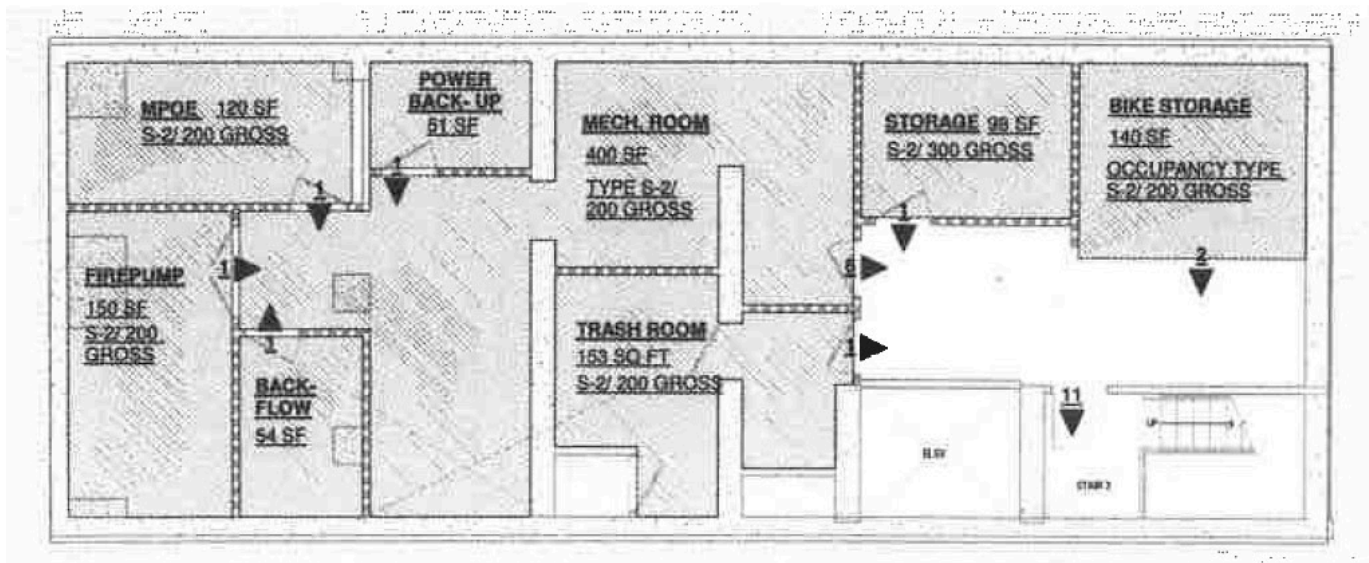
EXISTING STRUCTURE



PROPOSED FLOOR PLANS



UNOCCUPIED PATIO- MAINTENANCE ONLY





The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

THE OFFERING OVERVIEW TOUR & OFFER PROCESS

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers the opportunity to acquire the 100% fee simple interest in 915 Bryant Street, San Francisco, CA. All offers from qualified Buyers will be given serious consideration. For offers to be given serious consideration, buyers should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s).

Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

Contact exclusive listing agent for all tours, questions and offers:

Jay D. Shaffer

(415) 407-3997

jshaffer@coltoncommercialsf.com

License # 01444640



HYPOTHETICAL RENDERING



RESTAURANTS & FOOD

- 1 Peet's Coffee
- 2 El Pipila
- 3 Hardwood Bar & Smokery
- 4 Okane
- 5 Saap Ver Thai
- 6 Niku Steakhouse
- 7 Dumpling Time
- 8 Design District Trader Joe's
- 9 Costco Wholesale

NEARBY BUSINESSES

- 1 850 Bryant Street Courthouse
- 2 Adobe - San Francisco
- 3 Zynga
- 4 Airbnb HQ
- 5 Pinterest HQ
- 6 Zipcar HQ
- 7 Tools for Humanity
- 8 SS&C Advent
- 9 Scale AI
- 10 Schawk!
- 11 Pabloo
- 12 Ground Matrix
- 13 Samsara Inc.
- 14 San Francisco Gift & Jewelry Center
- 15 Room & Board



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FOG & BREW

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