

THE BELVEDERE

2525 VAN NESS AVENUE

COMMERCIAL CONDO AT THE BELVEDERE
1,120 SQUARE FEET



CBRE

OFFERING MEMORANDUM

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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THE OFFERING

Set your business
apart at The Belvedere,
a boutique mixed-use
development in
San Francisco's coveted
Cow Hollow neighborhood.

Located along the vibrant Van Ness corridor, this architecturally striking building blends contemporary design with classic San Francisco character, featuring champagne-hued inverted bay windows and dramatic charcoal accents. The ground-floor commercial space offers a rare opportunity to establish a presence in a high-visibility, high-foot-traffic area, surrounded by an affluent residential base and a thriving retail and dining scene. Zoned for a variety of uses – from boutique retail to professional services – this space offers long-term value in a legacy location at the crossroads of Cow Hollow, Pacific Heights, and Russian Hill – three of the most prestigious neighborhoods in the country.

INVESTMENT HIGHLIGHTS



RARE OWNER-USER
OPPORTUNITY



82
TRANSIT SCORE



MIXED-USE
DEVELOPMENT



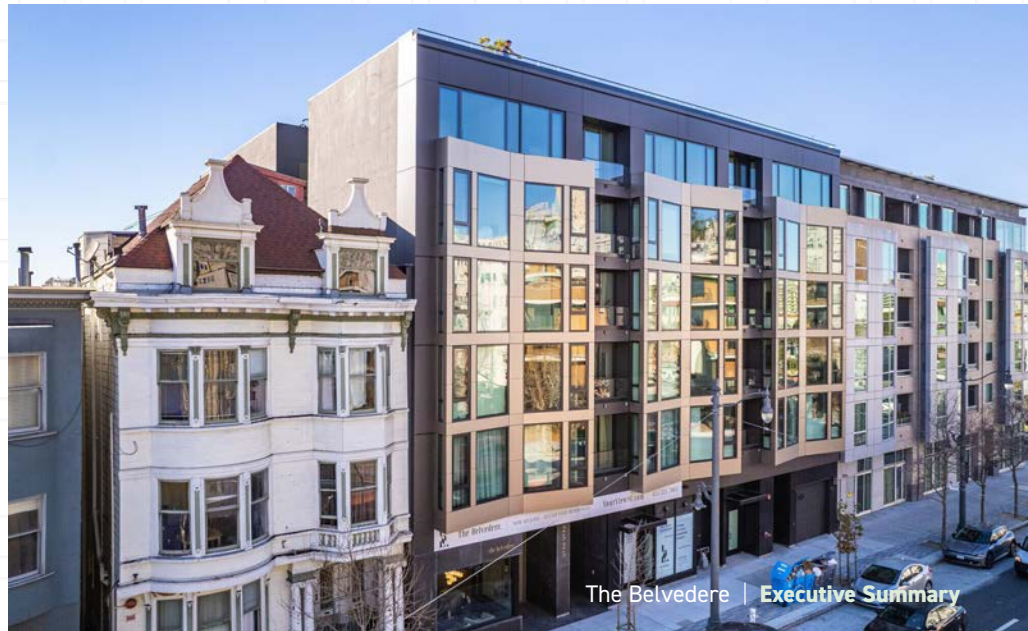
99
WALK SCORE



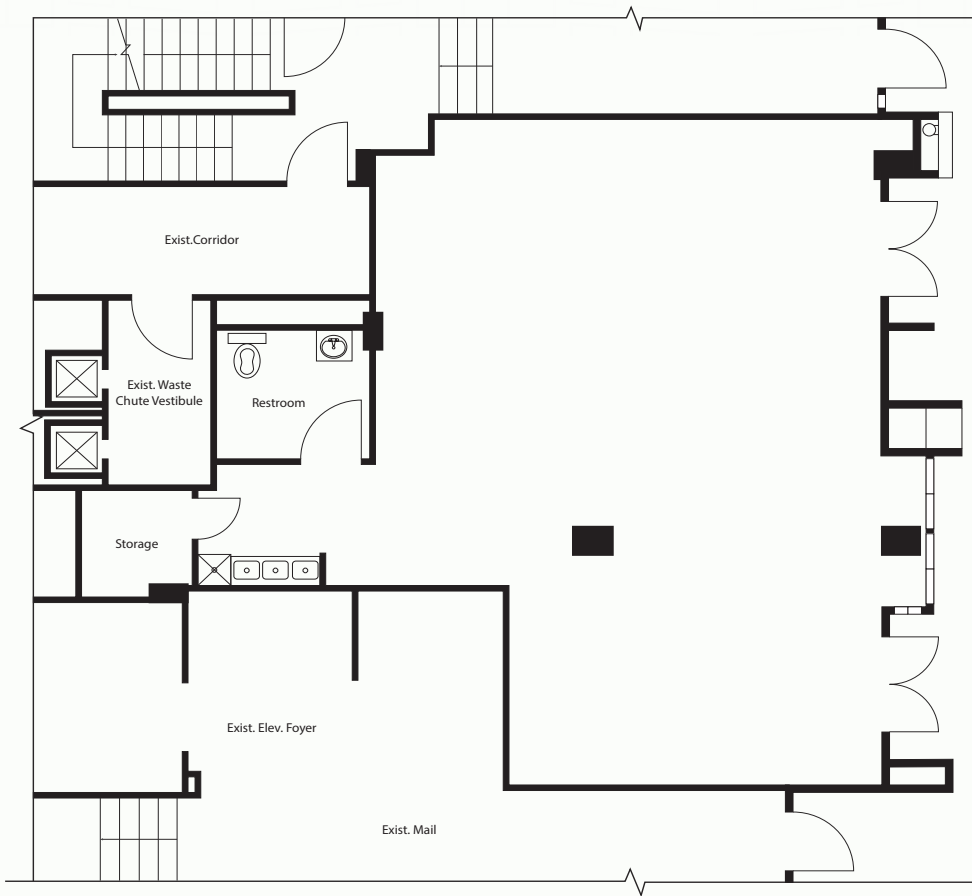
BUILT OUT
RESTROOMS



TYPE 1 / TYPE 2
VENTING POSSIBLE



FLOOR PLAN



2525 VAN NESS - FLOOR PLAN



NEIGHBORHOOD OVERVIEW

Located at the intersection of Cow Hollow, Pacific Heights, and Russian Hill, The Belvedere sits at the heart of one of San Francisco's most prestigious and vibrant enclaves. Just steps from the boutique-lined Union Street corridor, the area offers a dynamic mix of upscale retail, acclaimed restaurants, and everyday conveniences – all set within a densely populated, affluent residential backdrop. Fronting Van Ness Avenue, one of the city's

primary north-south arteries, the property benefits from exceptional vehicular exposure and visibility, making it a strategic location for businesses seeking both foot traffic and brand prominence. With a built-in customer base and unmatched neighborhood cachet, The Belvedere offers a rare opportunity to own a piece of one of San Francisco's most desirable commercial corridors.



STREET MAP

THE BELVEDERE
2525 VAN NESS AVENUE



RUSSIAN HILL

COW HOLLOW

POLK GULCH

PACIFIC HEIGHTS

DEMOGRAPHICS

	.25 MILES	.5 MILES	1 MILE	3 MILES
2024 POPULATION - CURRENT YEAR ESTIMATE	7,935	29,334	107,305	416,405
2024 AVERAGE HOUSEHOLD INCOME	\$243,026	\$247,195	\$196,593	\$206,003
2024 HOUSING UNITS	5,267	18,731	69,107	239,751
2024 EMPLOYEES	2,078	11,624	53,473	432,779



VALUATION SUMMARY

SIZE 1,120 SF

PRICE PSF \$800

PRICE \$896,000

LTV 90%

SBA 504 RATE 6.37%

TERM 25 Years

MORTGAGE \$5,380

HOA \$250

RE TAXES \$881

MONTHLY COST \$6,511

MONTHLY PSF \$5.81

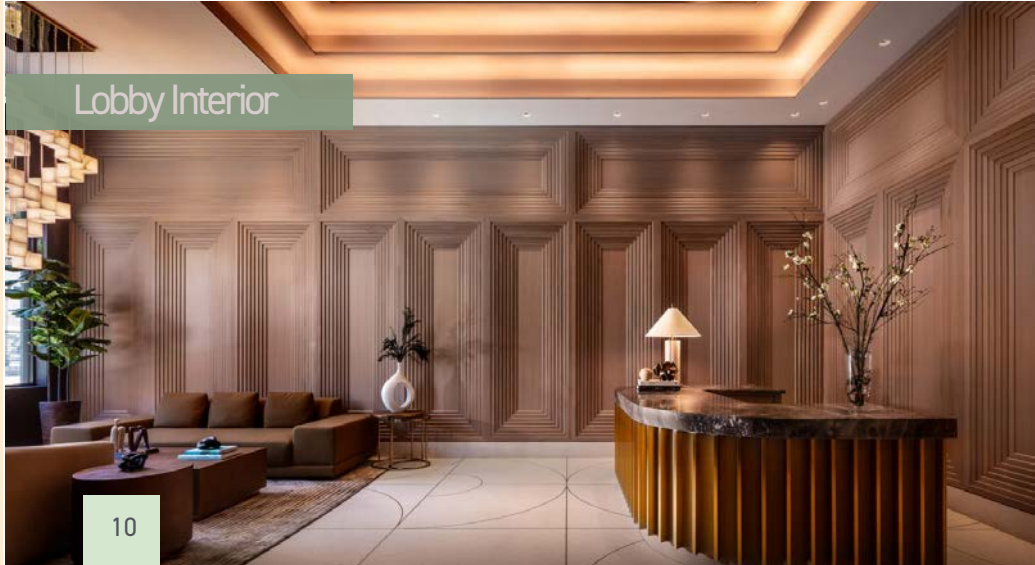


PROPERTY GALLERY

Residential Entrance



Lobby Interior



Roofdeck



THE BELVEDERE

2525 VAN NESS AVENUE

CONTACT INFORMATION

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