

736

VALENCIA STREET

San Francisco, CA



100% Occupied - Please Do Not Disturb Tenants

Colliers



766
VALENCIA
STREET



This opportunity allows an investor to own a building in the heart of the Valencia Corridor—an iconic, ever-thriving location with enduring value. Current paying tenants provide immediate income and long-term security for your investment. Financing is available, and we welcome tours so you can experience the property firsthand. Please note: existing tenants are open for business and not part of the sale—do not disturb during tours.



Property Address:

766 Valencia Street
San Francisco, CA 94110

Total Building Area:

±9,500 SF

Year Built:

1914

Floors:

3-Story

Property Type:

Class B, Mixed-Use

Building Exterior:

Wood Frame

Zoning District:

NCT-Valencia: Valencia Street
Neighborhood Commercial Transit



View from Across the Street



Ground Floor Tenant (Bernal Cutlery)



Main Entrance Door to Office Space

Main Entrance to Bernal Cutlery (Knife Shop)





Secure Doorway to Second and Third Level



Bernal Cutlery (Knife Shop) Lobby Entrance

Bernal Cutlery (Knife Shop) Retail Shop



Second Floor Meeting Room



Second Floor Office



Second Floor Bike Rack



Second Floor Kitchenette



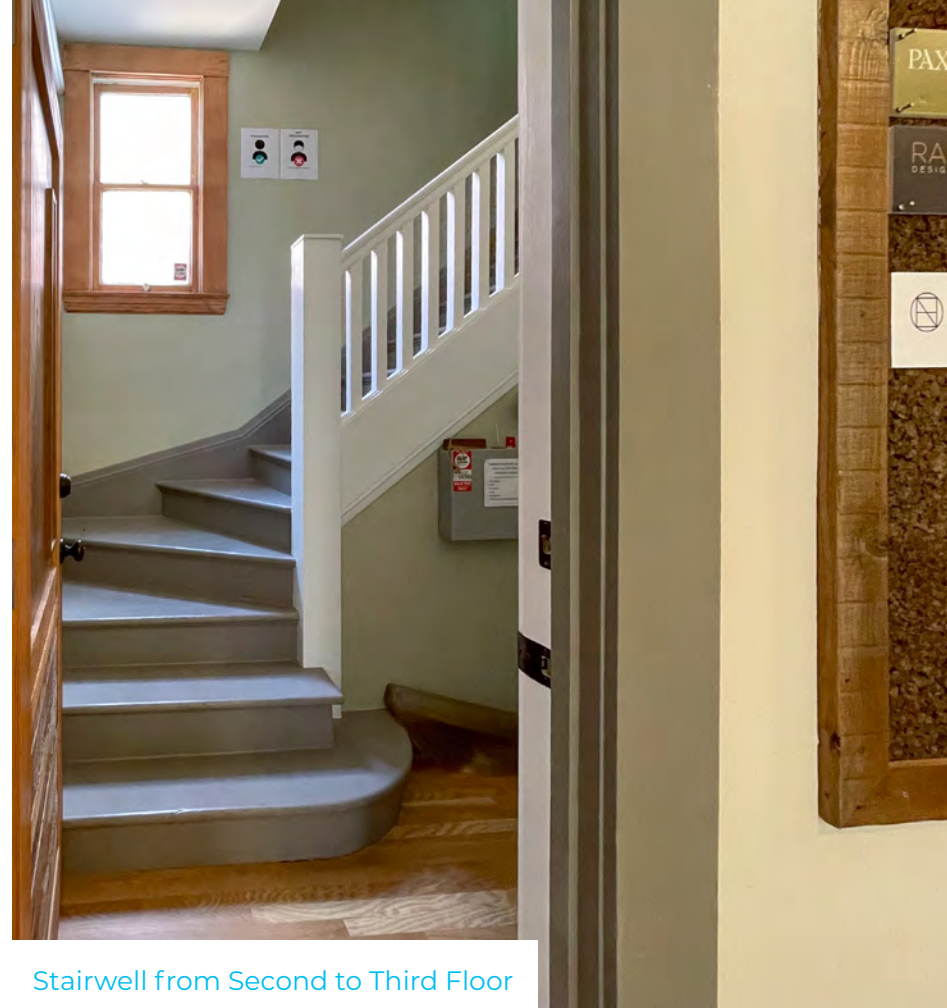
Second Floor Hallway



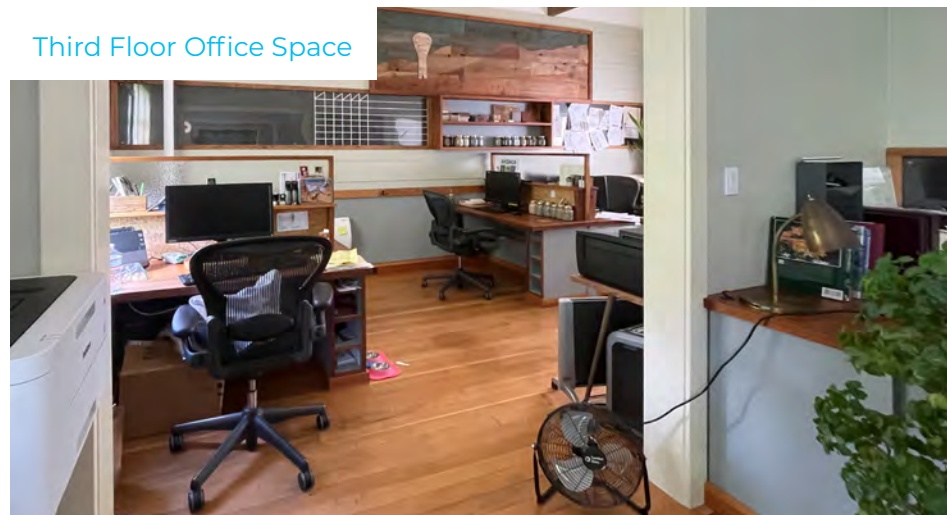
Third Floor Office Kitchenette



Third Floor Office Working Area



Stairwell from Second to Third Floor



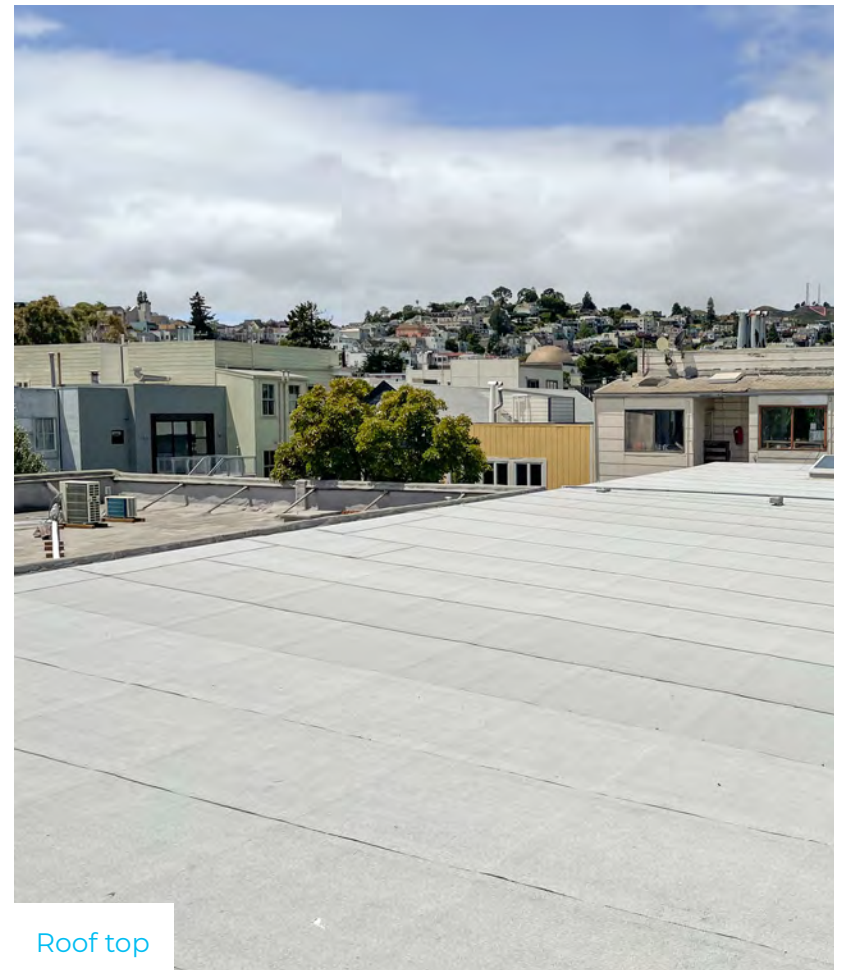
Third Floor Office Space

Property Photos



Third Floor Office

Conference Room



Roof top

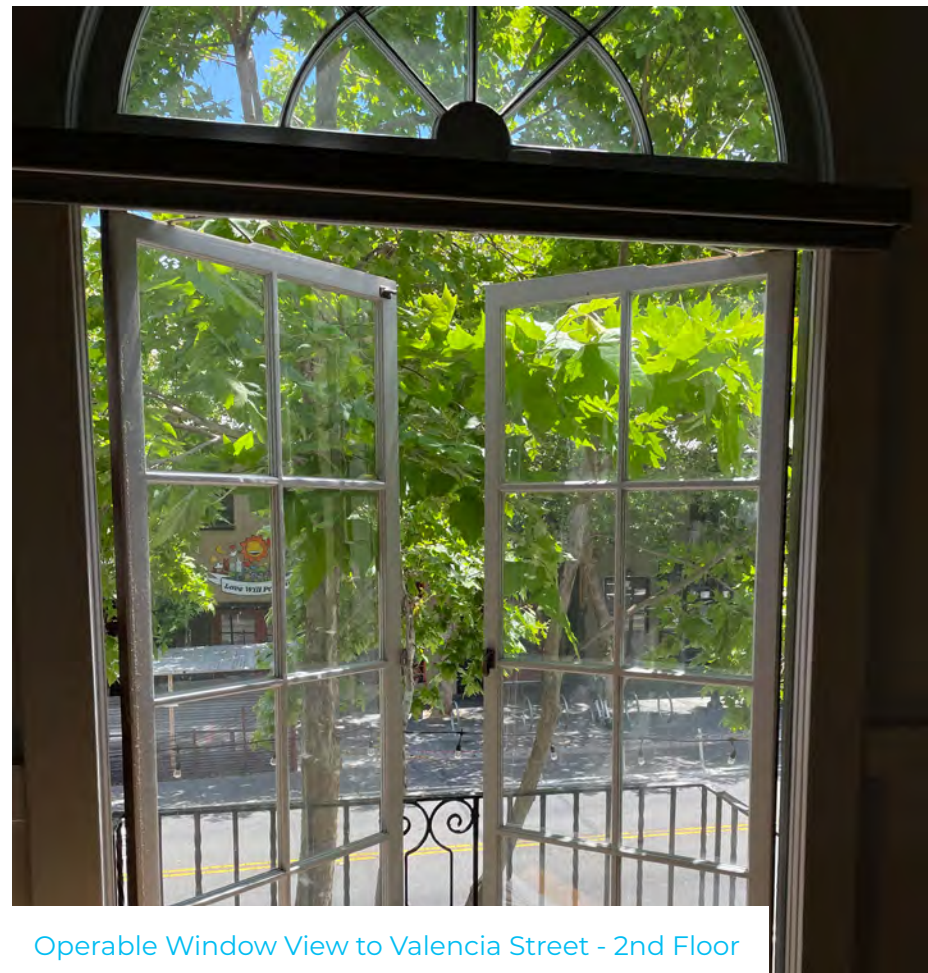
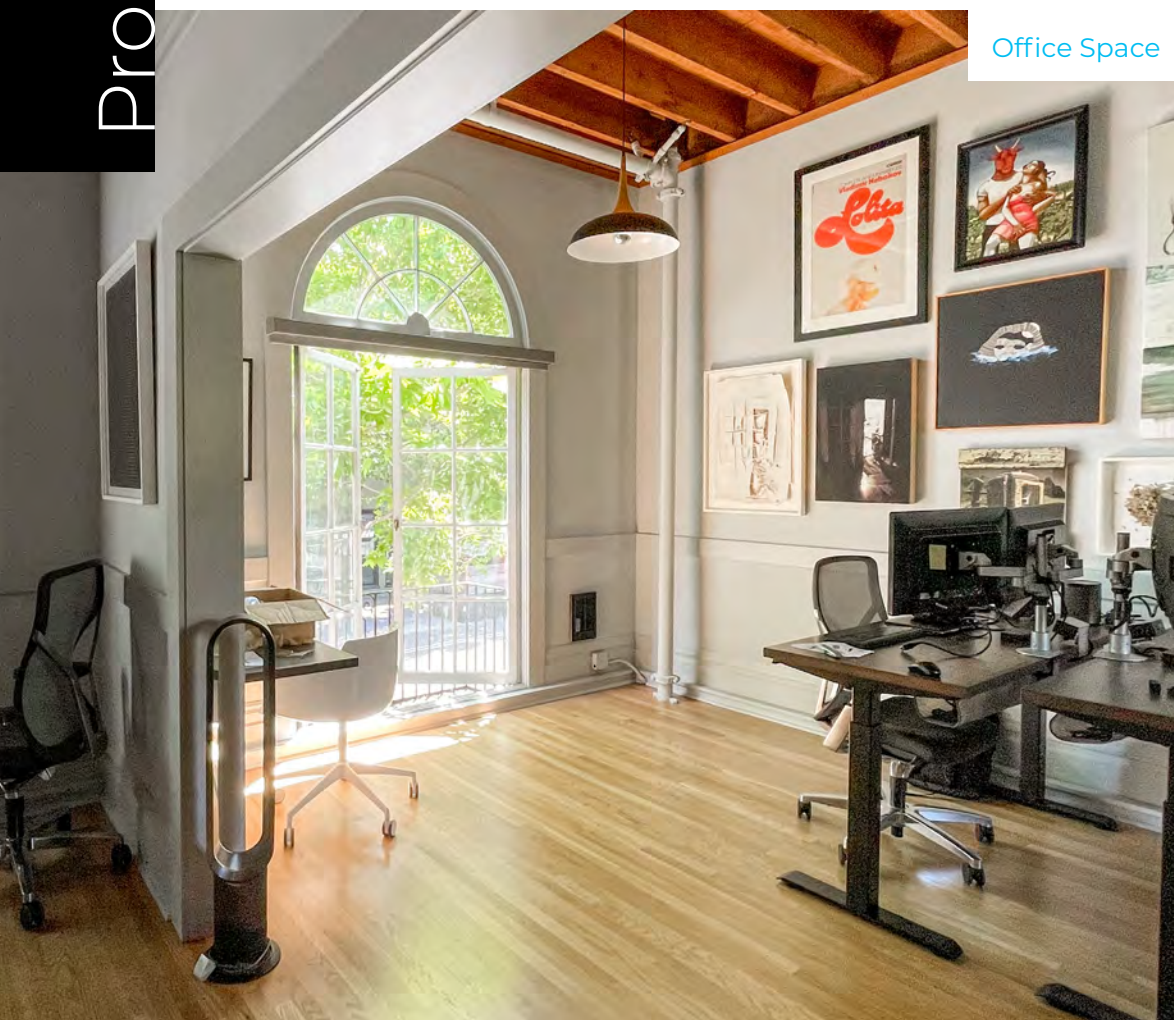


Third Floor Office



Office Space

Office Space



Operable Window View to Valencia Street - 2nd Floor



Conference Room

About The Neighborhood

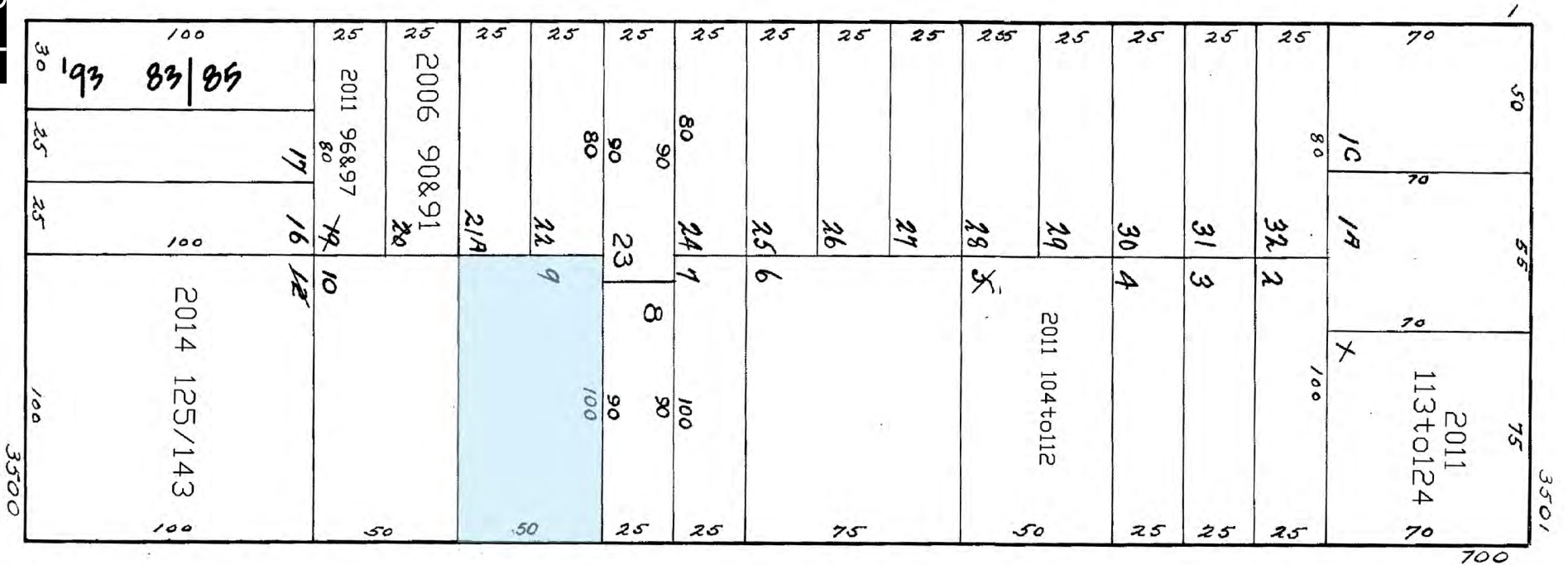
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The Valencia Street Corridor is a major artery in San Francisco's iconic Mission District and one of four top destinations in the city for eating, drinking, and shopping. Located between 18th and 19th Streets, this particular block is arguably the most vibrant stretch in the Mission—rivaling any neighborhood in the city with its eclectic mix of funky shops offering everything from books and herbs to globally sourced fashion. The concentration of restaurants and bars here is unmatched, drawing visitors from across the Bay Area daily. On weekends, the street is closed to cars to accommodate the surge of pedestrian traffic. The energy is electric—families, singles, and visitors of all ages gather to enjoy a safe, friendly, and endlessly entertaining atmosphere. You'll find everything from mom-and-pop businesses to niche retailers and trendsetting boutiques.

Built in 1914, the property has been well cared for and retains its historic façade and original charm—evident the moment you step inside. Quality materials and attention to detail have been thoughtfully incorporated over the years, and the building remains in excellent condition. We do not anticipate any near-term capital improvements or structural upgrades (to be verified independently via inspection or appraisal). The building has two entrances: one leading to the ground-floor retail space and another providing access to the back stairwell and ramp to the second floor. The second and third floors are fully leased to office tenants.

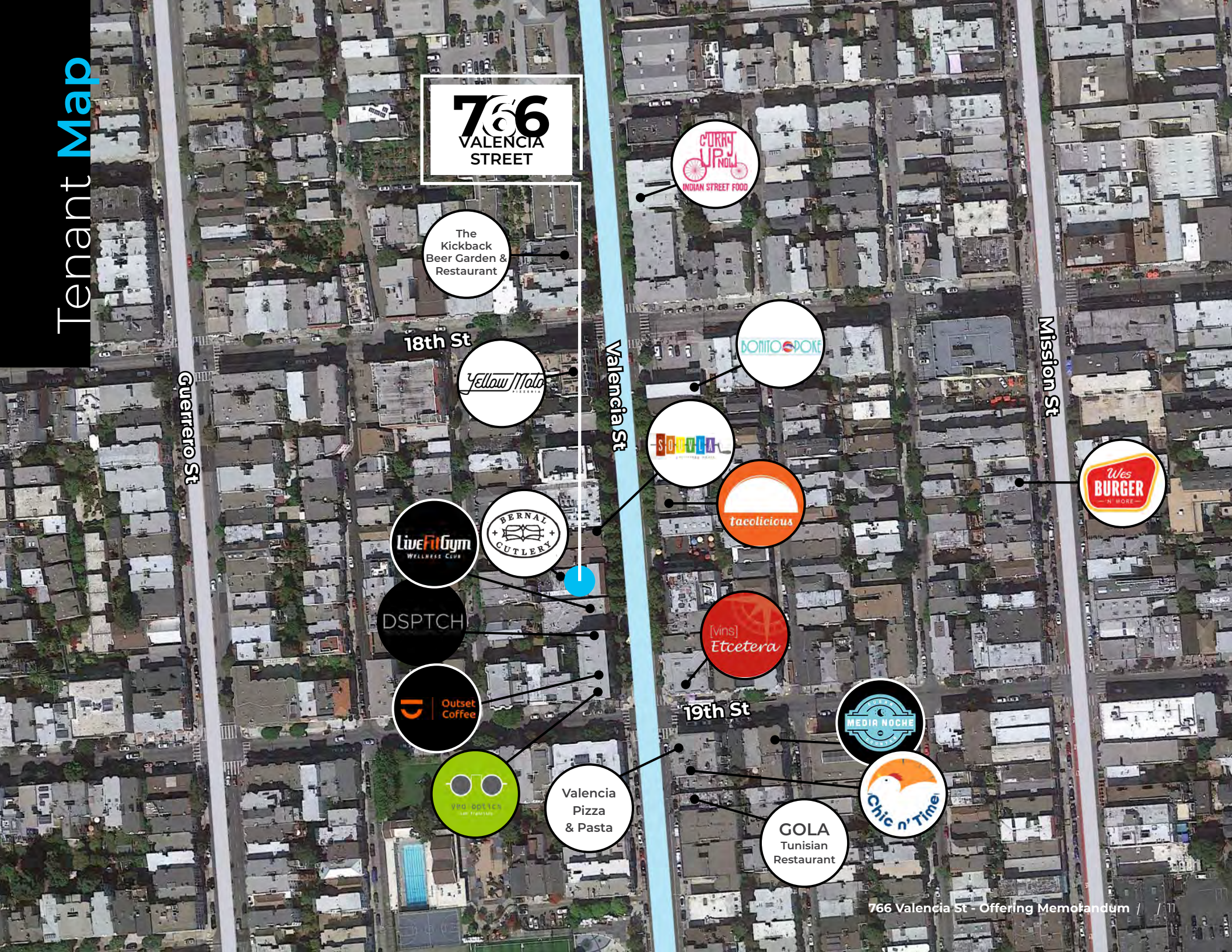
LAPIDGE



VALENCIA

North

Tenant Map



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The Kickback
Beer Garden &
Restaurant

18th St
Yellow Molo
RESTAURANT

LiveFitGym
WELLNESS CLUB

BERNAL
CUTLERY

DSPTCH

Outset
Coffee

VO OPTICS
SAN FRANCISCO

Valencia
Pizza
& Pasta

*CURRY
UP NOW*
INDIAN STREET FOOD

DOMTOSPOKE

SQUATCH
PINTHOUSE BEER

tacolicious

[vins]
Etcetera

19th St

MEDIA NOCHE

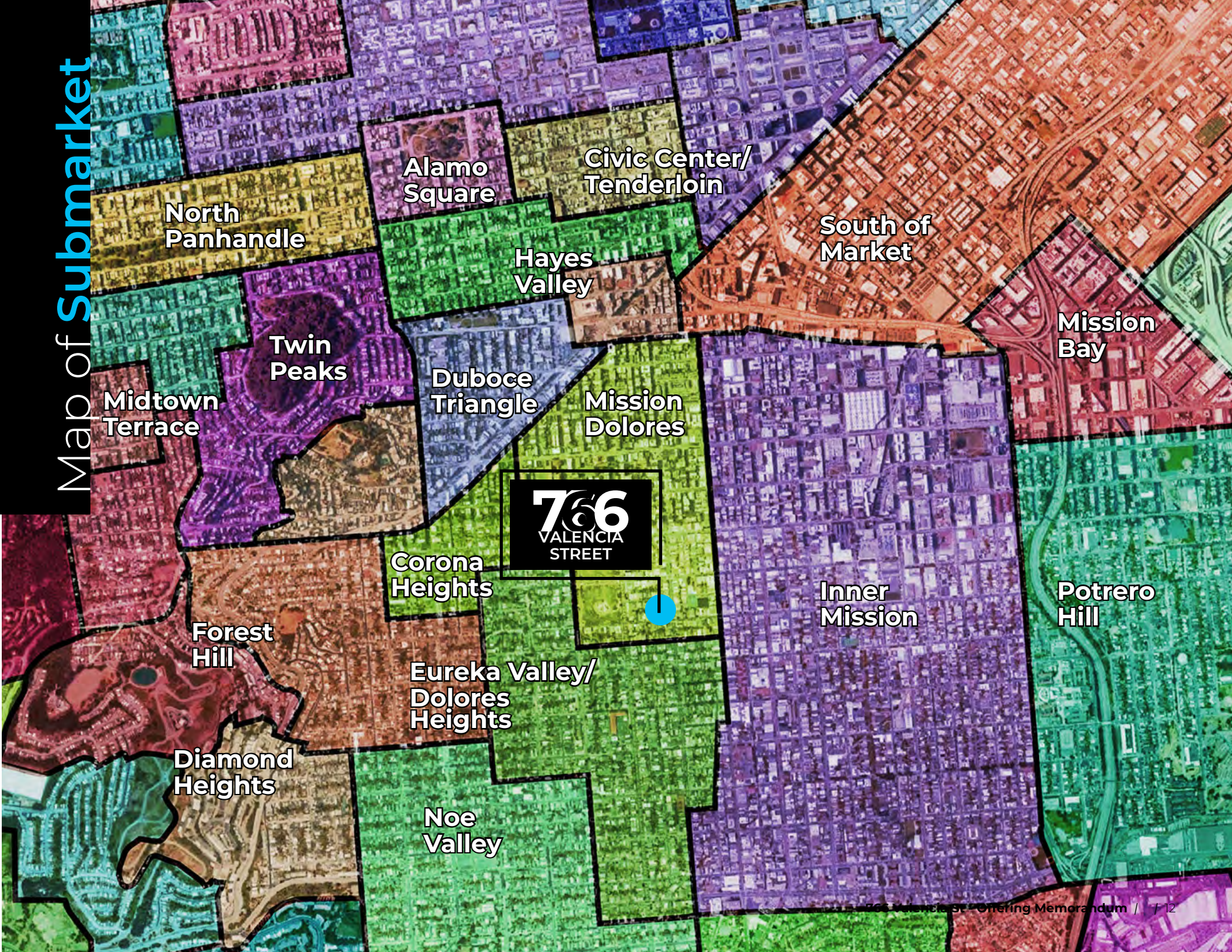
Chic n' Time

GOLA
Tunisian
Restaurant

*Wes
BURGER*
— N MORE —

Mission St

Map of Submarket



North
Panhandle

Alamo
Square

Civic Center/
Tenderloin

South of
Market

Hayes
Valley

Twin
Peaks

Midtown
Terrace

Duboce
Triangle

Mission
Dolores

Mission
Bay

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Corona
Heights

Inner
Mission

Potrero
Hill

Forest
Hill

Eureka Valley/
Dolores
Heights

Diamond
Heights

Noe
Valley

	0.25 mile radius	0.5 mile radius	1 mile radius
POPULATION SUMMARY			
Total Population	10,223	30,077	89,810
Total Daytime Population	7,612	24,412	90,563
Workers	5,372	17,046	66,107
Residents	2,240	7,366	24,456
HOUSEHOLD SUMMARY			
	\$227,680		
Households	4,283	13,197	42,064
Average Household Size	2.08	2.03	2.07
Families	1,472	4,444	15,457
Per Capita Income	\$105,345	\$104,768	\$107,368
Median Household Income	\$159,307	\$162,000	\$172,391
Average Household Income	\$222,905	\$219,777	\$219,880
HOUSING UNIT SUMMARY			
Housing Units	4,708	14,732	47,409
Owner Occupied Housing Units	20.4%	21.9%	27.4%
Renter Occupied Housing Units	79.6%	78.0%	72.6%
Vacant Housing Units	9.0%	10.4%	11.3%
Median Home Value	\$1,566,308	\$1,527,078	\$1,576,858
MEDIAN AGE			
Population	36.5	37.3	37.5

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San Francisco, CA

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