



COLDWELL BANKER
COMMERCIAL

Offering Memorandum

A large, ornate Victorian-style house with red siding and blue trim, situated on a street with trees and parked cars. The house has a prominent bay window and a decorative porch. A large tree stands in front of the house, and a blue car is parked on the street to the left. A dark pickup truck is parked on the street to the right.

19 Danvers St | 3096 Market St
San Francisco, CA 94114

A 2-Unit Apartment Property in the Eureka Valley Neighborhood

19 Danvers St |
3096 Market St
San Francisco, CA 94114

List Price:

\$1,800,000

LISTING AGENT

Nick Bonn

*Investment Sales Agent, SF Multifamily
Properties*

Coldwell Banker Commercial

415.716.4579 - Direct

License CA# 01952724

www.nickbonnrealestate.com



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PROPERTY DESCRIPTION

19 Danvers St | 3096 Market St



Exceptional opportunity to acquire a classic San Francisco duplex on a prominent corner lot in the heart of Eureka Valley. Featuring two vacant residential units, a two-car garage with an office and bathroom below, a rare outdoor swimming pool, and owned solar panels, this property offers outstanding potential for investors, owner-users, or developers.

Rich in period character, the building presents an excellent opportunity to renovate, restore, or reimagine while preserving its architectural charm.

Ideally located just moments from the Castro and Upper Market corridors, residents enjoy easy access to renowned restaurants, cafes, parks, shopping, and Muni Metro.

A rare chance to transform a distinctive property in one of San Francisco's most sought-after neighborhoods.

PROPERTY DETAILS

19 Danvers St | 3096 Market St

Addresses	19 Danvers Street 3096 Market Street
Cross Street	Merrit Street
Neighborhood	Eureka Valley
Year Built	1900 (per county tax records)
Architectural Style	Victorian
Number of Units	2 Units
Number of Stories	2 Stories
Structure Size	1,620 Square Feet
Lot Size	3,190 Square Feet
Present Use Type	Multifamily/Apartments
Zoning Type	RH-2 - Residential House, Two Family
APN	3587-040
Floors	Hardwood, Softwood
Foundation	Concrete
Heat Type	Gas Wall Heater
Gas and Electricity	Separately Metered
Electrical Main Panel Capacity	125 AMP
Roof Materials	Shingles, Bitumen Torch Down

ADDRESS	UNIT TYPE	VACANT/OCCUPIED
19 Danvers St	1-Bedroom, 1-Bathroom	Vacant
3096 Market St	1-Bedroom, 1-Bathroom	Vacant

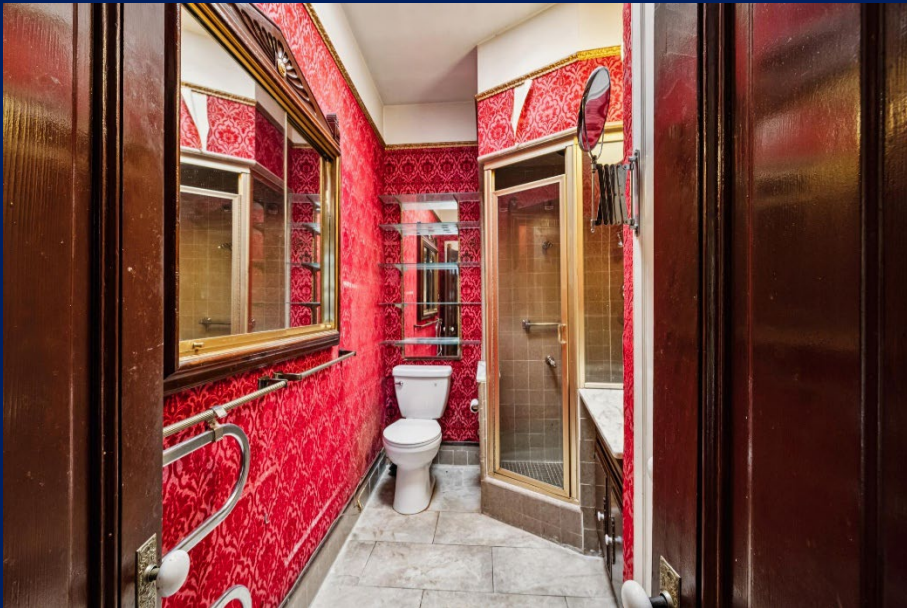
ADDITIONAL PHOTOS

19 Danvers St | 3096 Market St



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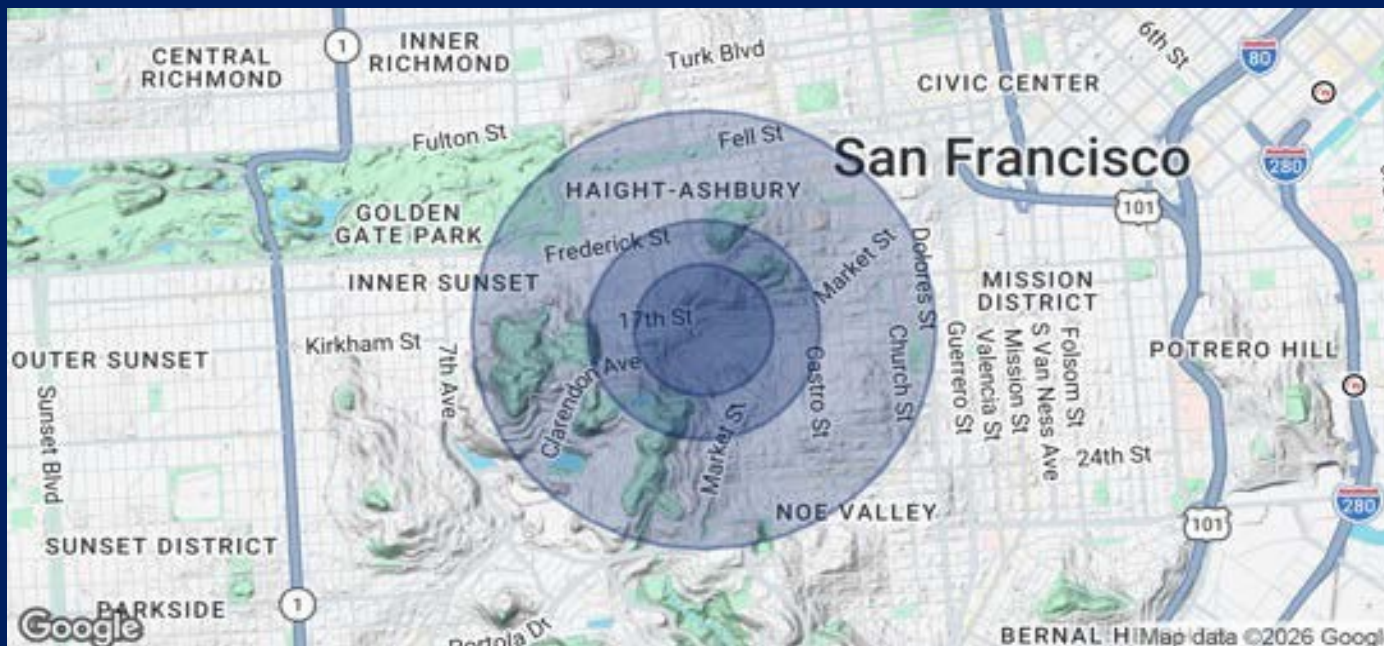
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NEIGHBORHOOD DEMOGRAPHICS

19 Danvers St | 3096 Market St



POPULATION	0.3 MILES	0.5 MILES	1MILE
Total Population	6,475	16,190	61,659
Average Age	44	43	41
Average Age (Male)	44	44	42
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1MILE
Total Households	3,182	7,891	29,520
# of Persons per HH	2	2.1	2.1
Average HH Income	\$278,906	\$277,571	\$255,123
Average House Value	\$1,712,629	\$1,743,385	\$1,652,510

2020 American Community Survey (ACS)

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.