



**FOR SALE**

# 60 Onondaga Ave

San Francisco CA, 94112

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**COMPASS COMMERCIAL**

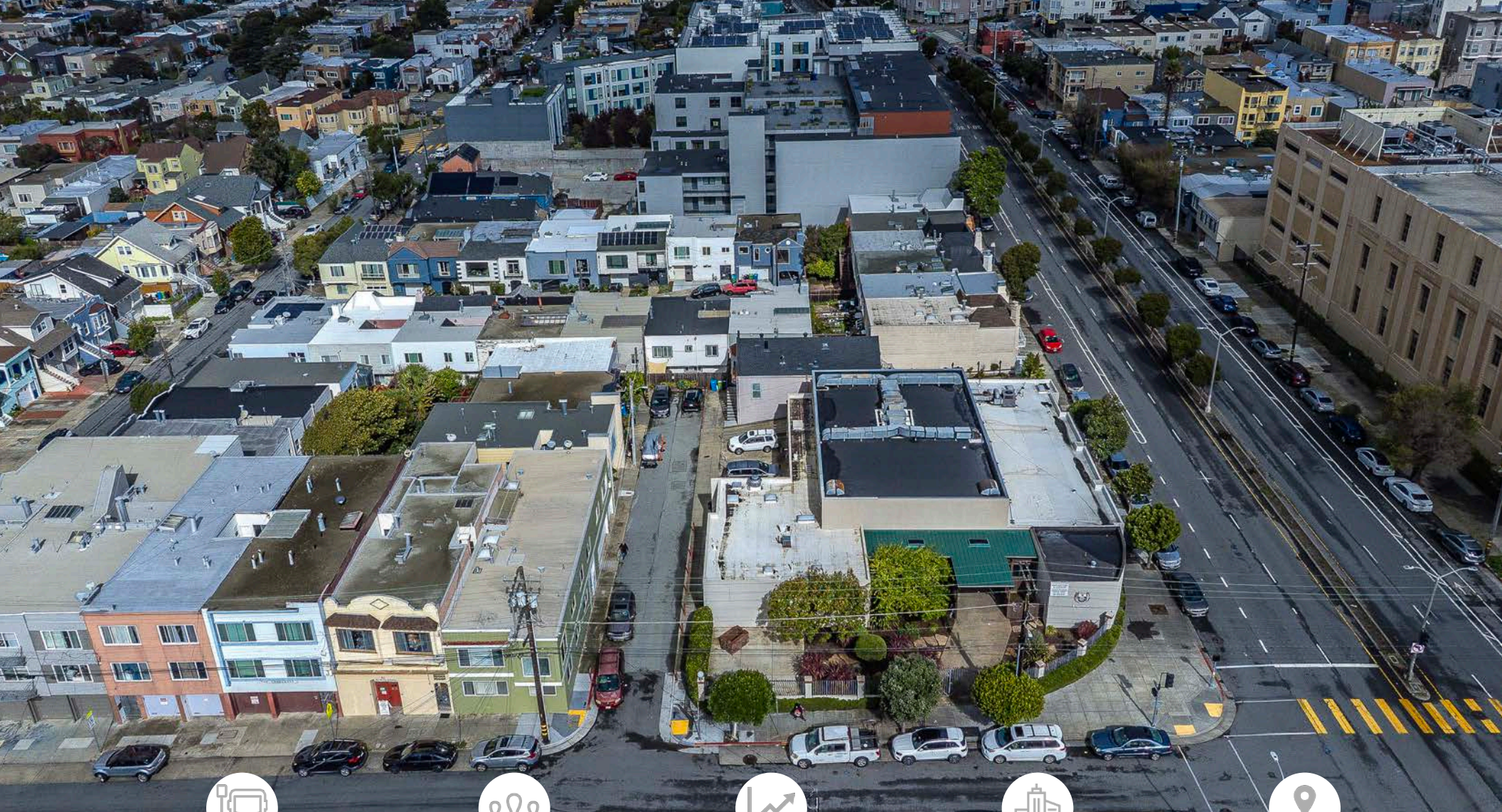
**Victor Borelli and Jack Silva  
of Compass Commercial are  
pleased to announce for sale 60  
Onondaga Ave in San Francisco.**

“60 Onondaga Avenue presents a rare opportunity for an investor to develop much needed residential housing, an owner-user to occupy the property, or an investor to reposition the existing Corner Commercial building as an investment opportunity. Located in San Francisco’s Mission Terrace submarket—an increasingly sought-after, transit-oriented neighborhood offering strong connectivity, diverse demand drivers, and long-term growth potential within a supply-constrained market.”

60 Onondaga Avenue is well-positioned within a supply-constrained, transit-oriented submarket that continues to demonstrate resilient housing demand.

Asking Price	\$3,000,000
Building SqFt	7,873
Lot SqFt	14,798
Bldg. \$/SqFt	\$381.05
Lot \$/SqFt	\$202.73





### Transit Oriented Location

Steps from a major BART hub and multimodal transit center



### Diverse Demand Base

Supported by students, professionals, and families



### Relative Value Proposition

Discount to core San Francisco submarkets with similar access



### Infill Development Potential

Favorable characteristics for repositioning or new construction



### Strong Rental Fundamentals

Driven by connectivity, institutions, and affordability

# Current Site Information

<b>APN</b>	Block 6954 Lot 036
<b>Frontage</b>	Corner Lot with frontage on Alemany Blvd. Onondaga ave and Rosella Ct
<b>Zoning</b>	Excelsior Outer Mission Street Neighborhood Commercial District (NCD)
<b>Height Limit</b>	40-x 40', 45 with additional 5 feet With active ground floor uses
<b>Density</b>	1 Unit Per 600 SQ. FT. of Lot Area % of BMR units and unit mix requirements
<b>Density Bonus</b>	<ul style="list-style-type: none"><li>• State law SB-35 and SB-423 allow for Higher density and increased stories.</li><li>• Requiring higher percentage of affordable units.</li><li>• Other Density Bonus Programs may be available through the city of San Francisco.</li></ul>
<b>Current Use</b>	Croatian American Cultural Center





# Building Highlights

- Expansive banquet hall with exposed wood beams
- Integrated AV system
- Commercial kitchen with walk-ins & staff restroom
- Two ADA-compliant restrooms
- Separate bar/meeting area with back bar & walk-in storage
- Private office
- On-site parking (5–6 cars)
- HVAC system
- High power capacity
- Landscaped outdoor patio

# Owner User / Investment Opportunity

## Current Use

The Croatian American Cultural Center is a long-standing cultural venue and community hub located in the Mission Terrace–Sunnyside corridor neighborhood of San Francisco. It serves as a focal point for Croatian heritage, broader Slavic traditions, and multicultural community events in the Bay Area. The current facility opened in 1979, giving the community a permanent home for cultural activities and gatherings.

It has become known as both a cultural center and event venue, with a large hall capable of accommodating sizable gatherings.



## Suitable Possible Uses:

(Buyer needs to verify if their use is Permitted)

- Continued use as a community center / banquet facility
- Arts Activities
- Grocery (general or specialty)
- Entertainment (general or nighttime)

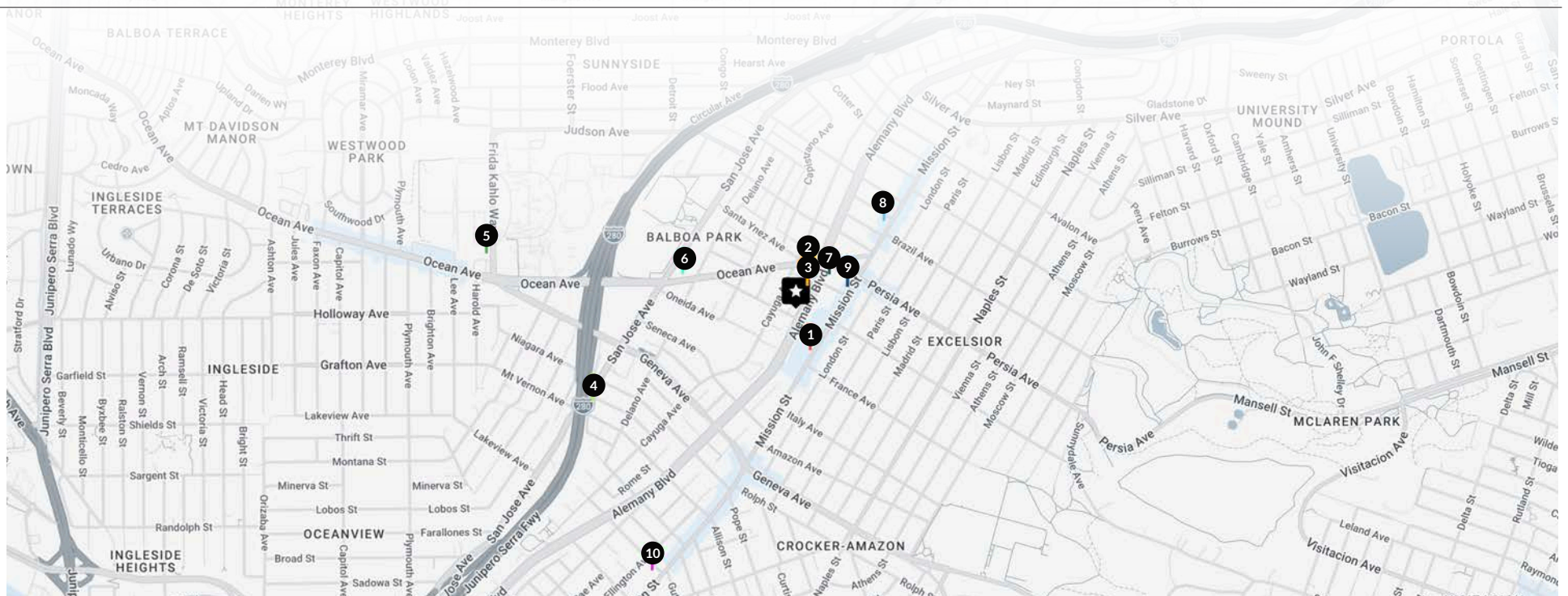
## Institutional uses, including:

- Child care facility
- Community facility (public or private)
- Religious institution
- Educational facility (school, trade school, post-secondary)
- Social service or philanthropic facility
- Residential care facility (7+ persons)
- Hospital
- Job training center
- Public facility
- Medical cannabis dispensary



# Nearby Developments

- 4840 Mission Street**     5 Story affordable housing built in 2024. 137 units. Fronts Mission St and Alemany Blvd. near Onondaga Ave. Built in conjunction with Bridge Housing.
- 99 Ocean Avenue**     At Alemany Blvd built in 2023. 193 Units Built using Home-SF affordable housing development program. Presidio Bay developers
- 1830 Alemany Blvd**     Near Ocean Ave Built in 2019. 116 Units with 50% Below Market Rate Housing
- 2430 San Jose Avenue**     At the Upper Yard. Built in 2023 131 units nine-story affordable housing development built on public land owned by Bart.
- 11 Frida Kahlo Way**     Near Ocean Ave (across from San Francisco City college. Large 17 acre site. Construction began in 2025 and will top out at 1,100 units with up to 550 Affordable apartments
- 350 Ocean Avenue**     Proposed development 35 Units with an affordable housing component.
- 1817-1823 Alemany Blvd**     At Ocean Ave Proposed 4 story mixed use development with commercial on the ground floor
- 4550 Mission St**     At Harrington Street, Proposed 69 Unit 6 story development project with ground floor commercial. 17 units will be affordable housing. The project is using HOME-SF density bonus program. 5500 Mission St Planning application filed for 49 bed residential care facility
- 4716 Mission St**     Permits filed for approval in 2021 6-story 24 residential units with ground floor commercial
- 5500 Mission St**     Planning application filed for 49 bed residential care facility



Page Design in progress

## Mission Terrace / Sunnyside Submarket

60 Onondaga Avenue is ideally situated in the Mission Terrace–Sunnyside corridor, a centrally located residential submarket in southern San Francisco. Just steps from Balboa Park BART, it offers direct access to Downtown San Francisco, the Peninsula, and East Bay employment hubs.

### The site offers:

- Walkable access to BART and Muni light rail (J, K, M lines)
- Immediate connectivity to Interstate 280, linking Silicon Valley and San Francisco’s core
- Central positioning between Glen Park, Bernal Heights, and the Excelsior District

## Submarket Character & Demand Drivers

Mission Terrace and adjacent Sunnyside are characterized by a stable, residentially oriented environment with a strong mix of long-term homeowners and renters.

### Key demand drivers include:

- Proximity to employment centers (Downtown SF, Mission District, Peninsula tech corridor)
- Access to City College of San Francisco, a major institutional anchor driving consistent rental demand
- A diverse demographic base including families, students, and young professionals
- Relative affordability compared to northern and central San Francisco neighborhoods
- The neighborhood’s “urban-suburban” feel—defined by quieter streets and lower density—continues to attract tenants seeking livability without sacrificing connectivity.

## Retail, Lifestyle & Amenity Base

Residents benefit from a strong mix of neighborhood-serving and regional amenities:

- Commercial corridors along Mission Street and Ocean Avenue provide daily retail, dining, and services
- Immediate access to Balboa Park (San Francisco), a 25-acre recreational amenity featuring sports facilities, open space, and community programming
- Nearby neighborhood nodes in Glen Park and Bernal Heights offer boutique retail, cafes, and higher-end dining options

The area is also known for more favorable microclimate conditions, with sunnier weather relative to western San Francisco—an increasingly valued livability factor.



Amenities Map in progress

# Main Level Floor

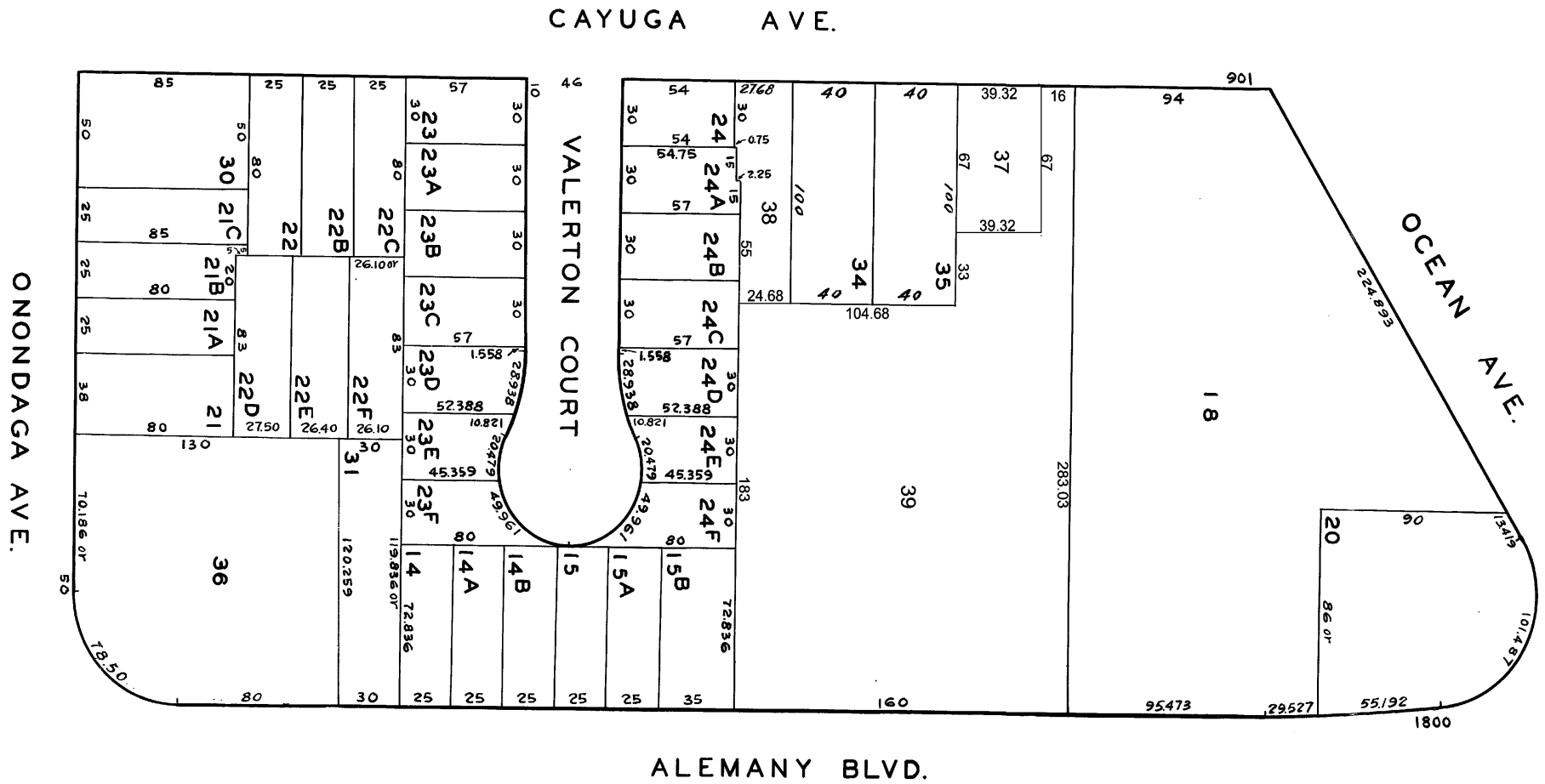


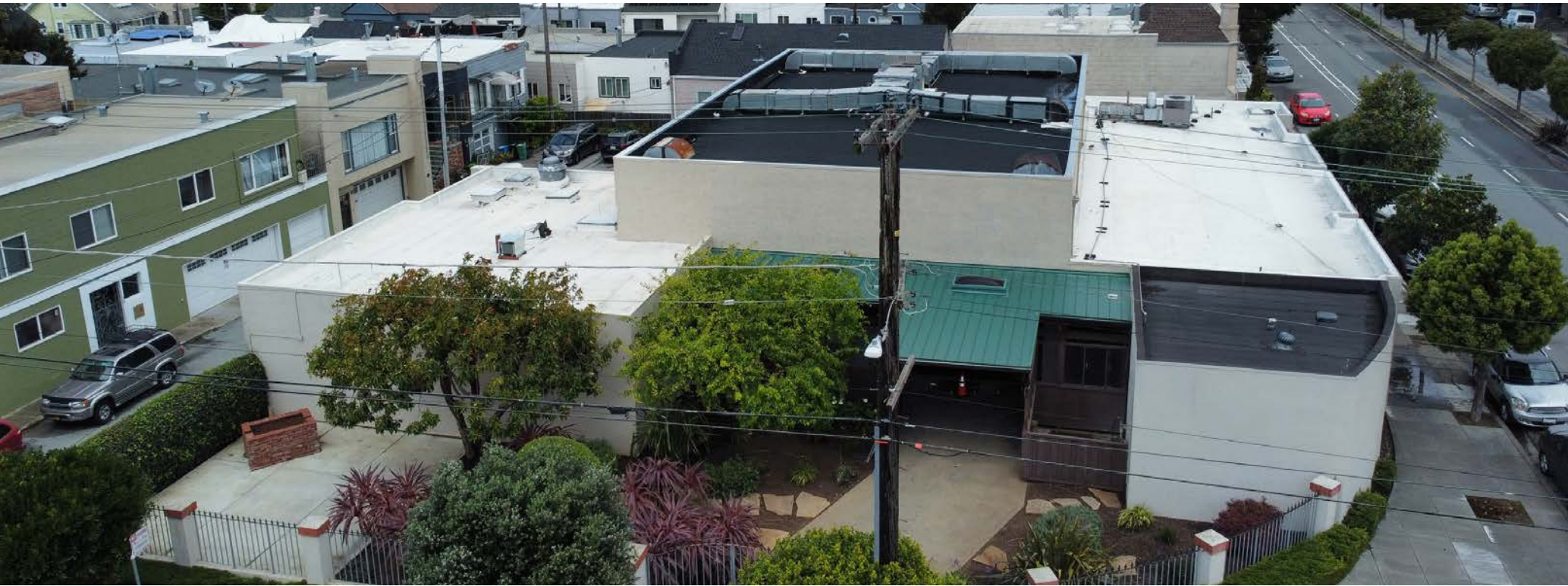
Main Level 7,547 SQ FT  
 Plus Mech Room: 54 SQ FT  
 Plus Utility Room: 66 SQ FT  
 Plus Storage A: 52 SQ FT  
 Plus Storage B: 150 SQ FT  
 Plus Utility Meters: 4 SQ FT

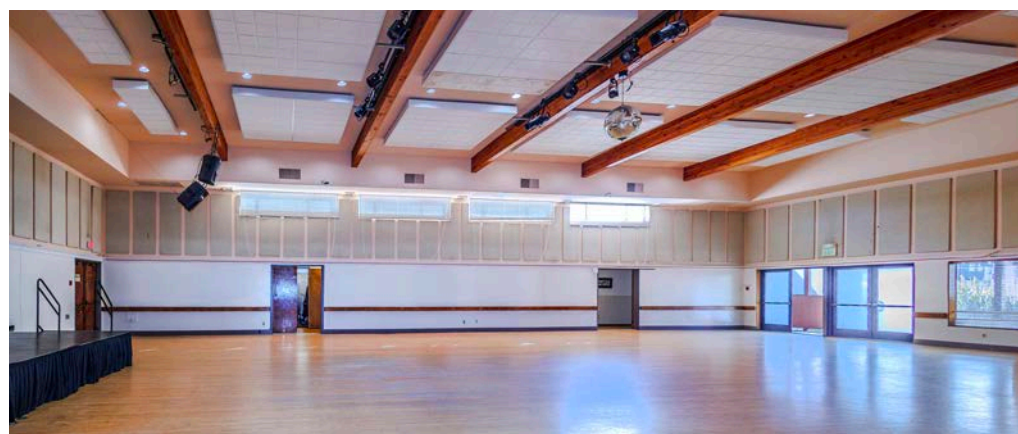
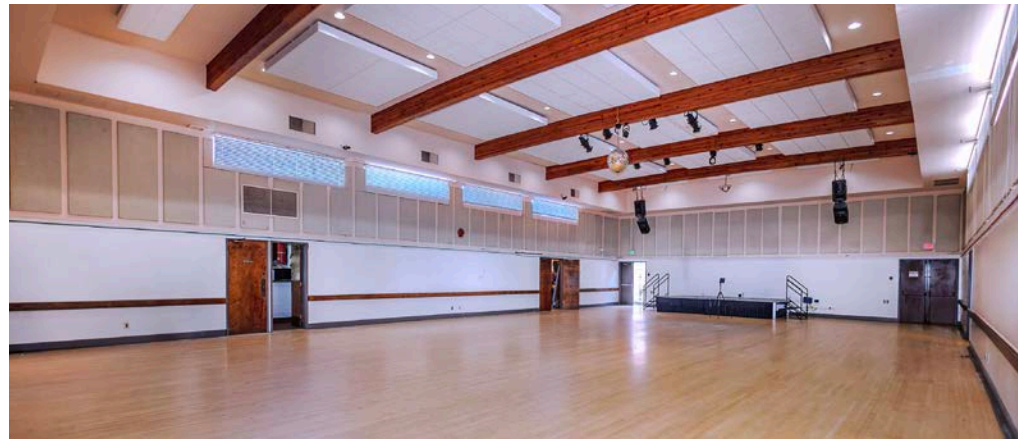
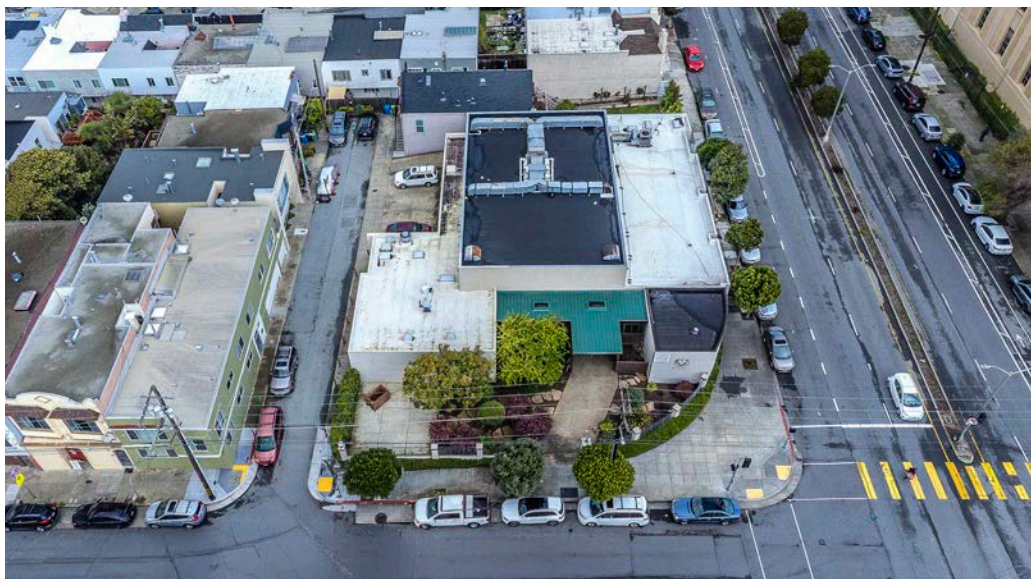


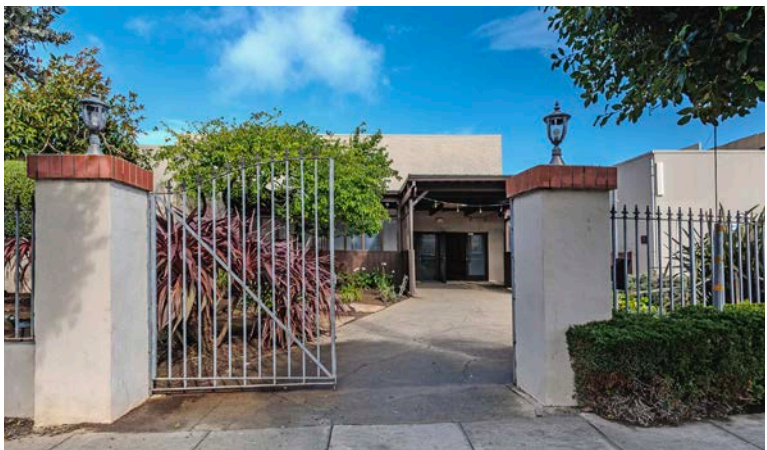
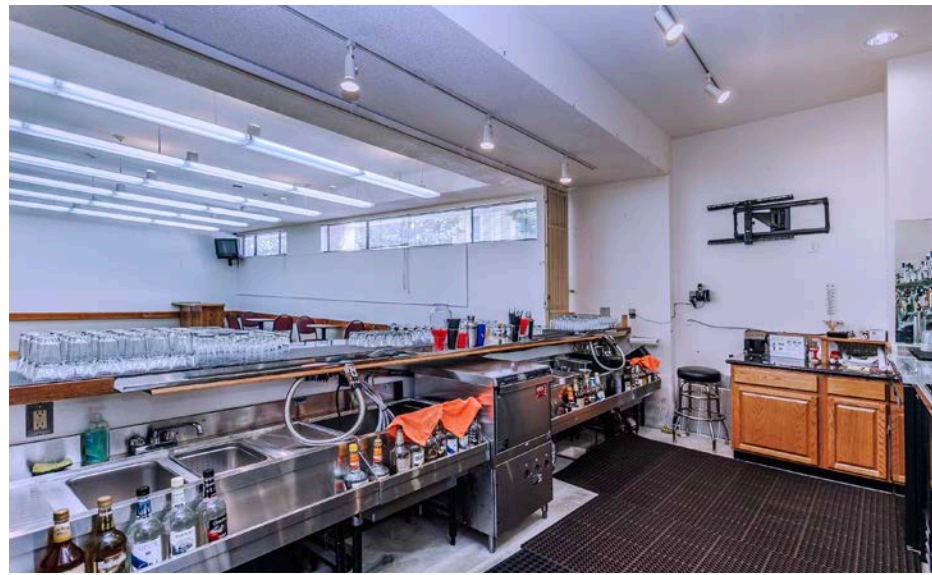
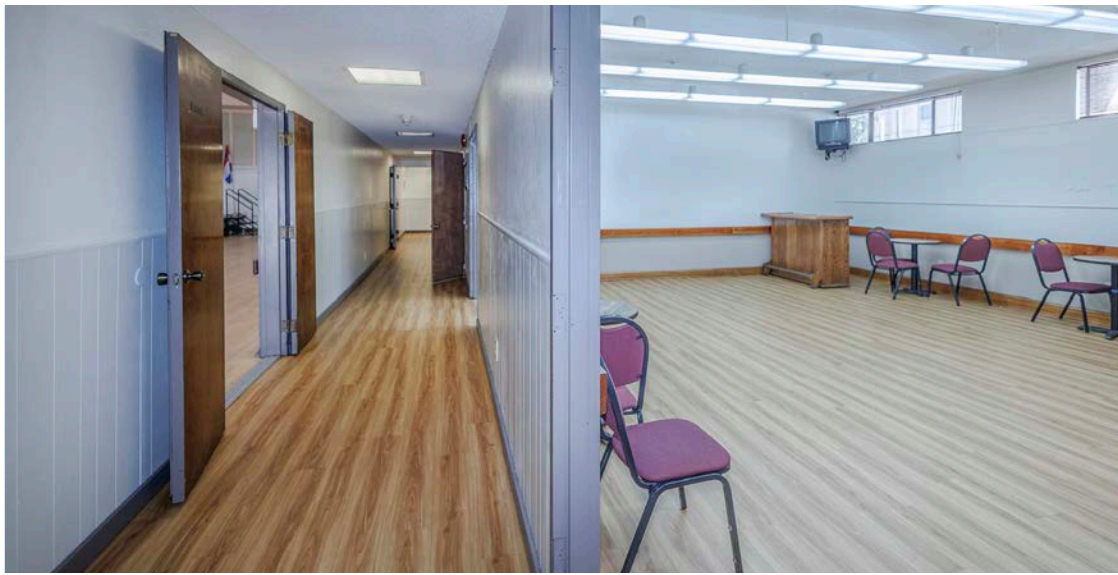


# Plat Map









Reach out with any questions and explore this opportunity further.



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## COMPASS COMMERCIAL

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