



**FOR SALE**

# 60 Onondaga Ave

San Francisco CA, 94112

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**COMPASS COMMERCIAL**

# COMPASS COMMERCIAL

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**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.

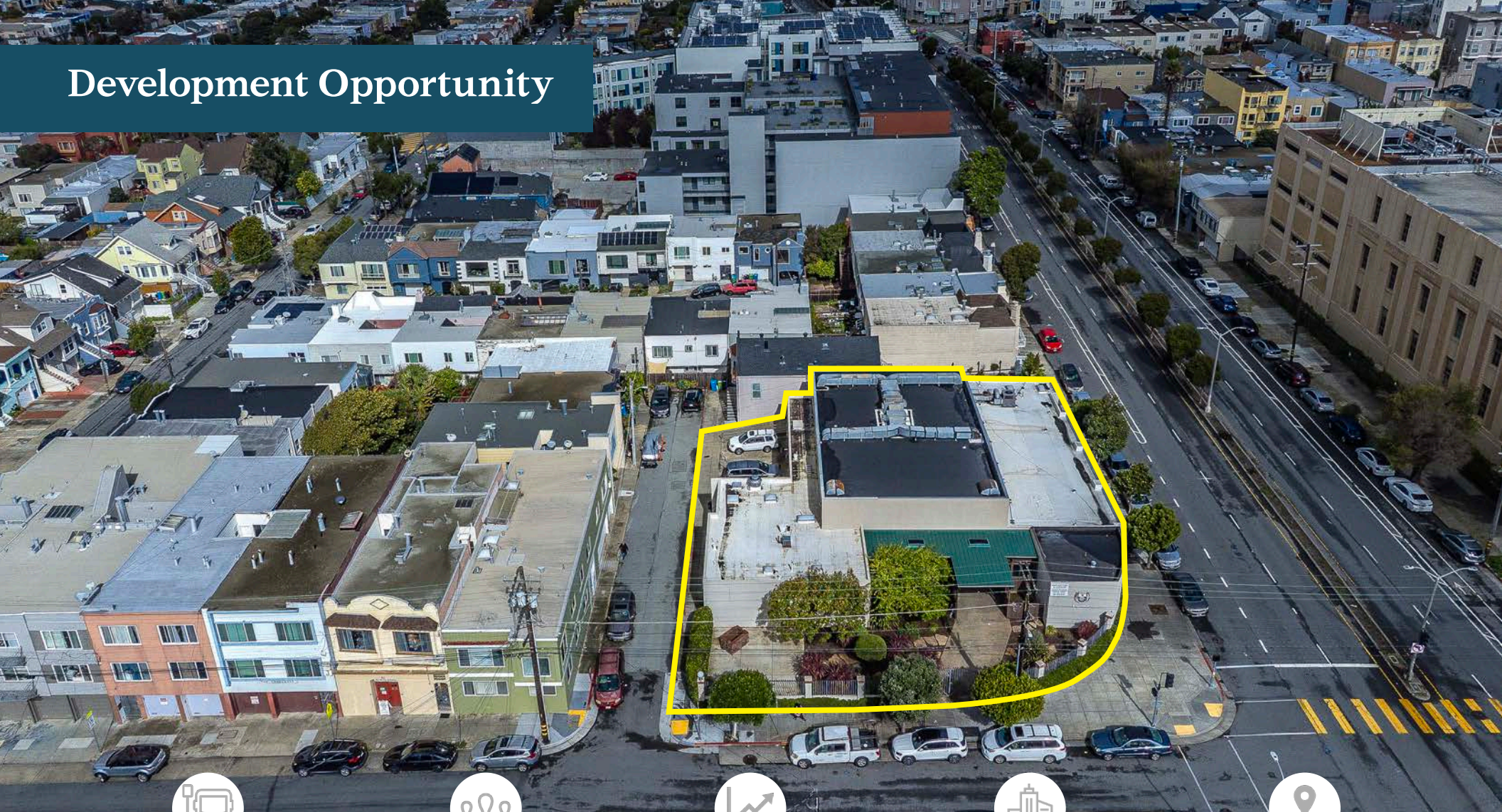
Asking Price	\$3,000,000
Building SqFt*	7,873
Lot SqFt*	14,798
Bldg. \$/SqFt	\$381.05
Lot \$/SqFt	\$202.73

\* Per Context Visuals Measurements (See Floor Plan Plans)

\* Lot Size Per San Francisco Assessor Records



# Development Opportunity



## 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

# Development Zoning

<b>APN</b>	Block 6954 Lot 036
<b>Frontage</b>	Corner Lot with frontage on Alemany Blvd. Onondaga ave and Rosella Ct
<b>Zoning<sup>1</sup></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<sup>2</sup></b>	State law SB-35 and as amended by SB-423 “offers significant advantages for developers creating market-rate, affordable, and senior housing, providing up to a 50% density increase for qualifying market-rate projects, an 80% bonus for 100% affordable housing projects, and up to unlimited density for certain projects meeting additional standards.”  Other Density Bonus Programs may be available through the city of San Francisco.



1- [https://codelibrary.amlegal.com/codes/san\\_francisco/latest/sf\\_planning/0-0-0-25360#rid-0-0-0-25623](https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-25360#rid-0-0-0-25623)

2- [https://www.meyersnave.com/wp-content/uploads/2024.10-California-Developers-Toolkit\\_Density-Bonus-Law.pdf](https://www.meyersnave.com/wp-content/uploads/2024.10-California-Developers-Toolkit_Density-Bonus-Law.pdf)



# 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

\* Buyer needs verify if restrooms meet current ada requirements.

# 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.



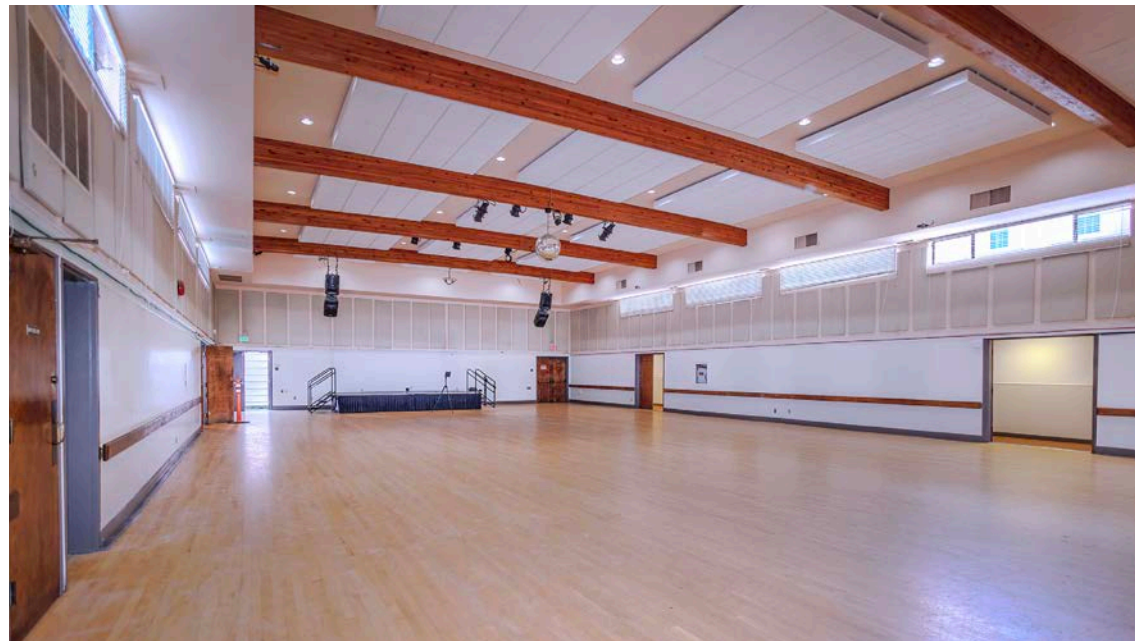
## \*Suitable Possible Uses:

(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:

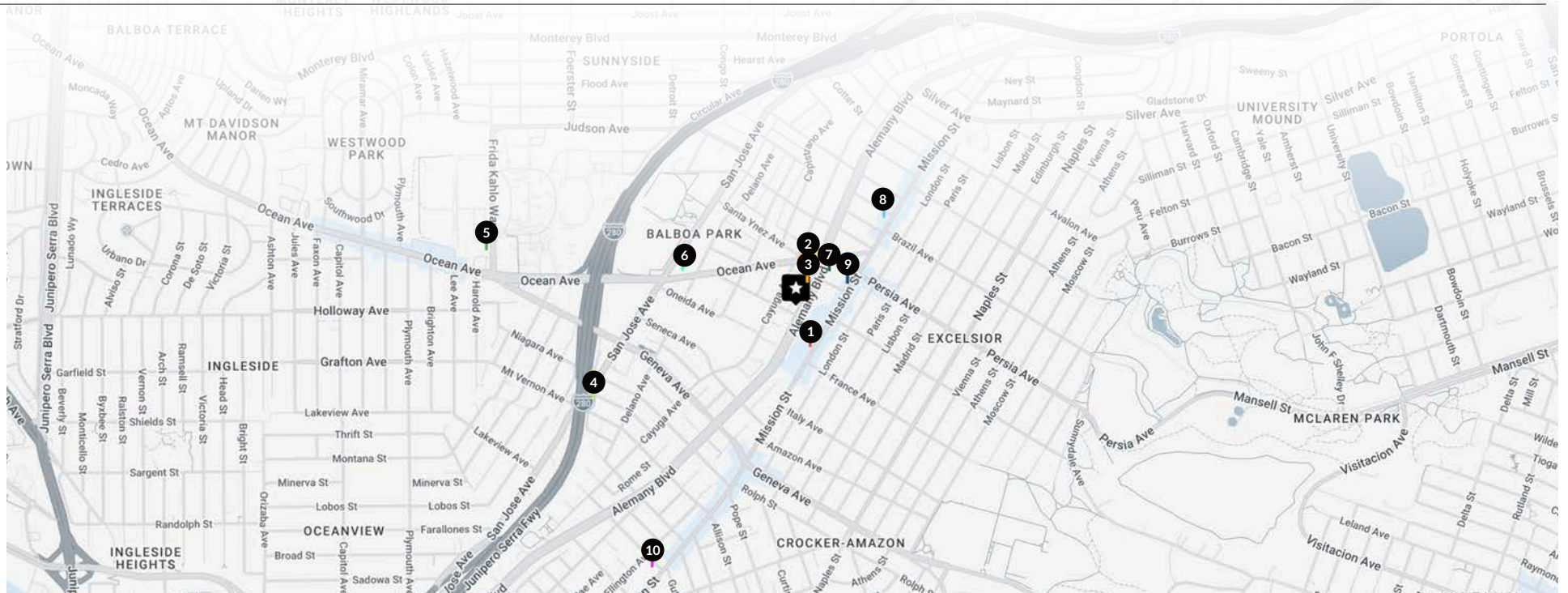
- Child care facility
- Community facility (public or private)
- Religious institution
- Educational facility (school, trade school, post-secondary)
- Social service or philanthropic facility
- Residential care facility (7+ persons)
- Hospital
- Job training center
- Public facility
- Medical cannabis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



\* [https://codelibrary.amlegal.com/codes/san\\_francisco/latest/sf\\_planning/0-0-0-25360#rid-0-0-0-25623](https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-25360#rid-0-0-0-25623)

# Nearby Developments

01	<b>4840 Mission Street</b>	5 Story affordable housing built in 2024. 137 units. Fronts Mission St and Alemany Blvd. near Onondaga Ave. Built in conjunction with Bridge Housing.
02	<b>99 Ocean Avenue</b>	At Alemany Blvd built in 2023. 193 Units Built using Home-SF affordable housing development program. Presidio Bay developers
03	<b>1830 Alemany Blvd</b>	Near Ocean Ave Built in 2019. 116 Units with 50% Below Market Rate Housing
04	<b>2430 San Jose Avenue</b>	At the Upper Yard. Built in 2023 131 units nine-story affordable housing development built on public land owned by Bart.
05	<b>11 Frida Kahlo Way</b>	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
06	<b>350 Ocean Avenue</b>	Proposed development 35 Units with an affordable housing component.
07	<b>1817-1823 Alemany Blvd</b>	At Ocean Ave Proposed 4 story mixed use development with commercial on the ground floor
08	<b>4550 Mission St</b>	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
09	<b>4716 Mission St</b>	Permits filed for approval in 2021 6-story 24 residential units with ground floor commercial
10	<b>5500 Mission St</b>	Planning application filed for 49 bed residential care facility



# Neighborhood & Market

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## LOCATION & TRANSIT

### Direct access to SF's major employment and transit corridors

- Steps from Balboa Park BART — direct to Downtown SF, Peninsula, and East Bay
- Muni light rail on J, K, and M lines
- I-280 access linking Silicon Valley and SF core Central positioning between Glen Park, Bernal Heights, and the Excelsior District

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## RETAIL & AMENITIES

### Neighborhood-serving retail with access to regional nodes

- Mission Street and Ocean Avenue — daily retail, dining, and services
- Balboa Park (SF) — 25-acre park with sports facilities and community programming
- Glen Park and Bernal Heights — boutique retail and higher-end dining
- Sunnier microclimate than western SF — an increasingly valued livability factor.

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## SUBMARKET CHARACTER & DEMAND DRIVERS

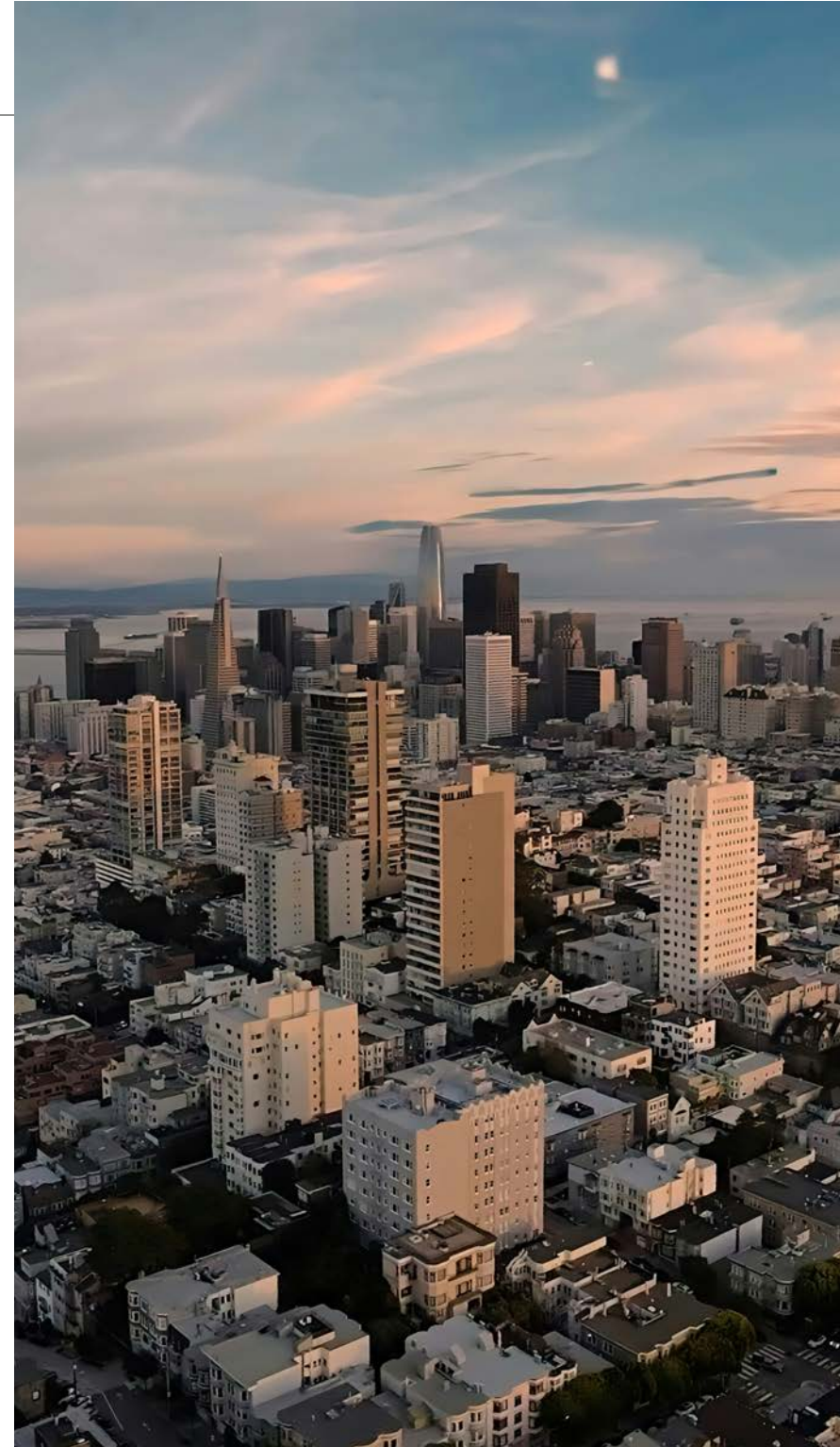
### Stable, lower-density residential with durable rental demand

#### Demand drivers

- City College of San Francisco — consistent institutional anchor
- Proximity to Downtown SF, Mission District, and Peninsula tech corridor
- Relative affordability vs. northern and central SF submarkets

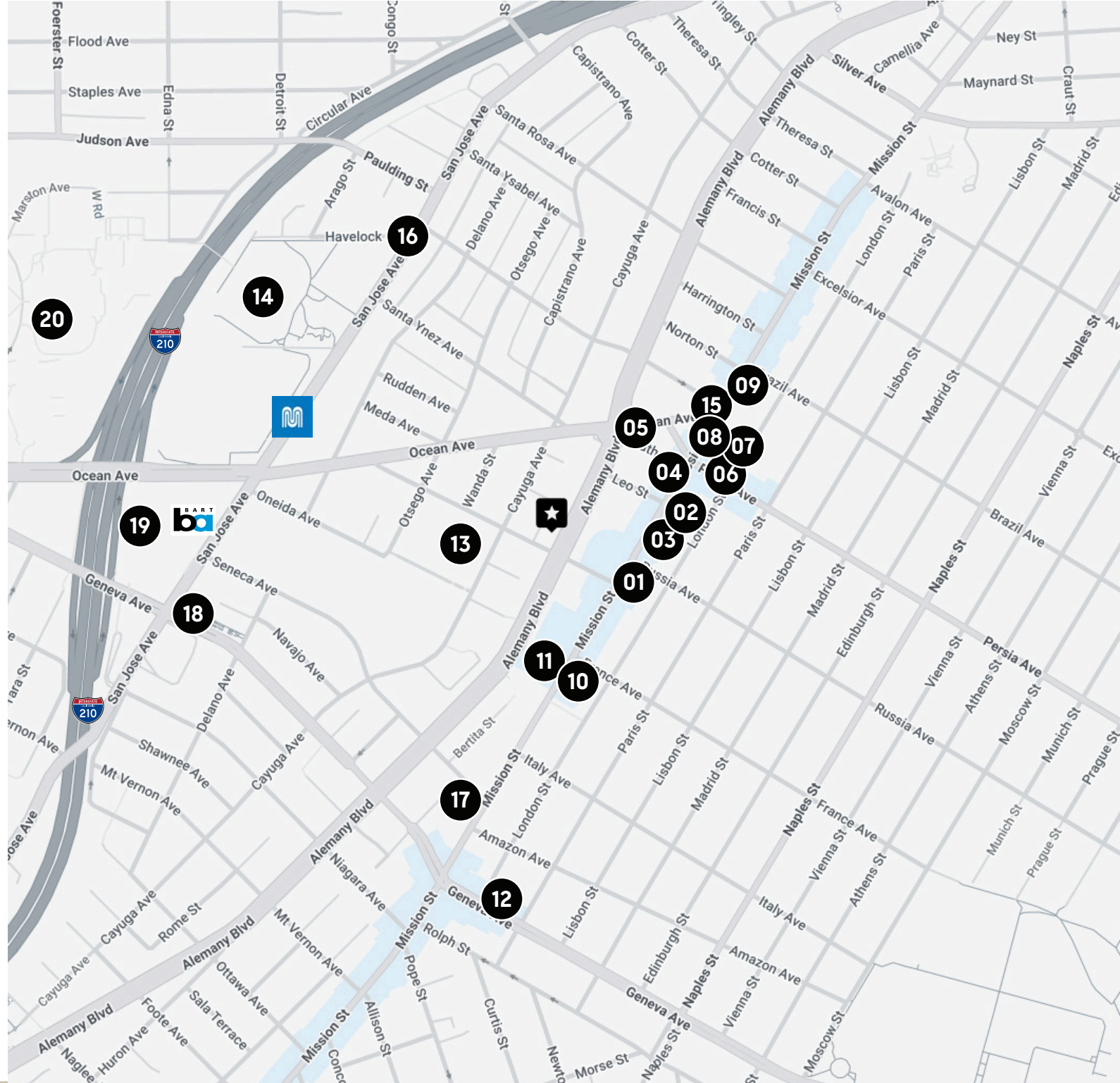
#### Resident profile

- Diverse mix of long-term homeowners, renters, students, and young professionals
- Urban-suburban character — quieter streets, lower density, high connectivity



# Amenities Map

- 01 Taqueria Guadalajara
- 02 Calabria Brothers
- 03 North Beach Pizza
- 04 Cumaica Coffee
- 05 Beijing Restaurant
- 06 Los Planes De Renderos
- 07 Pho Golden
- 08 Chef Hunan
- 09 Tala Wine
- 10 Super Star Restaurant
- 11 Safeway
- 12 Walgreens
- 13 Balboa High School
- 14 Balboa Park
- 15 Ocean Subs
- 16 Roxie Food Center
- 17 Los Olivos Market
- 18 Turo Cafe and Grill
- 19 Balboa Park BART
- 20 City College of SF



# Floor Plan

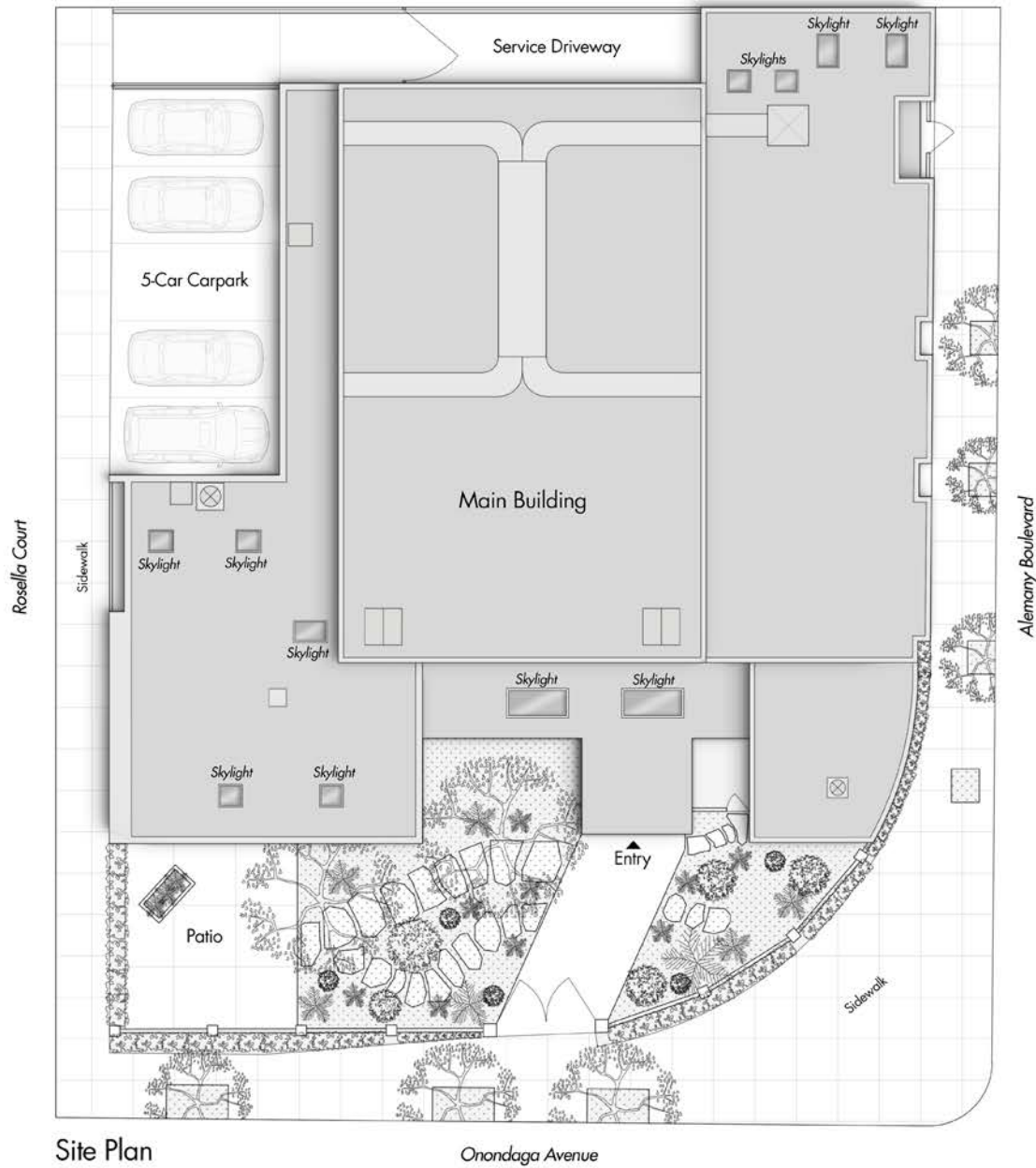
ESTIMATED TOTAL FINISHED  
SQUARE FOOTAGE: 7,547 SQ FT

Plus 54 SQ FT Mech Room  
Plus 66 SQ FT Utility Room  
Plus 52 SQ FT Storage A  
Plus 150 SQ FT Storage B  
Plus 4 SQ FT Utility Meters

ESTIMATED TOTAL FINISHED  
AND UNFINISHED SQUARE  
FOOTAGE: 7,873 SQ FT



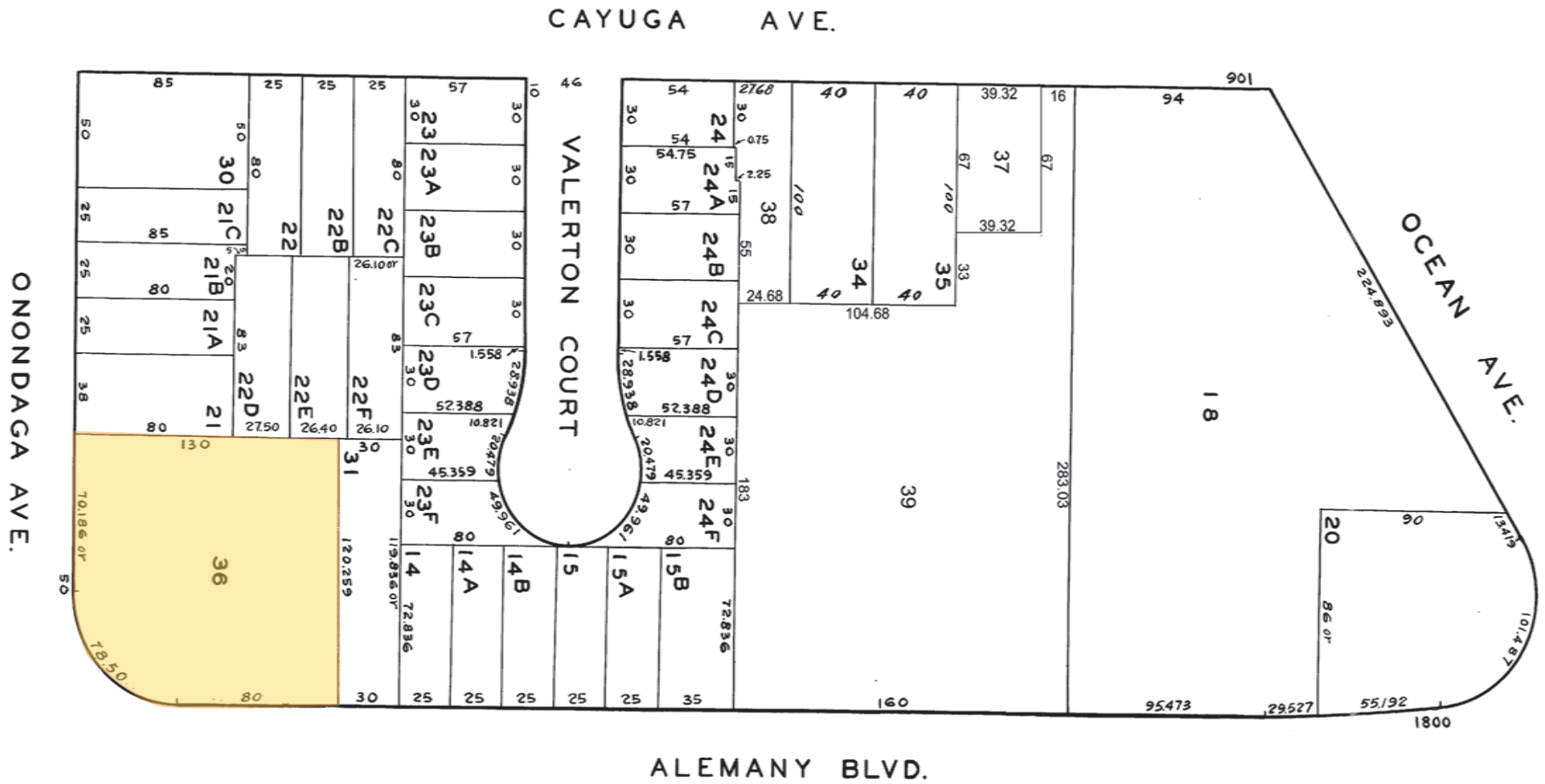
# Site Plan

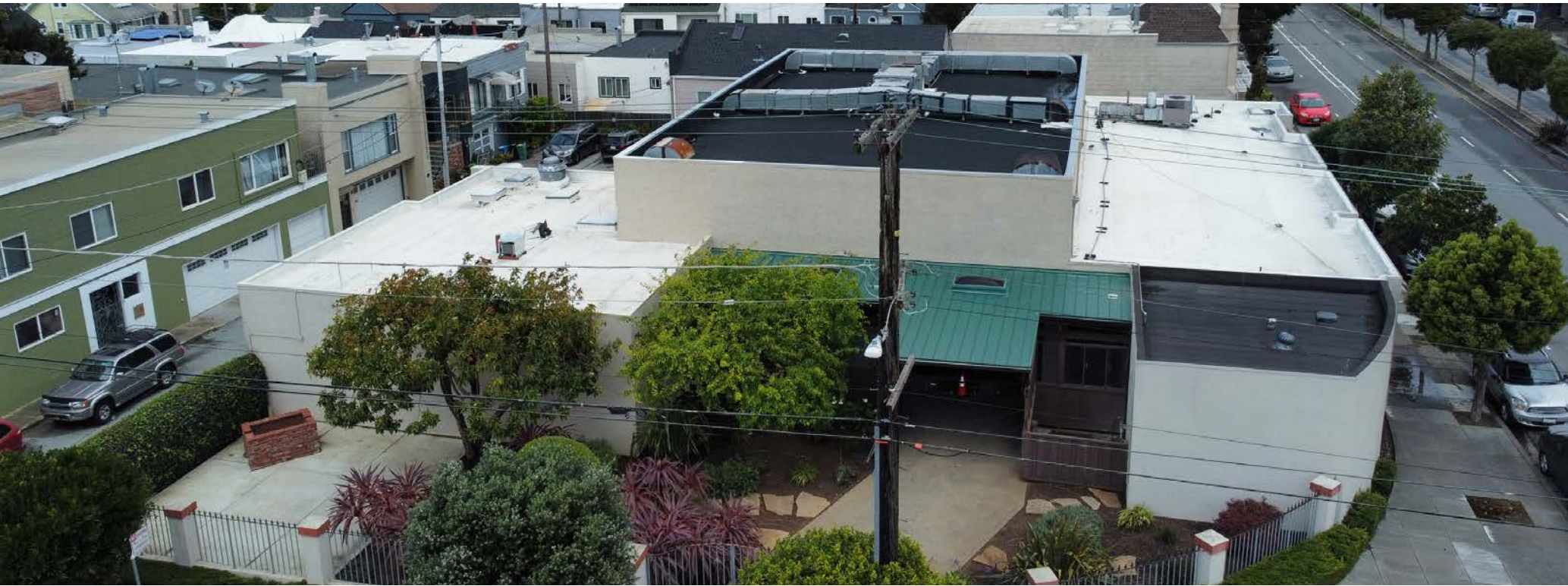


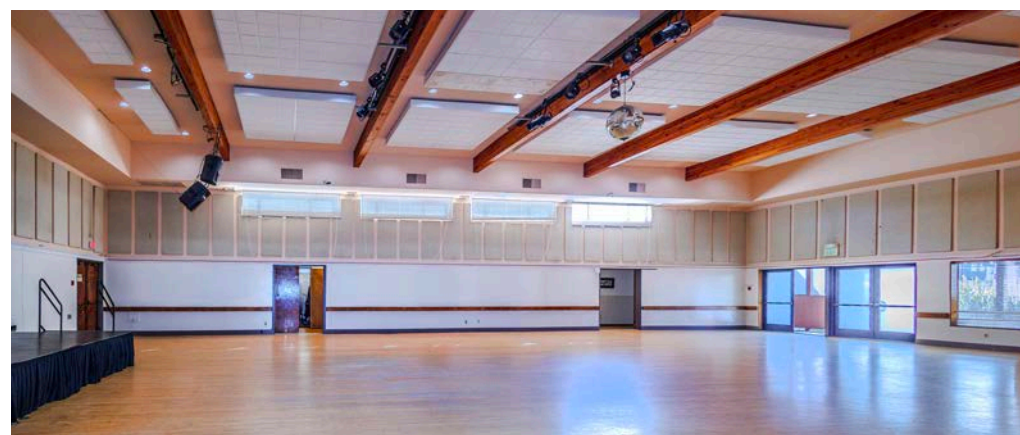
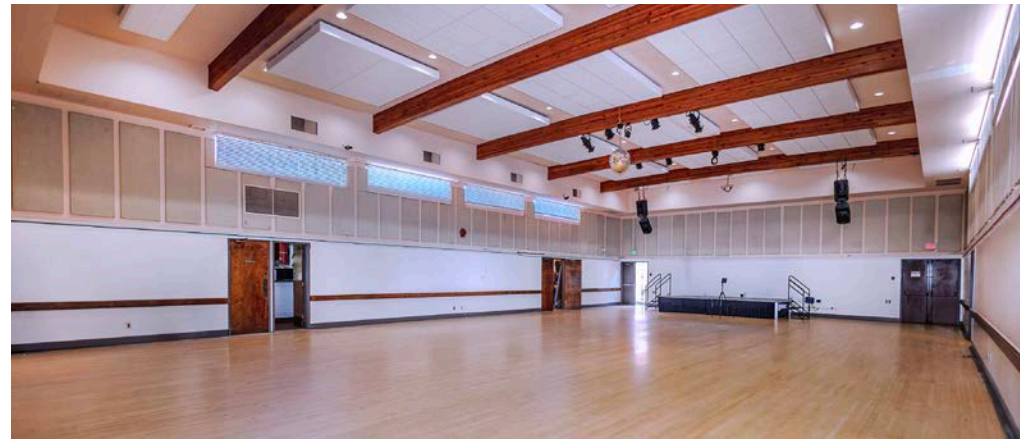
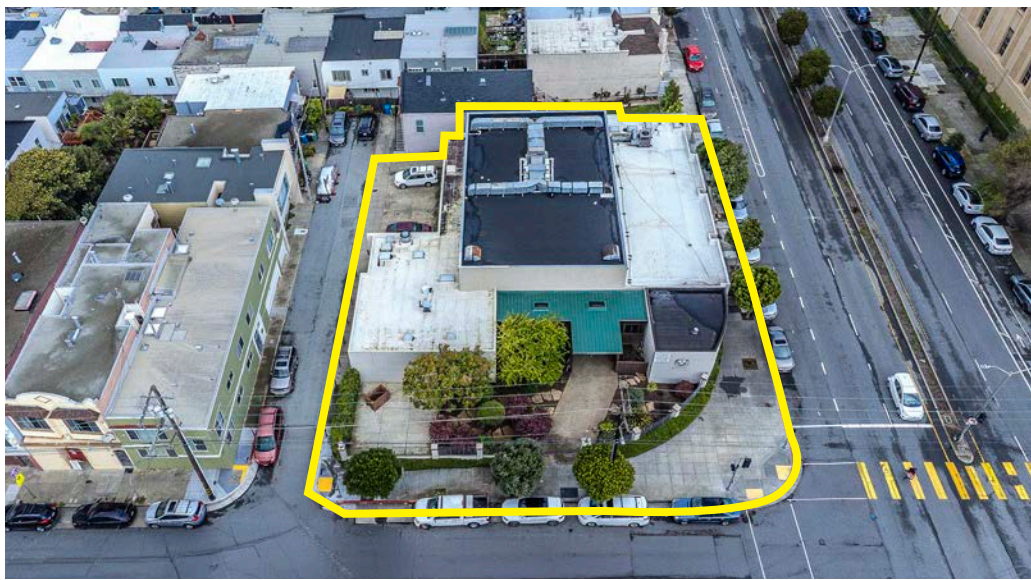
Site Plan

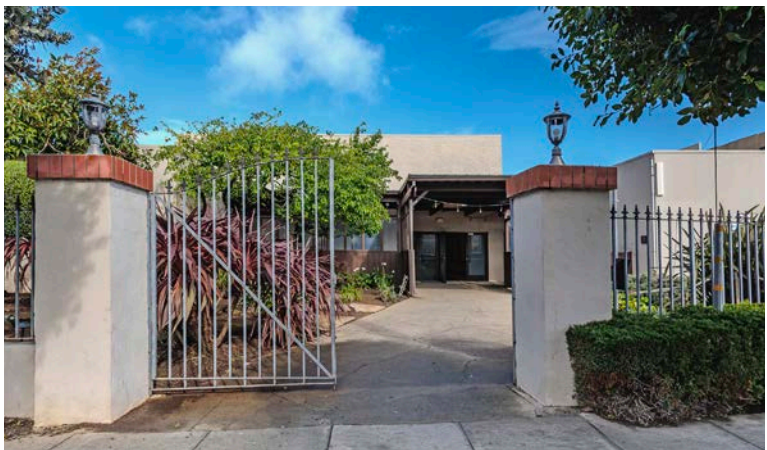
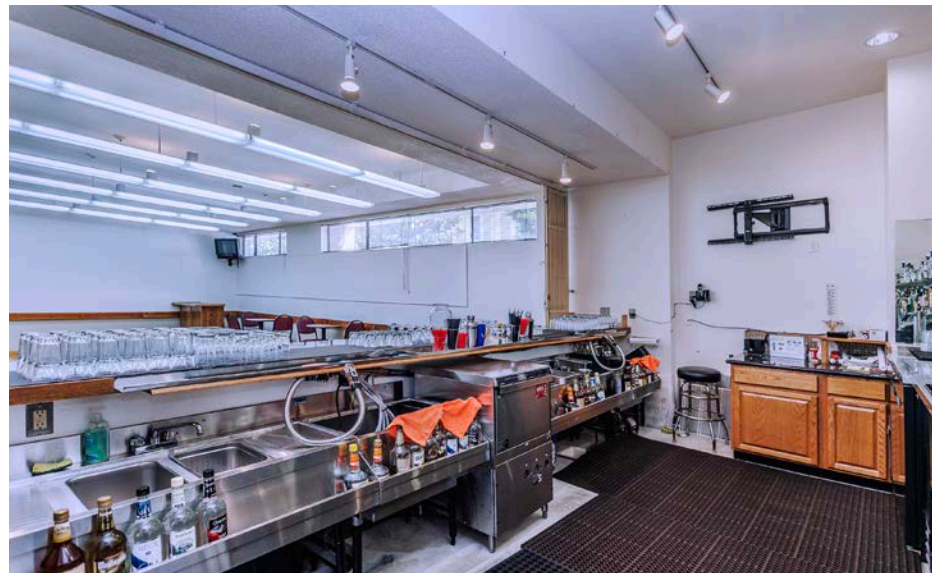
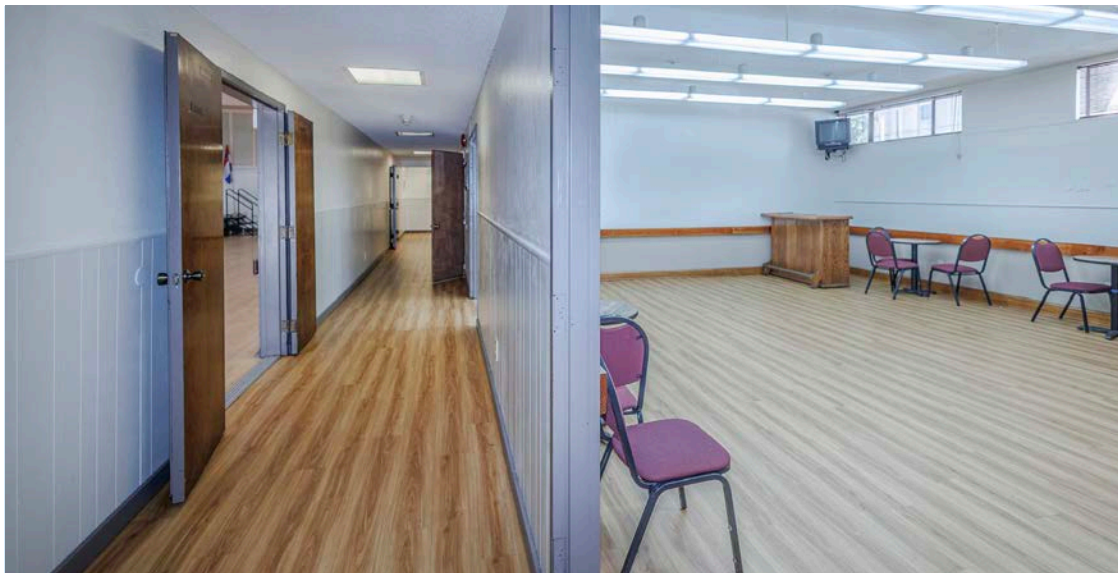
Onondaga Avenue

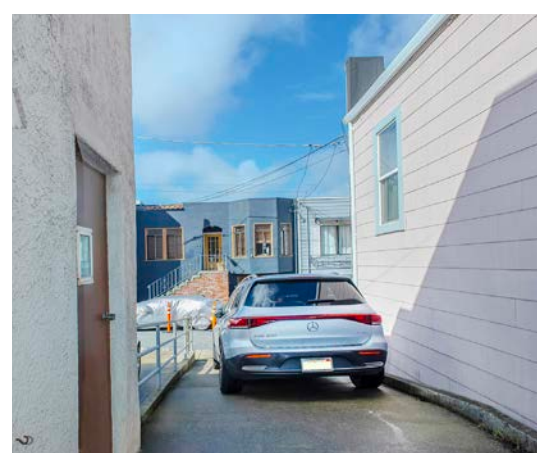
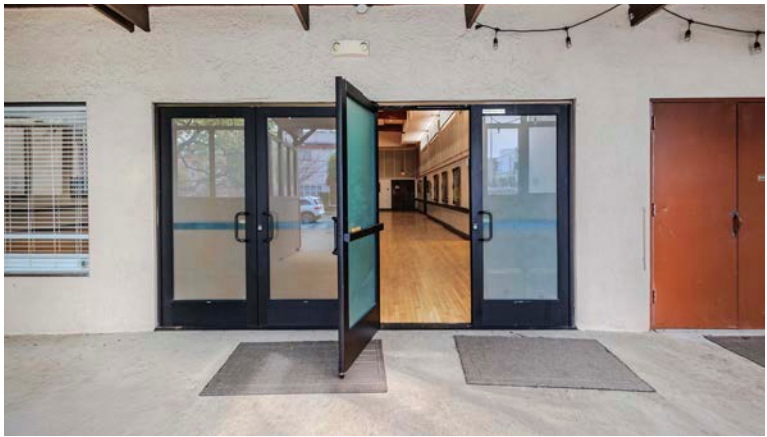
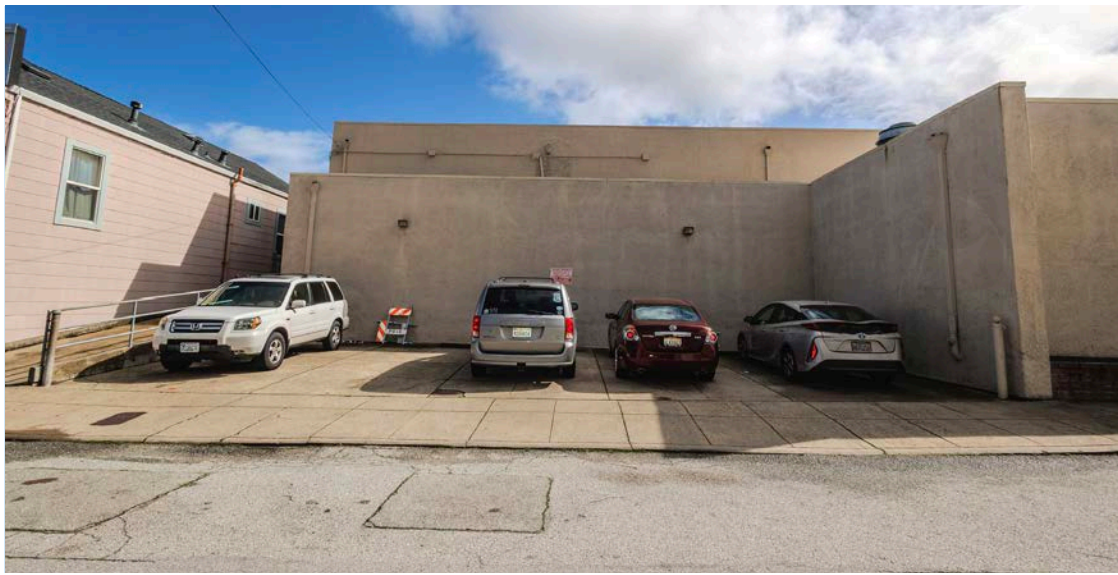
# Plat Map











Reach out with any questions and explore this opportunity further.



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