

1609-1611 Palou Avenue

San Francisco, CA 94124



FOR SALE

Jeff Harrison

916.710.3099

j.harrison@bellstreet.com

Amit Urban

650.382.0777

a.urban@bellstreet.com


BellStreet

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Property Description

Unlock incredible value with this commercial retail duplex located at 1609-1611 Palou Avenue in San Francisco’s dynamic Bayview District. Built in 1953, this 1,875-square-foot midcentury property features highly functional, street-facing commercial space split into two distinct retail units—currently operating as a neighborhood café and a bustling barber shop on month-to-month leases, offering immediate upside or flexibility for an owner-user. The property features versatile NC-3 neighborhood commercial zoning and recently updated storefronts, providing an investor with immense flexibility. Located just steps from the 3rd Street transit corridor, the property sits at the epicenter of a massive residential renaissance with over 8,900 new housing units in nearby development pipelines, offering an ideal blend of cash flow and unparalleled long-term growth.

Property Highlights

- Single-story retail asset with prominent storefront visibility
- Flexible layout accommodating various retail concepts
- Located within an established commercial corridor

Offering Summary

Sale Price:	\$699,000
Number of Units:	2
Lot Size:	0.06 Acres
Building Size:	1,875 SF
Price/SF	\$413
Zoning	NC-3

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,382	4,507	10,777
Total Population	4,768	15,544	37,221
Average HH Income	\$172,216	\$153,969	\$132,448

Allowed Uses & Zoning Summary

1609-1611 PALOU AVENUE • ZONING DISTRICT: NC-3 (SAN FRANCISCO)

RETAIL & SALES	OFFICE & MEDICAL	FOOD & COMMUNITY
• General Retail: Specialty shops, boutiques, grocery venues, and local storefront retail. • Personal Services: Barber shops, hair salons, dry cleaning drops, and tailors. • Financial: Banks, credit unions, and accounting advisory suites.	• Professional Offices: Business administrative suites, real estate hubs, and legal offices. • Medical & Health: Outpatient clinics, physical therapy zones, and dental operations.	• Food & Beverage: Local cafés, bakeries, sit-down restaurants, and takeout counters. • Institutional: Community spaces, childcare facilities, and educational training hubs.

Zoning Note & Disclaimer: The NC-3 district supports an array of diverse commercial uses across ground floor storefront applications. Prospective buyers and lessees are advised to independently verify their specific business footprint layout, required occupancy certificates, and parking compliance ratios directly with the San Francisco Planning Department prior to executing lease or sale commitments.

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Jeff Harrison

Associate Advisor

j.harrison@bellstreet.com

Direct: **916.710.3099**

CalDRE #02196246

Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

BellStreet

1881 Page Mill Road Suite 203
Palo Alto, CA 94304
415.942.1111

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Amit Urban

Director

a.urban@bellstreet.com

Direct: **650.382.0777** | Cell: **650.282.0477**

CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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