

Just two blocks

South of Market...

472

Tehama Street
San Francisco



Appreciation Potential

- ◆ Tehama Street is a quiet, well lighted, tree lined, rapidly gentrifying street with good neighbors and bordered by good developments: Yerba Buena Center and major hotels to the east; 6th street corridor re-development to the west.
- ◆ Very few properties of this size and in prime locations are available.

Location, Location, Location!

2-3 Blocks

- ◆ Yerba Buena Center, Moscone Center, Metreon-IMAX, California Academy of Sciences, MOMA, San Francisco Center, Nordstrom, Bloomingdales, InterContinental Hotel, restaurants, and BART.

4-5 Blocks

- ◆ I-80 (to Bay Bridge or 101), I-280, Whole Foods, and more restaurants.

6-8 Blocks

- ◆ Union Square, Financial District, Civic Center, Costco, Trader Joe's, Cal-Train and still more restaurants.

Rapidly gentrifying neighborhood



Variety of Uses

A “live-work” space for over six decades, well before the term was coined, this building has also served various small businesses. The present owner, former executive director of The Oakland Paramount Theatre and owner of Schoenstein & Co. pipe organ builders (est. 1877) has used it both ways for nearly 40 years. He has worked with a prominent South of Market specialist architect to develop plans for the future of 472 Tehama:

◆ Unique Town House

Renovation and expansion would create a 2,300 sq. ft. home with two-car garage for much less per square foot than the typical 900 sq. ft. condo. The whole space all to yourself! No association fees or fuss!

◆ Small Specialty Business.

◆ Multi Unit Residential Development

up to three units with parking below.



Description

◆ 3750 square feet (lot: 25' x 75')

◆ First floor-1875 sq. ft.

9' Roll-up door

Half bath

➤ Second floor- 900 sq. ft.

Entry and four rooms.

Full bath with large tub.

Separate toilet room with second sink.

Large safe

➤ Mezzanine - 975 sq. ft.

Accessible from both floors

Broker:

Jack Barry

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1627 Tenth Avenue

San Francisco, CA 94122

◆ Concrete construction, built 1926

◆ Lot-117 • Block 3732 Map - 648 • Grid A-7

◆ Zone - RSD

472 Tehama Street

San Francisco, 94103

