



COLDWELL BANKER
COMMERCIAL
REALTY

2100 JACKSON STREET PACIFIC HEIGHTS | SAN FRANCISCO

MAGNIFICENT TROPHY CORNER BUILDING
PANORAMIC BAY & GOLDEN GATE BRIDGE VIEWS!



CBCWORLDWIDE.COM

FOR SALE

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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE VACANT TROPHY CORNER BUILDING | PACIFIC HEIGHTS

2100 Jackson Street San Francisco, CA 94115



PRESENTING 2100 JACKSON STREET

Step into the world of luxury living at 2100 Jackson Street! Prominently positioned on the corner of Laguna and Jackson Streets in Pacific Heights, it is located in easily one of the best neighborhoods in one of the most gorgeous cities in the world! This "Diamond on the Hill" entices the senses from the moment you arrive. Welcomed by a beautiful vaulted exterior breezeway and stepping into the ornate lobby you are transported back to a time of architectural integrity. The ever popular Beaux-Arts styles of the 1920's is on full display with decorative finials, moldings, and heavily arched windows. Constructed of concrete in 1923, this building maintains the attention to detail and charm of the time period.

The building will be delivered entirely vacant allowing for a buyer to update to suit individual needs as a high end rental property investment, develop the units into TICs and sell them individually, or a residential family compound!

This one of a kind property presents a once in a lifetime opportunity to own a true San Francisco pride of ownership building!

OFFERING SUMMARY

Number of Units:	12
District:	Pacific Heights
Parking:	10 Car Detached Garage 2 Car Attached Garage
Storage:	12 Sprinklered Spaces
Building Size:	Approx. 33,049 SF*
Lot Size:	Approx. 9,552 SF*
Year Built:	1923*
Zoning:	RM2*
APN:	0590-002*

*Per Realist Tax Records

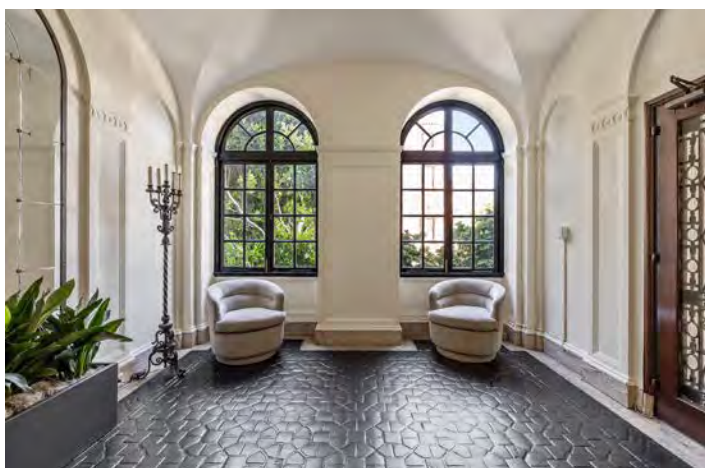
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PROPERTY DESCRIPTION

The building consists of (12) twelve total units. There are (7) seven full-floor luxury apartments, each with (8) eight rooms, (4) four bathrooms, and private entry foyers. Each of these apartments boasts five bedrooms, a large kitchen, a generous formal dining room with a sitting bay, and a huge formal living room with two sitting view bays, and laundry room with machine hookups. They also have wood-burning fireplaces. These units all have large, fantastic floorplans with high ceilings, abundant natural light, gorgeous hardwood flooring, and incredible crown molding. The stunning views from these apartment homes cannot be overstated! There is a huge penthouse studio also with incredible views and a private exterior deck! Panoramic views of the Bay, Golden Gate Bridge, Alcatraz, Bay Bridge, East Bay, Marin Headlands, Downtown and the western part of the City can all be enjoyed from most floors. On the first floor, there is a (4) four bed /(3) three bath unit plus a large (1) one bedroom/(1) one bath unit. Both first floor units carry the charm of the units above. The lower level has (2) additional units, a (2) two bedroom/(2) bath garden apartment, and a (1) one bedroom/(1) one bath apartment.

One enters the building through a gorgeous exterior entry and an ornate interior lobby. The building is constructed of concrete and has all of the architectural detail and charm of the very popular 1920s buildings. There is a private attached 2-car garage plus an additional detached 10-car garage with an electric car charger. There are 12 sprinkled storage spaces. Units are separately metered for gas and electricity. Steam heat. This is a once-in-a-lifetime opportunity to own an iconic San Francisco gem! The building will be delivered 100% vacant at closing providing a surplus of development possibilities!

LOCATION DESCRIPTION

This classic property is ideally located in the very desirable world-renowned Pacific Heights neighborhood of San Francisco. The area is well known for its high-end homes, condominiums, co-ops, TICs, apartments, shops, and restaurants on nearby famous streets such as Fillmore, Union, Chestnut, Sacramento, and Polk. It has housed some of the most famous and influential individuals, financiers, business owners, and inventors local to San Francisco. This high-end luxury neighborhood has some of the best restaurants in the City. It also has access to several beautiful parks, including Lafayette Park, Alta Plaza Park, the Marina Green, and Crissy Field. The Presidio National Park is a nice walk from the property. The property is close to Presidio Heights, Sacramento Street and Laurel Village restaurants and shops, and the Golden Gate Bridge. It is also within walking distance to San Francisco MUNI bus lines, offering easy access to the Financial District, Downtown, South of Market, and all other locations of the City. Nearby highways 101 and 280 provide a direct route to Sonoma/Marin Counties & the South Bay.

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PROPERTY HIGHLIGHTS

- Iconic San Francisco Trophy Property!
- Prime Pacific Heights Location
- Corner of Jackson & Laguna Streets
- Fantastic Curb Appeal!
- Absolutely Stunning Bay, Golden Gate Bridge, Bay Bridge & City Views!
- 12 Total Units - All Delivered Vacant
- 7 Full Floor 8 Room Flats with 4 Bathrooms & Fantastic Views!
- 1 Large Penthouse Studio Unit with Incredible Views & Private Deck
- 1 Four Bedroom/Three Bathroom Apartment on first floor
- 1 One Bedroom/One Bathroom Apartment on First Floor
- 1 Two Bedroom/Two Bathroom Garden Apartment
- 1 One Bedroom/One Bathroom Lower Level Apartment
- Second Floor Flat Boasts Large Balcony
- Third Floor Flat Boasts Outdoor Terrace
- Gorgeous Entry & Ornate Lobby
- Hardwood Floors
- Crown Molding
- Wood-Burning Fireplaces
- In Unit Laundry + Building Laundry Room
- Garden with Mature Lemon & Fig Trees
- Intercom System
- Private 2 Car Garage
- Plus a 10 Car Garage + 220 Volt Electric Car Charger
- 12 Car Garage Parking Total
- 12 Sprinklered Storage Spaces (Varying Sizes)
- 2 Elevators – 1 Main & 1 Service
- Separately Metered for Gas & Electricity
- Steam Heat
- 600 AMP Electrical
- Possible ADU Potential!

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RENT ROLL - VACANT

Unit #	Unit Type	Market Rent ¹	Est. Sq. Ft.
1A	1 Bed/1 Bath Apt.	\$3,895.00	785
1B	1 Bed/1 Bath Apt.	\$2,995.00	775
1C	2 Bed/2 Bath Apt.	\$4,195.00	1,145
1	4 Bed/3 Bath Apt.	\$9,995.00	2,815
2	8 Room Apt. + Terrace	\$13,495.00	3,565
3	8 Room Apt. + Balcony	\$13,495.00	3,565
4	8 Room Apt.	\$13,495.00	3,565
5	8 Room Apt.	\$14,995.00	3,565
6	8 Room Apt.	\$15,995.00	3,565
7	8 Room Apt.	\$16,995.00	3,565
8	8 Room Apt.	\$18,995.00	3,565
Penthouse (9)	Large PH Studio	\$4,495.00	1,045
Parking #1	Garage	\$375.00	
Parking #2	Garage	\$375.00	
Parking #3	Garage	\$375.00	
Parking #4	Garage	\$375.00	
Parking #5	Garage	\$375.00	
Parking #6	Garage	\$375.00	
Parking #7	Garage	\$375.00	
Parking #8	Garage	\$375.00	
Parking #9	Garage	\$375.00	
Parking #10	Garage	\$375.00	
Parking #11	Garage	\$375.00	
Parking #12	Garage	\$375.00	
12 Storage Spaces	\$125/month	\$1,500.00	
Total Monthly		\$139,040.00	
Total Annual		\$1,668,480.00	31,520

¹ Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

Note: Market Rents provided by luxury rental agent Dave Chesnosky. They assume full renovation with laundry in the unit, pets allowed, and water and trash included in rent. Dave is recognized as one of the top Leasing Agents in San Francisco. He offers a commanding perspective and first-hand knowledge about the distinctive properties for lease that are currently on the market and/or the latest on developments and locations to be available in the near future. In addition to the inside information that his clients need on the many exciting residential leasing opportunities available in the city, he is in the know about the surrounding neighborhood gems including vibrant restaurants, theaters, art galleries, night spots, cafes and coffee houses. For more information on Dave please see the DD File.

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FLOORPLANS

2100 JACKSON STREET | UNITS 2-8**

SAN FRANCISCO, CA 94115



FLOOR PLAN

3,565 SQ FT

*Including Private Elevator

** Floor plan for 8th Floor. Floors 2-7 may slightly differ.

floor plan visuals
www.fpvisuals.com
415.670.9265

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

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FLOORPLANS

2100 JACKSON STREET | PENTHOUSE STUDIO

SAN FRANCISCO, CA 94115



FLOOR PLAN
1,045 SQ FT

floor plan visuals
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FLOORPLANS

2100 JACKSON STREET | UNIT 1A

SAN FRANCISCO, CA 94115



FLOOR PLAN

785 SQ FT

floor plan | visuals
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FLOORPLANS

2100 JACKSON STREET | UNIT 1B & UNIT 1C + STORAGE

SAN FRANCISCO, CA 94115



LOWER LEVEL

#1B: 775 SQ FT
#1C: 1,145 SQ FT
Estimated Total Square Footage
Storage, Laundry, Common Area: 2,510 SQ FT

*Currently no Closet
**Potential Kitchen

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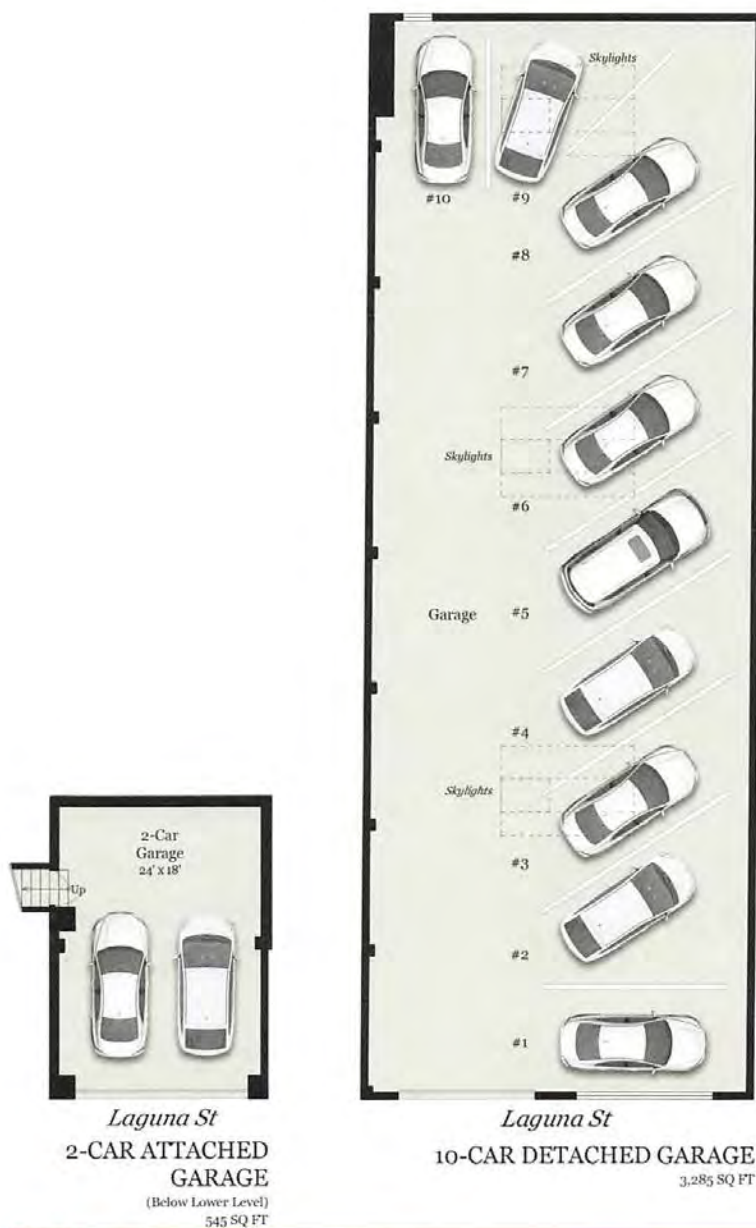
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2100 Jackson Street San Francisco, CA 94115

FLOORPLANS

2100 JACKSON STREET | GARAGES

SAN FRANCISCO, CA 94115



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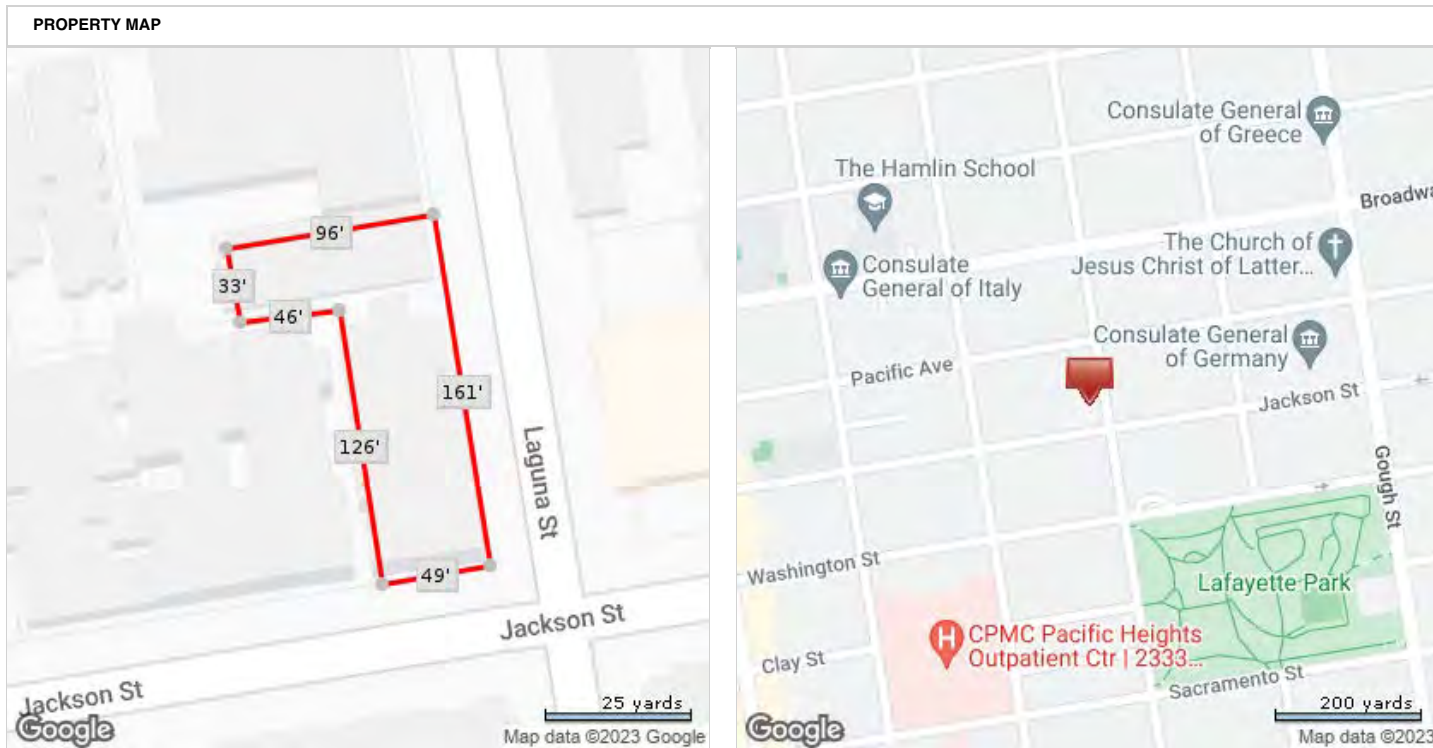


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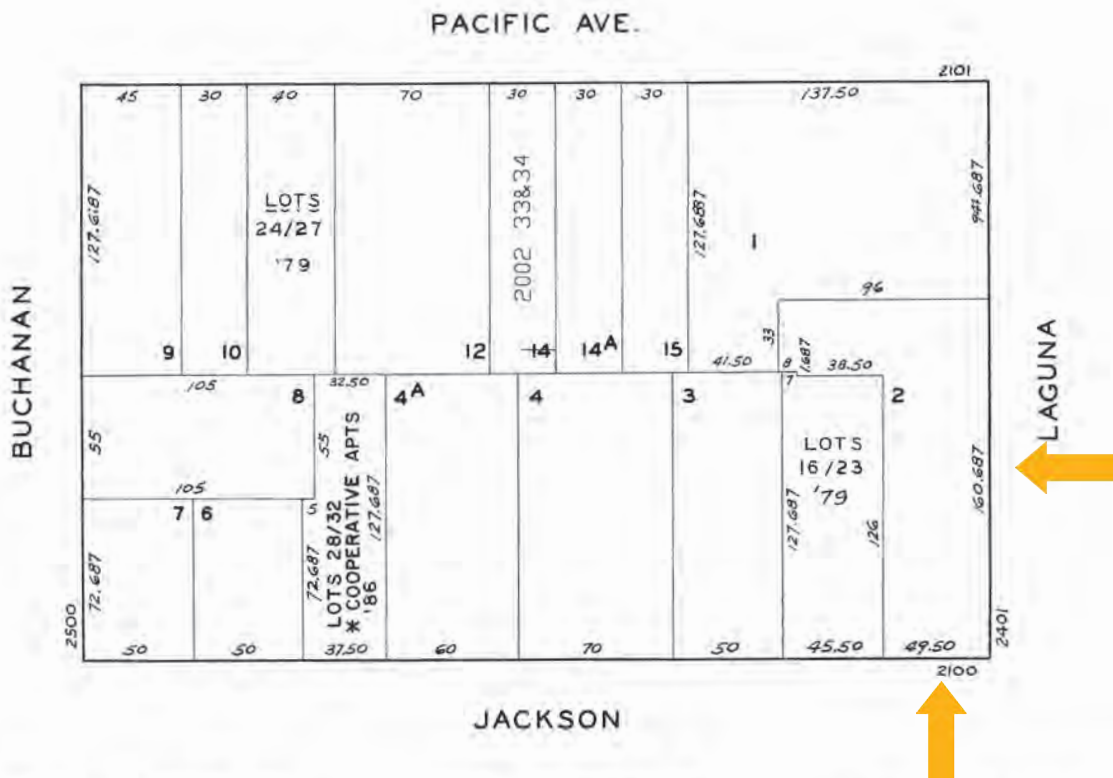
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



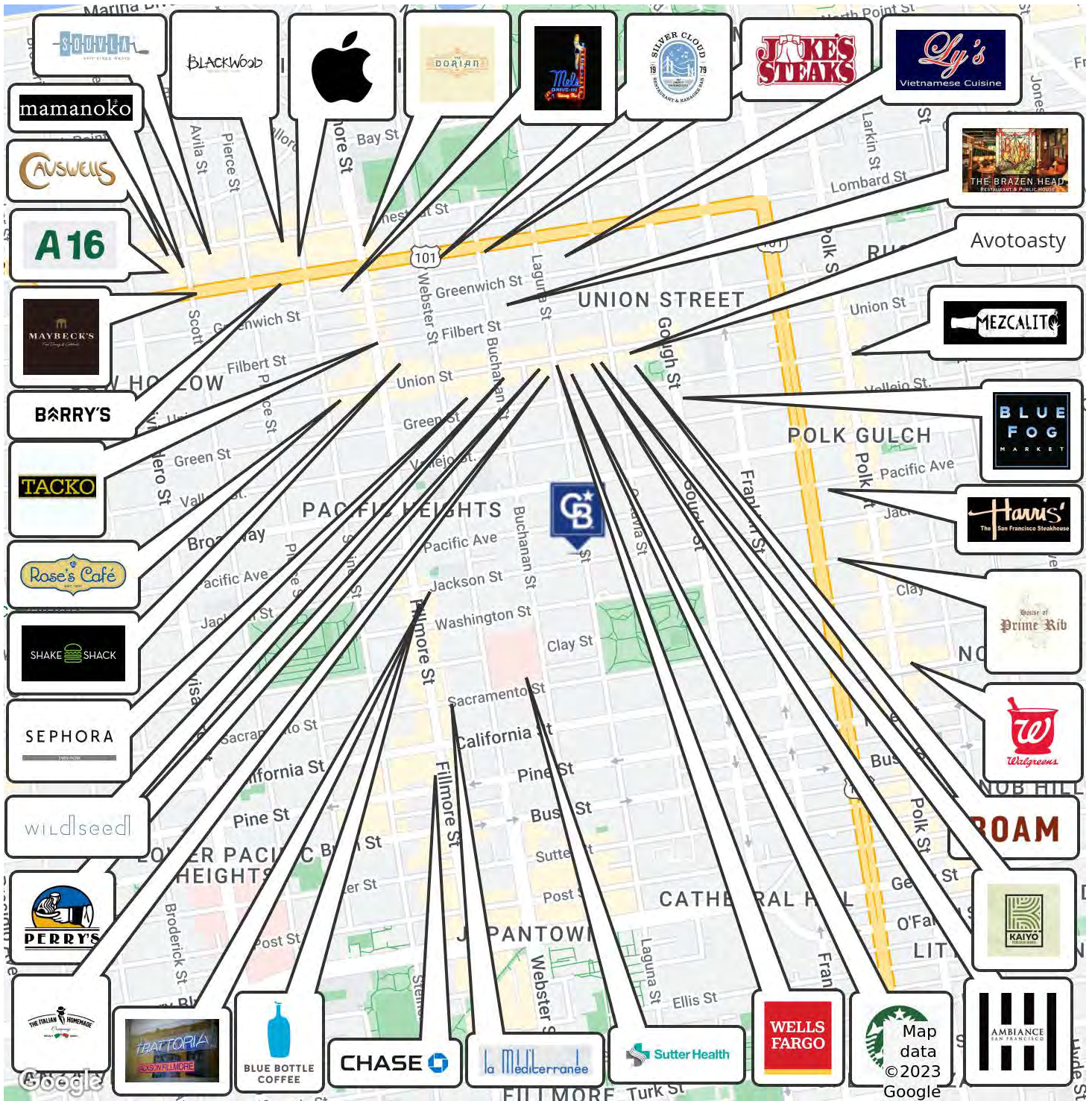
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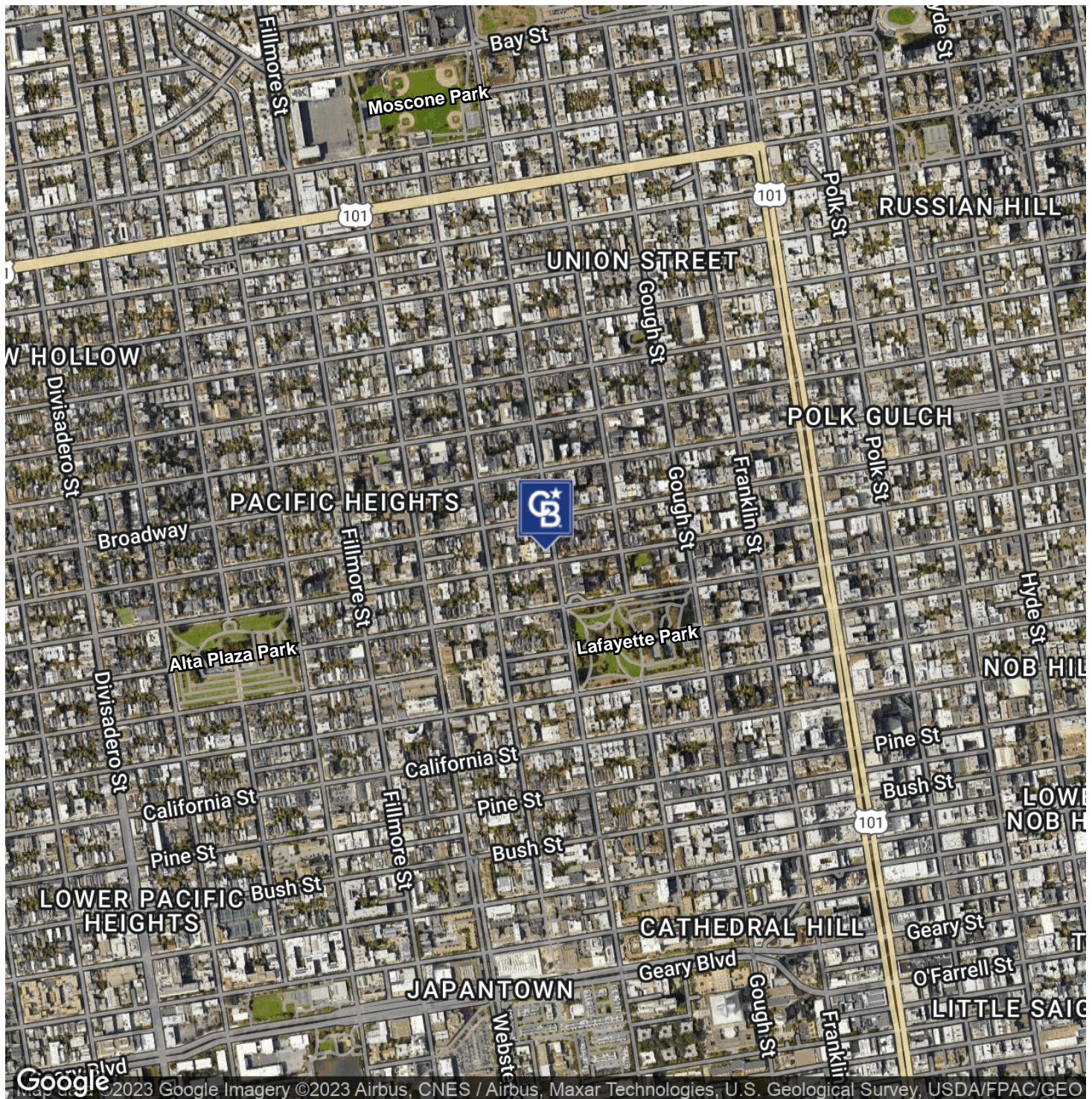
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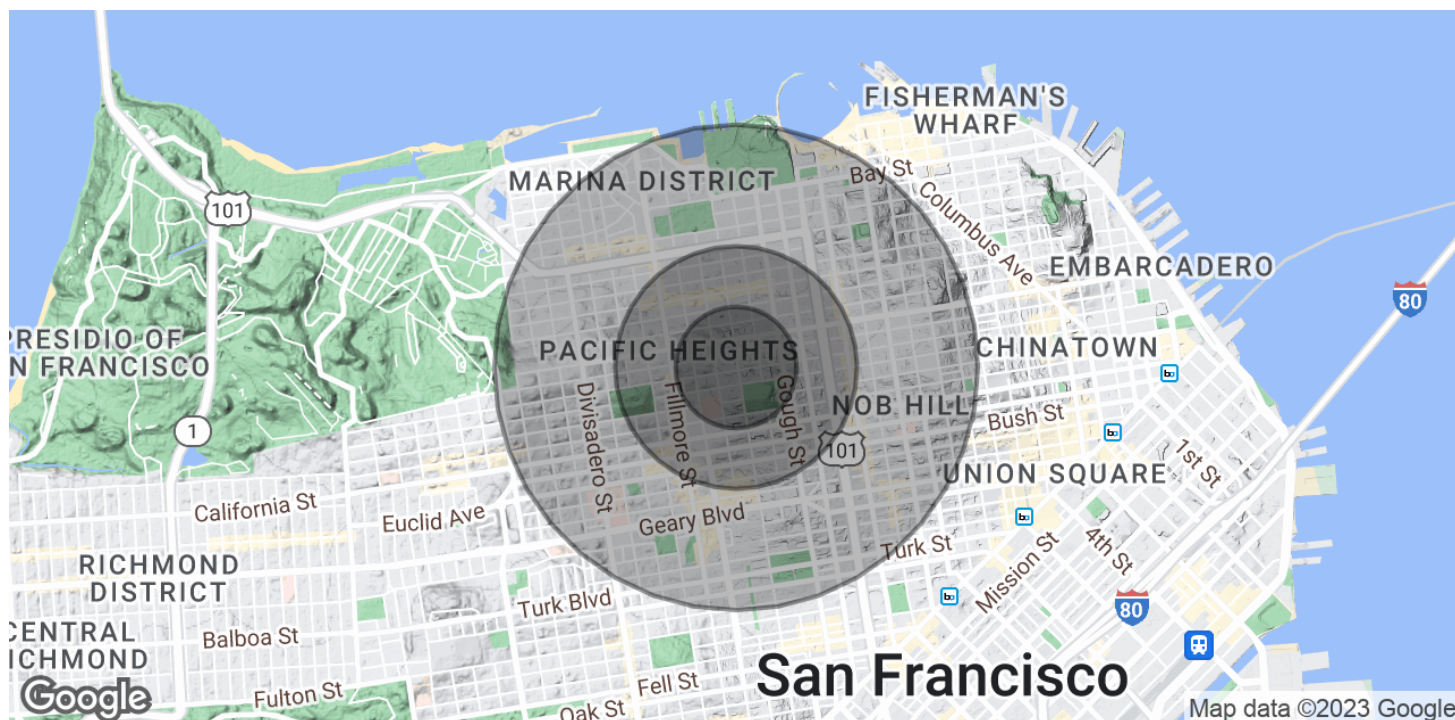
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,789	27,646	112,896
Average Age	36.2	37.9	38.6
Average Age (Male)	37.4	38.6	38.8
Average Age (Female)	38	39.2	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,659	17,750	70,381
# of Persons per HH	1.5	1.6	1.6
Average HH Income	\$194,635	\$175,909	\$153,055
Average House Value	\$1,203,345	\$1,263,363	\$1,036,556

* Demographic data derived from 2020 ACS - US Census

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