

1364 & 1370 PACIFIC AVENUE  
2 BUILDINGS | OFFERED AT \$2,250,000

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## INVESTMENT OVERVIEW

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1364 and 1370 Pacific Avenue are two adjacent commercial properties being offered for sale as a package. Owned by the same family for many years, this rare offering presents a unique opportunity for investors, owner-users, and developers alike.

Both buildings are owner-occupied and can be delivered vacant at the close of escrow. Each property has been utilized as a single-tenant commercial building and features clear-span floor plans with high ceilings, providing flexibility for a variety of commercial uses.

1370 Pacific includes rear parking for two vehicles, a highly valuable amenity in this location. Previously approved development plans for the parcels are available for review, and current density regulations may allow for substantially greater residential development potential.

A new owner may choose to occupy one or both buildings or lease a portion of the property for income while exploring future development possibilities.

Ideally located at the north end of Nob Hill, just one block from Russian Hill, the properties offer exceptional access to some of San Francisco's most desirable residential neighborhoods, making this an attractive opportunity for both commercial and residential investment.

# PROPERTY DETAILS



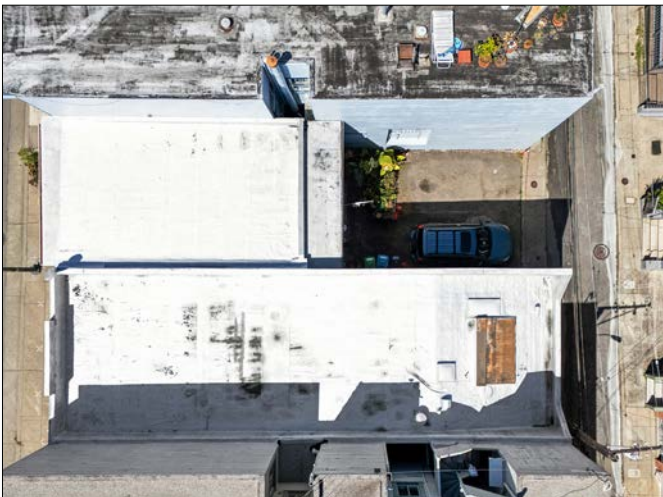
## 1364 PACIFIC AVENUE

## 1370 PACIFIC AVENUE

Year Built	1923
Parcel Number	0155-020
# of Buildings	1
Property Use	Commercial
Sq. Feet	1,200
Lot Sq. Feet	1,197
Neighborhood	Nob Hill
Zoning	NCD

Year Built	1900
Parcel Number	0155-021
# of Buildings	1
Property Use	Commercial
Sq. Feet	510
Lot Sq. Feet	1,049
Neighborhood	Nob Hill
Zoning	NCD

# PHOTOS





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## CONFIDENTIALITY & DISCLAIMER

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