

390 ASHTON AVENUE

SAN FRANCISCO, CA 94112



OFFERING
MEMORANDUM

Marcus & Millichap

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TABLE OF CONTENTS



390 ASHTON AVENUE

INVESTMENT OVERVIEW	05
---------------------	----

PROPERTY SUMMARY	06
------------------	----

PROPERTY PHOTOS	07
-----------------	----

FLOOR PLAN	09
------------	----

RETAIL MAP	11
------------	----

LOCATION MAP	12
--------------	----

AERIAL PHOTOS	13
---------------	----



INVESTMENT OVERVIEW

Located at the high-visibility corner of Ocean Avenue and Ashton Avenue in San Francisco's Ingleside neighborhood, this two-story office building with a basement presents a unique opportunity for an owner-user, investor, or developer.

The property offers approximately 10,090 square feet of gross building area, with 8,730 square feet of leasable space across three levels. Delivered 100% vacant at close of escrow, the building provides immediate flexibility for investors and/or owner-users looking to occupy the entire space or establish a custom office environment.

Zoned Ocean Avenue Neighborhood Commercial Transit District (NCT), the site supports a variety of commercial, institutional, and residential uses, making it an excellent candidate for both repositioning or redevelopment. The owner-user potential is amplified by the property's proximity to educational institutions and the heavy commercial foot traffic along Ocean Avenue.

This building's proximity to high-traffic areas and educational institutions makes it a prime candidate for an owner-user looking to capitalize on the location's accessibility, visibility, and vibrant neighborhood.

INVESTMENT HIGHLIGHTS



Steps from San Francisco City College, offering a steady stream of potential students and staff for an office or retail operation



Short walk to Balboa Park BART Station, multiple Muni bus and light rail lines -accessibility to all parts of the city



High foot traffic: Located along the bustling Ocean Avenue commercial corridor, ideal for businesses seeking high visibility and walk-in clientele



On-site garage parking



Flexible zoning allows for a variety of uses, with the potential for medical, educational, or professional services, making it perfect for an owner-user seeking a well-located headquarters

PROPERTY SUMMARY

OFFERING PRICE
\$3,055,000

ASSESSOR'S PARCEL NUMBER

6933-032

OWNERSHIP OFFERED

FEE SIMPLE

GROSS LEASABLE AREA

8,730 SF

GROSS BUILDING AREA

10,090 SF

PRICE/GROSS SF

\$302.78 SF

YEAR BUILT

1932

NUMBER OF FLOORS

2 + SUB-LEVEL

OCCUPANCY

VACANT*

LOT SIZE

6,156 SF/ 0.14 AC

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* The property is currently occupied by the seller. While the property will be delivered without a lease in place, the timing of physical occupancy by a buyer may be subject to the seller's relocation and/or vacancy timeline. Prospective buyers should factor in the possibility that immediate occupancy at closing may not be feasible. Buyers are encouraged to discuss timing and possession expectations during the negotiation process

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap

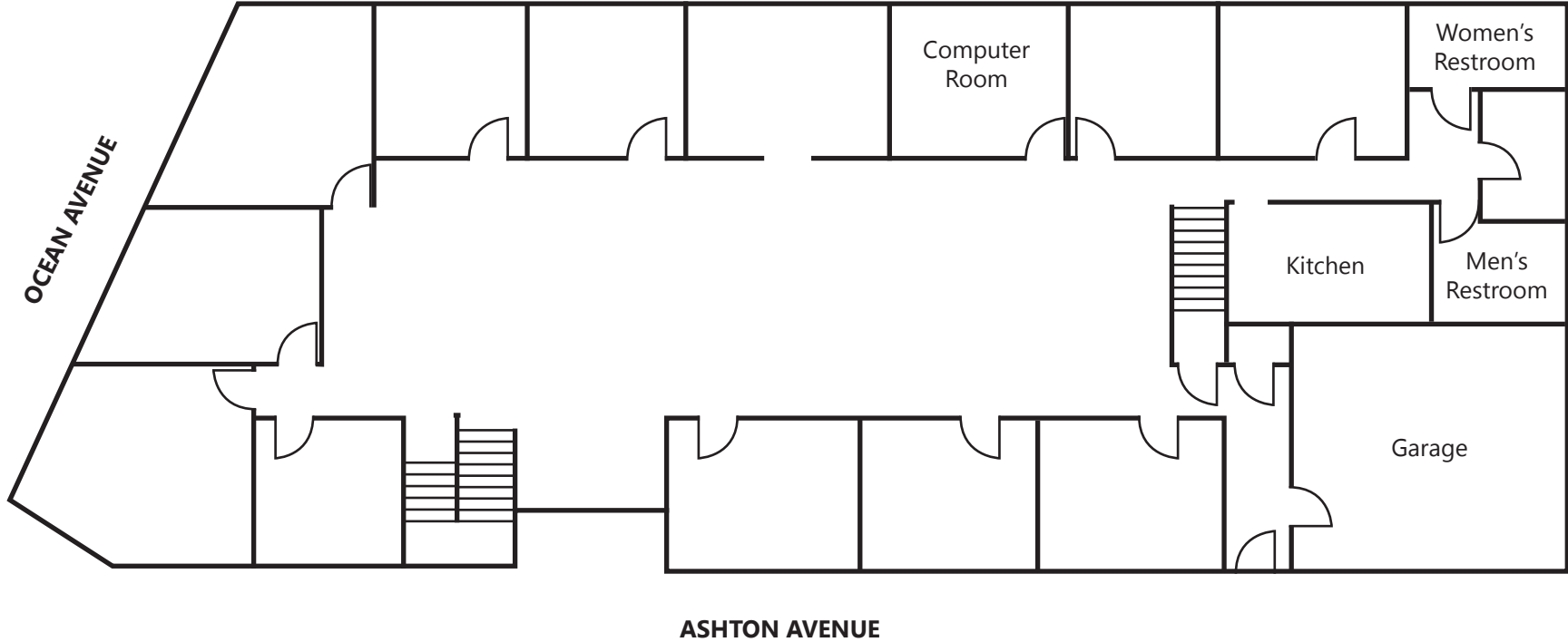
PHOTOS



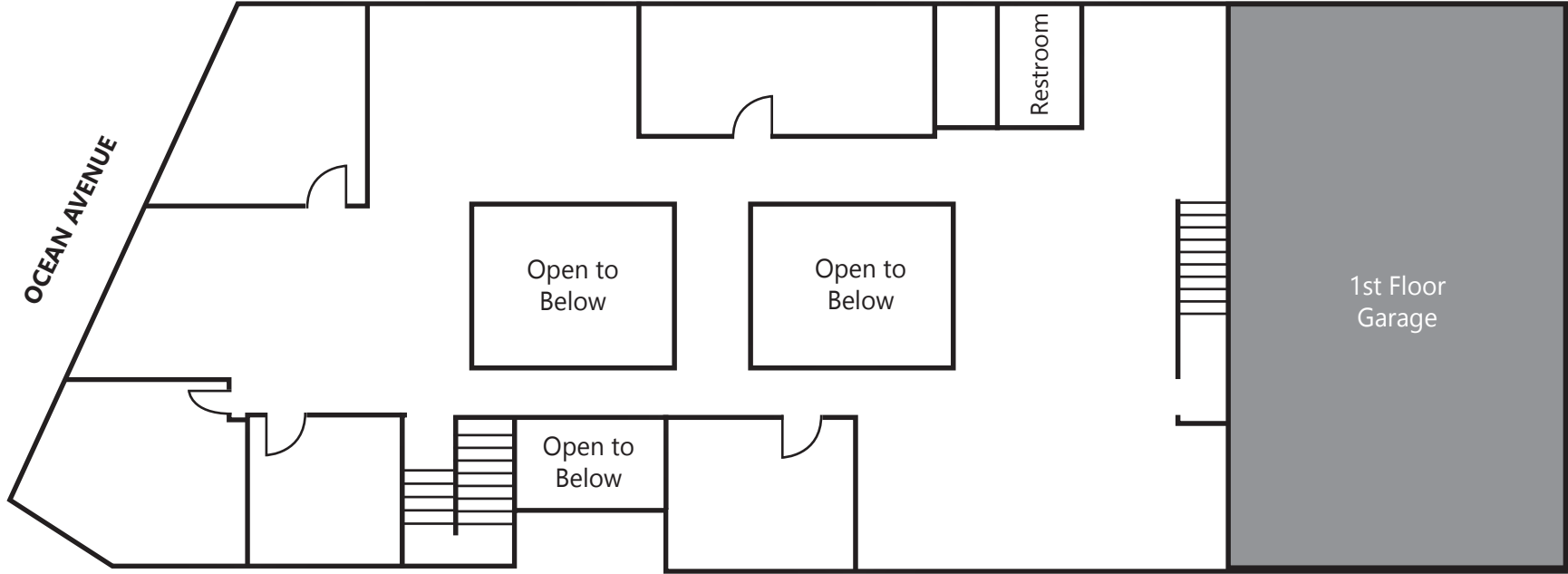
PHOTOS



FLOOR PLANS
FIRST FLOOR



FLOOR PLANS
SECOND FLOOR



ASHTON AVENUE

ZONING

SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Howth Street to Manor Drive. Ocean Avenue is a multi-purpose transit-oriented small-scale commercial district. Ocean Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines serve the area, especially the eastern end, where the Phelan Loop serves as a major bus terminus. The eastern end of the district is anchored by the main City College campus and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the east, which serves as the southernmost San Francisco station for BART and the terminus of the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station the district has quick and easy transit access to downtown.

The Ocean Avenue NCT District is mixed use, transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Access (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit function of the street. Residential and commercial parking are not required.

The Ocean Avenue NCT District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited goods and services for a wider market. The range of goods and services offered is varied and includes retail stores, retail services, restaurants, and neighborhood-serving arts, entertainment, and institutional community uses. Buildings may range in height, with height limits generally allowing up to four or five stories. Lots are generally small to medium in size and lot consolidation is restricted to preserve the fine grain character of the district.

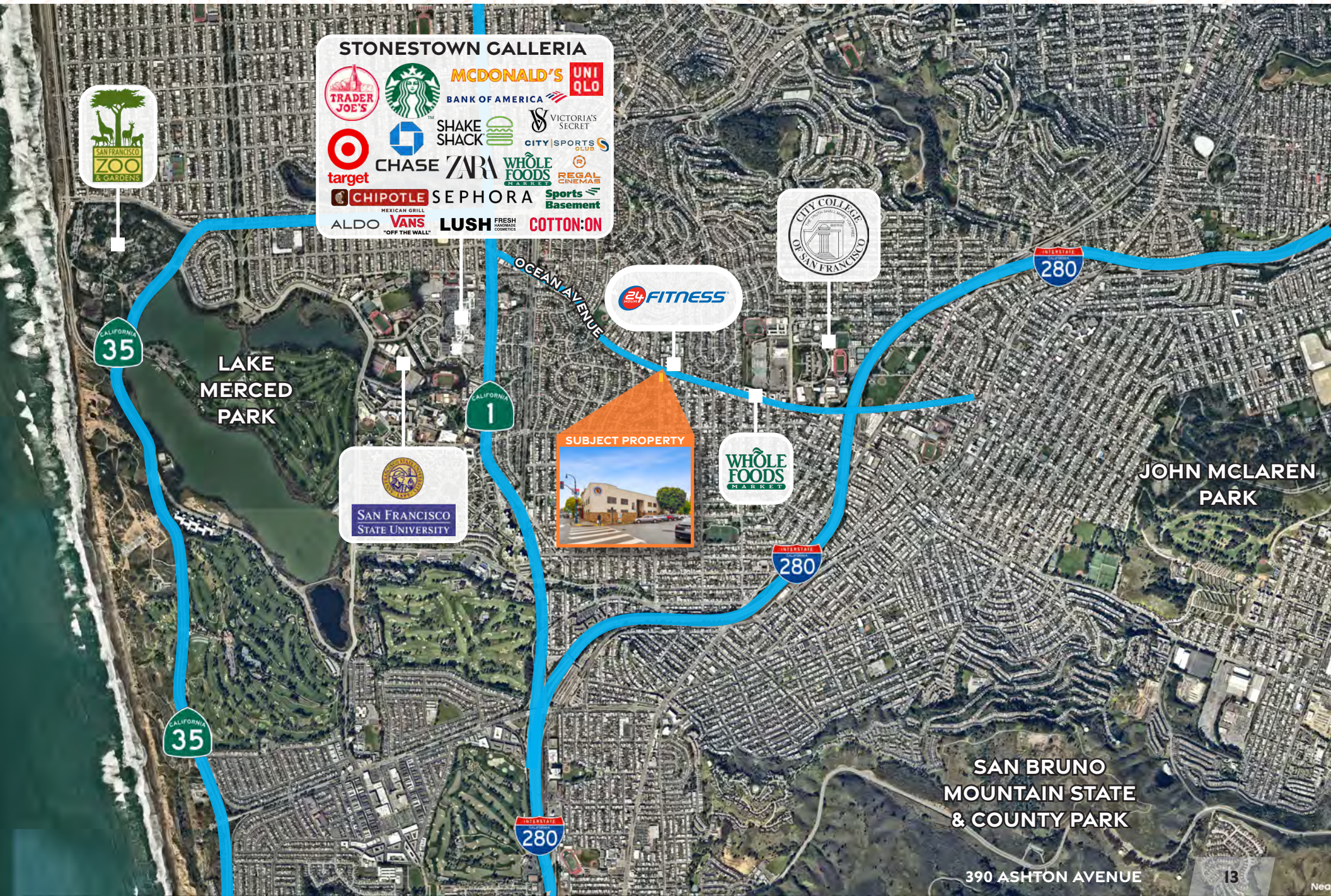
Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Active commercial, arts, entertainment, and institutional community uses are required at the ground level and permitted at the second story. For purposes of this Section, Arts Activities, Nighttime Entertainment, and Institutional Community Uses shall be considered “active commercial uses,” as described in Section 145.4 of this Code.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

[LINK TO ZONING CONTROL TABLE](#)

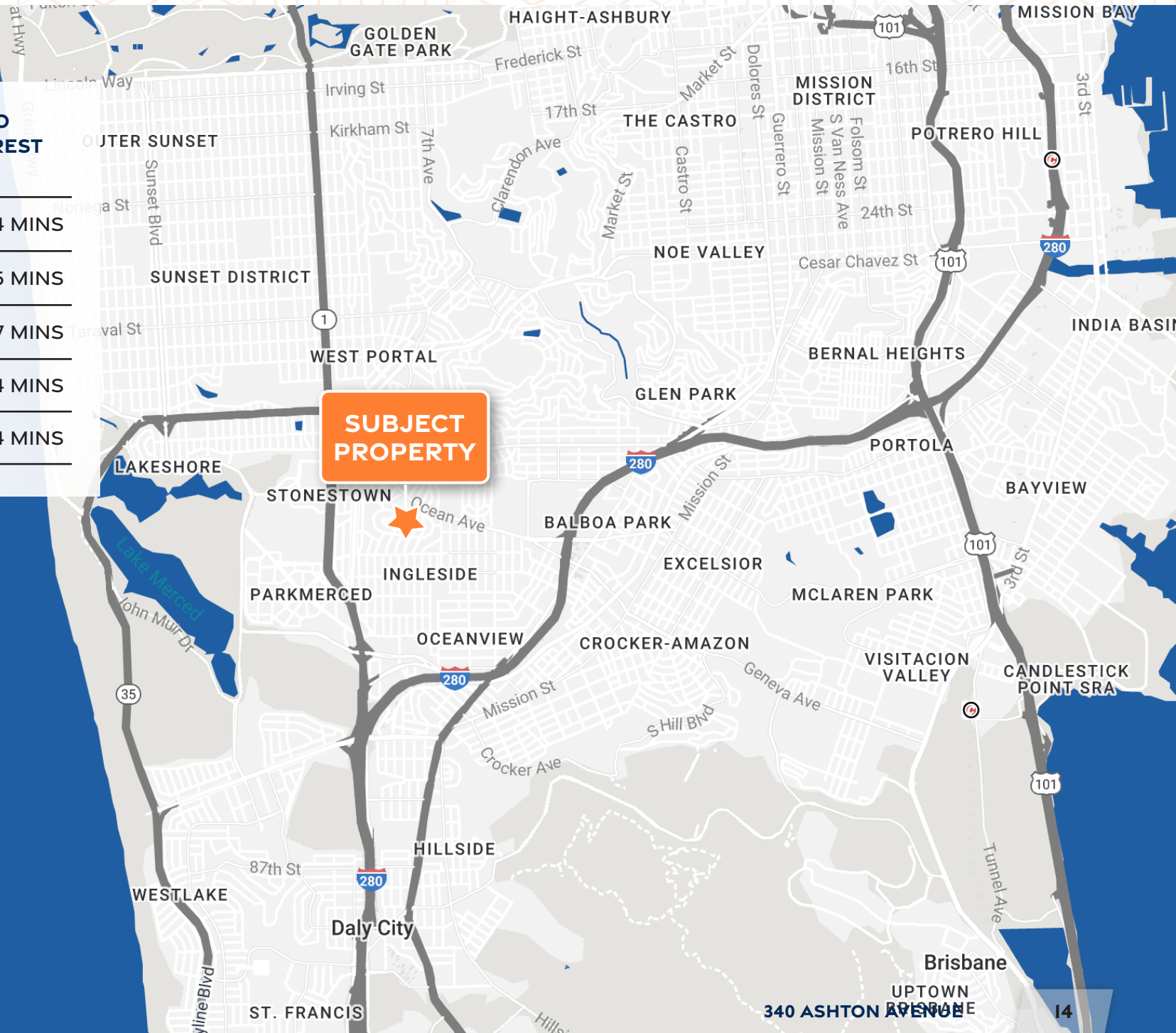
RETAILER MAP



LOCATION MAP

SUBJECT PROPERTY TO NEARBY POINTS OF INTEREST BY DRIVING

CITY COLLEGE OF SAN FRANCISCO	4 MINS
SAN FRANCISCO STATE UNIVERSITY	5 MINS
STONESTOWN GALLERIA	7 MINS
LAKE MERCED PARK	14 MINS
SAN FRANCISCO ZOO	14 MINS



AERIAL PHOTO



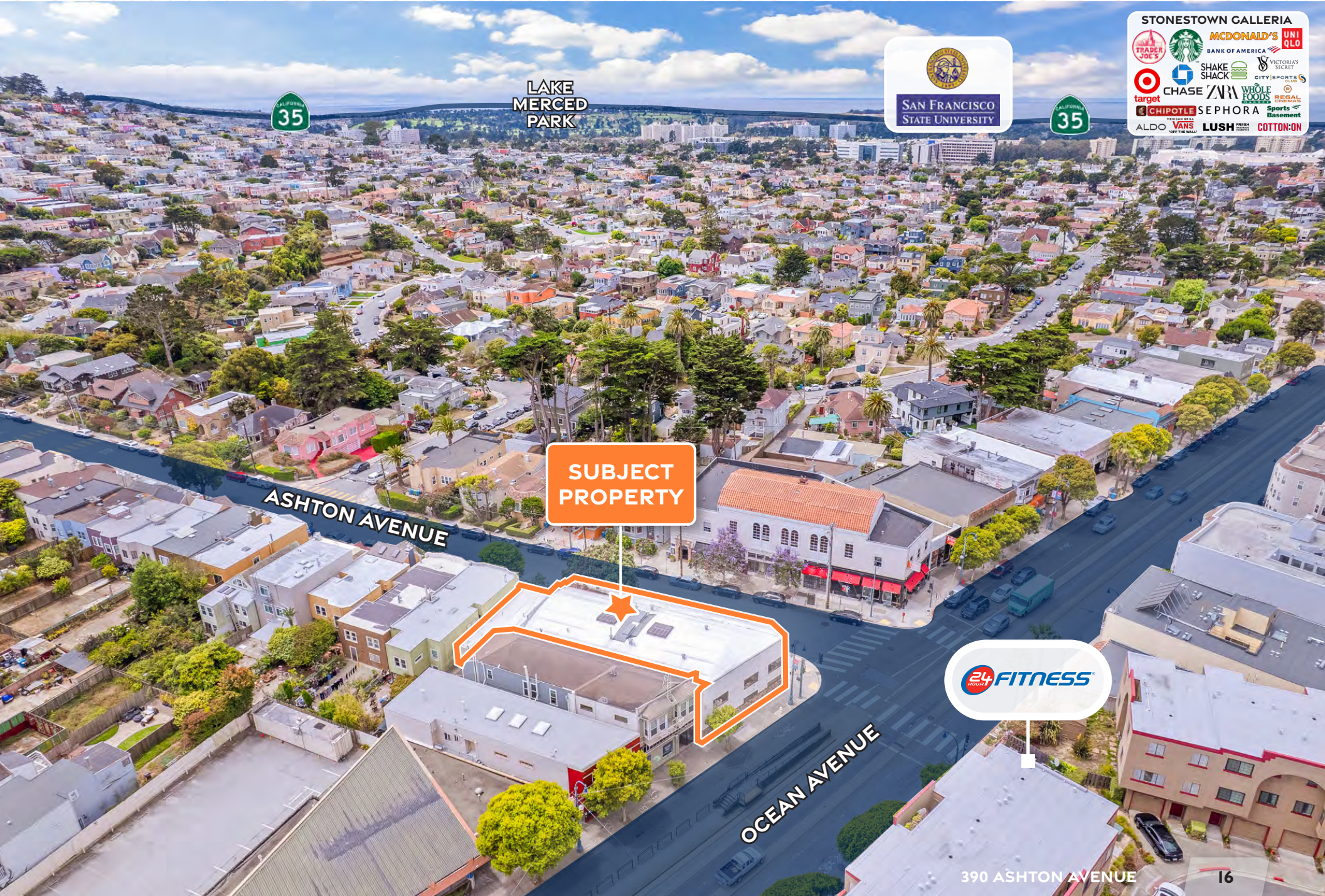
SUBJECT
PROPERTY

OCEAN AVENUE

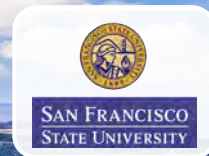
ASHTON AVENUE

390 ASHTON AVENUE

AERIAL PHOTO



LAKE
MERCED
PARK



SUBJECT
PROPERTY

ASHTON AVENUE

OCEAN AVENUE



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