

2690 Jackson Street

VACANT SCHOOL BUILDING IN PACIFIC HEIGHTS



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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DRE #01369080

2690 Jackson Street

\$7,495,000

List Price

VACANT BUILDING

PRIME PACIFIC HEIGHTS LOCATION

LOCATED ON ALTA PLAZA PARK

SINGLE TENANT CONFIGUARTION

FUTURE DEVELOPMENT POTENTIAL

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PROPERTY SUMMARY

Located directly across from Alta Plaza Park in the heart of Pacific Heights, 2690 Jackson Street presents a rare opportunity to acquire a pride-of-ownership building with flexible potential uses. Spanning approximately 4,600 square feet (per tax records), the three-story property (plus penthouse) was most recently occupied by a private high school and offers an excellent opportunity for repositioning.

The building features large classroom-style spaces with high ceilings, great natural light, and classic architectural details including crown moldings, built-in shelving, and a dramatic top-floor lounge with fireplace and exposed beam ceilings offering views of the Bay and Alcatraz. The property is configured for single-tenant use and includes a garage for 2-car parking, an elevator, and a fire sprinkler system.

Constructed in 1922, the building has been well cared for and retains much of its original character. The building features a concrete slab foundation, wood post-and-beam framing, and a flat built-up roof. Major building systems include copper plumbing, 400-amp electrical service, and a central gas-fired radiant heating system.

Delivered completely vacant, the property provides a rare opportunity for an owner-user, school, non-profit, or residential conversion buyer to reimagine the space to suit their needs.

Situated at the corner of Jackson and Scott Streets, 2690 Jackson is surrounded by some of San Francisco's most prestigious schools, residences, and parks. The property offers easy access to Sacramento Street retail, the Presidio, and major transit routes, making it one of the most desirable locations in the City.

Property Highlights:

- Delivered vacant—ideal for owner-user, school, or adaptive reuse
- ±4,602 SF three-story building plus penthouse (per tax records)
- Located directly across from Alta Plaza Park in prime Pacific Heights
- Top-floor lounge/library with fireplace, open beams, and Bay views
- Garage and on-site parking
- RH-2 zoning offering flexible potential uses



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PROPERTY INFORMATION

Neighborhood:	Pacific Heights
Previous Tenant:	School
Parking:	2-Car Garage
# of Buildings:	1
# of Stories:	3 + Penthouse
Elevator:	Yes
Year Built:	1922
APN:	0585-012A
Building SqFt:	4,602 SqFt (per tax records)
Lot Size:	2,320 SqFt (per tax records)
Zoning (per tax records):	RH-2 with conditional use permit dated 7/8/1982
Occupancy:	100% Vacant

BUILDING SYSTEMS

Foundation:	Concrete
Façade:	Painted stucco & wood siding
Windows:	Wood-framed, single-pane
Roof Composition:	Built-up w/ asphalt shingles
Plumbing:	Copper & cast iron
Gas:	Gas service present
Framing Type:	Wood post & beam
Electrical Service:	400 amp, 3-phase
Water Heater:	50-gal gas-fired
Heating:	Radiant boiler system
Fire Protection:	Wet-pipe sprinkler
Fire Alarm:	Central system

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PROJECTED FINANCIAL OVERVIEW

PROJECTED OPERATING INCOME

Price:	\$7,495,000
CAP Rate:	4.00%
GRM:	24.98
Projected Gross Income:	\$300,000
Less Expenses:	(\$0)
Net Operating Income:	\$300,000

ESTIMATED EXPENSES - NNN

New Property Taxes – NNN Tenant Paid:	\$0
Insurance – NNN Tenant Paid:	\$0
PGE – NNN Tenant Paid:	\$0
Water – NNN Tenant Paid:	\$0
Garbage – NNN Tenant Paid:	\$0
Expenses:	\$0

PROJECTED RENT ROLL

TENANT	UNIT TYPE	LEASE TYPE	MARKET RENT
School/Office	Single Tenant	NNN	\$25,000
Monthly Total:			\$25,000
Annual Total:			\$300,000



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INTERIOR PHOTOGRAPHY



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