

# FOR SALE

320 Judah Street, San Francisco, CA 94122 | Inner Sunset

# HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST



**CLICK HERE FOR VIDEO TOUR!**

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44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | www.sfretail.net | DRE #01421282

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## HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST

### PROPERTY OVERVIEW

Blatteis Realty is pleased to bring to market this remarkable opportunity to acquire a 100% fee simple interest in 320 Judah Street, a three story over basement office building totaling approximately 11,509 square feet.

This spectacular building served as the headquarters, warehouse and sales office of prolific San Francisco builder Henry Doelger. Constructed in 1932/1940 in a bold Art Deco design, the Doelger Building was one of the neighborhood's first modern buildings and functioned as Doelger's base of operations for nearly two decades.

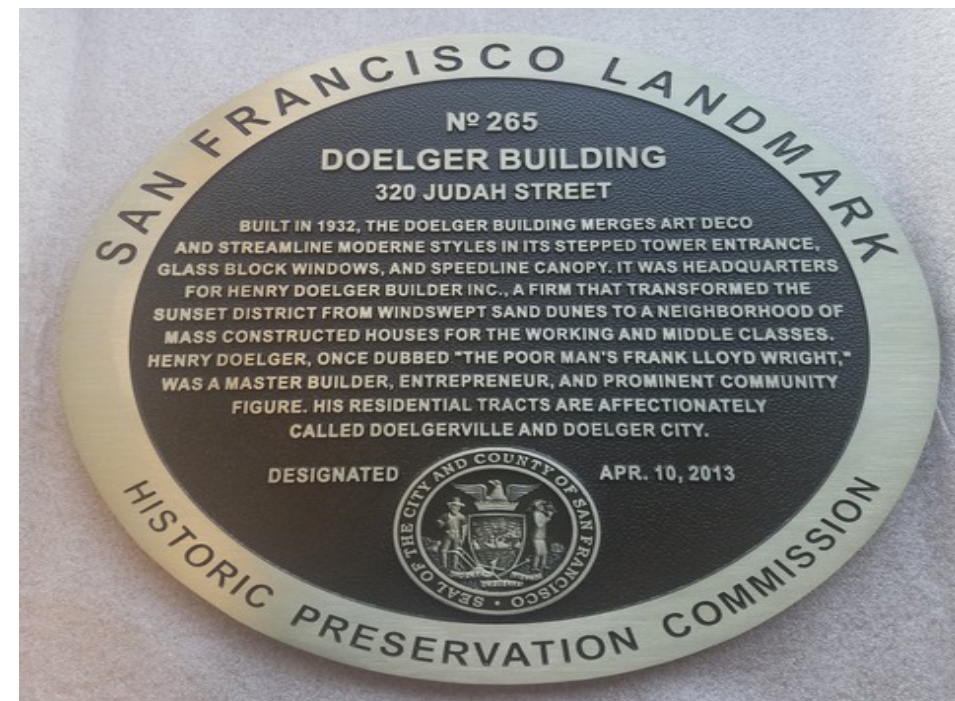
320 Judah has been painstakingly renovated into a thoroughly modern building while retaining its extensive historic attributes and character.

### HIGHLIGHTS

- Historic Landmark Designated Building
- Combination of Art Deco and Streamline Modern Design
- Completely Remodeled in 2015
- Fully Modernized and Seismically Retrofitted
- Eligible for Residential Condominium Conversion
- Close Proximity to Golden Gate Park, UCSF Medical Center, Inner Sunset Shopping, Dining & Entertainment District
- Excellent Public Transportation
- Especially Suitable for Nonprofits-501(c)(3)

### PROPERTY DETAILS

<b>Property Type:</b>	Class A Office Building
<b>Sale Price:</b>	<b>\$7,450,000</b>
<b>Lot Size:</b>	+5,365 SF
<b>Cross Streets:</b>	8th & 9th Avenue
<b>Year Built:</b>	1932 / 1940
<b>Building Size:</b>	+11,509 SF
<b>Renovated:</b>	2015
<b>Zoning:</b>	NCD - Inner Sunset
<b>Tenant Units:</b>	5 Plus Manager's Unit, Storage
<b>Submarket:</b>	Inner Sunset
<b>APN Numbers:</b>	1763-020, 021, 019C
<b>Tenancy:</b>	Multiple



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## PROPERTY & FINANCIAL OVERVIEW

<b>Price:</b>	\$7,450,000	<b>Rental Units:</b>	5 + Manager's Office + Storage
<b>Price Per SF:</b>	\$647	<b>Parcel Numbers:</b>	1763-020, 1763-021, 1763-019C
<b>Cap Rate:</b>	5.12%	<b>Building SF:</b>	±11,509 SF
<b>NOI:</b>	\$381,698	<b>Lot SF:</b>	±5,365 SF
<b>Total Scheduled Monthly Income:</b>	\$34,044	<b>Total Scheduled Annual Income:</b>	\$408,528

## PROPERTY STATISTICS

Unit No.	Aproxx Size	Pro Rata Share
Suite One	±2,780 SF	27%
Suite Two	±1,900 SF	20%
Suite Three	±2,390 SF	24%
Suite Four	±1,417 SF	14%
Suite Five	±1,265 SF	12%
Manager's Office	±950 SF	-
Storage	±550 SF	-

## ANNUAL EXPENSES

<b>Property Tax:</b>	\$26,830
27% of \$99,375	
<b>Property Insurance:</b>	Tenants
<b>Utilities:</b>	Tenants
<b>Maintenance &amp; Repairs:</b>	Tenants
<b>Total Expenses:</b>	\$26,830

**Many 501(c)(3) corporations would be exempt from Property Tax**

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## HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST

### CUSTOM BUILT FOR A MASTER BUILDER

The Doelger Building at 320–326 Judah Street derives its significance from its role in the transformation of the Sunset District; the production and consumption of pre-war housing; its nearly two-decade association with Henry Doelger; and its expressive Modern architectural design.

The Doelger Building is closely associated with the transformation of the Sunset District from windswept sand dunes to a residential neighborhood dominated by single-family houses designed for the working and middle classes. It is closely associated with Henry Doelger Builder Inc., an extraordinarily influential and productive building firm that led the large-scale development of the emerging Sunset District neighborhood. From his office at 320–326 Judah Street, Henry Doelger presided over the firm's remarkably rapid expansion and the construction of thousands of single-family houses. The building served as the headquarters, warehouse and sales office of Henry Doelger Builder Inc.

### A CREATIVE HUB

320 Judah played an exciting role as the “start-up capital” for psychedelic rock bands including the Charlatans and Quicksilver Messenger Service. The building was also used by many of the local San Francisco bands to store equipment and as a practice studio. Alembic Guitars had its headquarters in the building and as part of the Grateful Dead road crew, they also provided sound equipment for Crosby Stills, Nash and Young, Jefferson Airplane and the Velvet Underground. Alembic Guitar's founder, Ken Wickersham developed new electric guitars and Jerry Garcia's iconic “Alligator” guitar underwent its many refinements in the building during this time, earning it the title of a “Frankenstein” guitar. Famous lensman Bob Seideman had a photographic studio on the second floor and Janis Joplin's “With Beads” shot was likely photographed and developed there.



Final Expansion Circa 1940 by Doegler



Henry Doelger

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## INTERIOR



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**SUPERLATIVELY RESTORED AND MODERNIZED**

**A MODEL PRESERVATION PROJECT**

The Building, which is now designated as an “Historic Building”, has been fully restored under the watchful eyes of not only the City Planning Department inspectors but also by the Page and Turnbull, Architects who were commissioned to represent the San Francisco Historic Preservation Commission. The building was refurbished using a unibody concept developed by the Civil Engineering Department at the University of San Diego employing Stimpson-Strong technologies.

**A METICULOUS RENOVATION**

Super Strong-shear walls with spring technology, were incorporated, with over 50 tons of steel “I” beams. The foundations were re-engineered with gypsum injection fifteen feet below grade. Four-foot deep moment beams with reinforced concrete footings are tied to the new building structure.

Seventy-three new Marvin windows with all stainless-steel bright work were installed. In order to meet the current San Francisco fire codes a new electronically mounted sprinkler system was added which is electronically monitored via its own separate cellular connection alarm to the San Francisco Fire Department.

The entire electrical wiring system was replaced and double insulated fire box housings were used for ceiling lights with 100% Cree LED lighting. This building is one of the most energy efficient structures in the City. The building offers 900 AMP three phase electrical supply and was wired to be able to accommodate 240-volt electric car charging. The plumbing and waste systems were replaced and a new in floor heating system installed.

There is a new Axis Communications security video monitoring system and which coupled with the Door King electronic double entry locking system.



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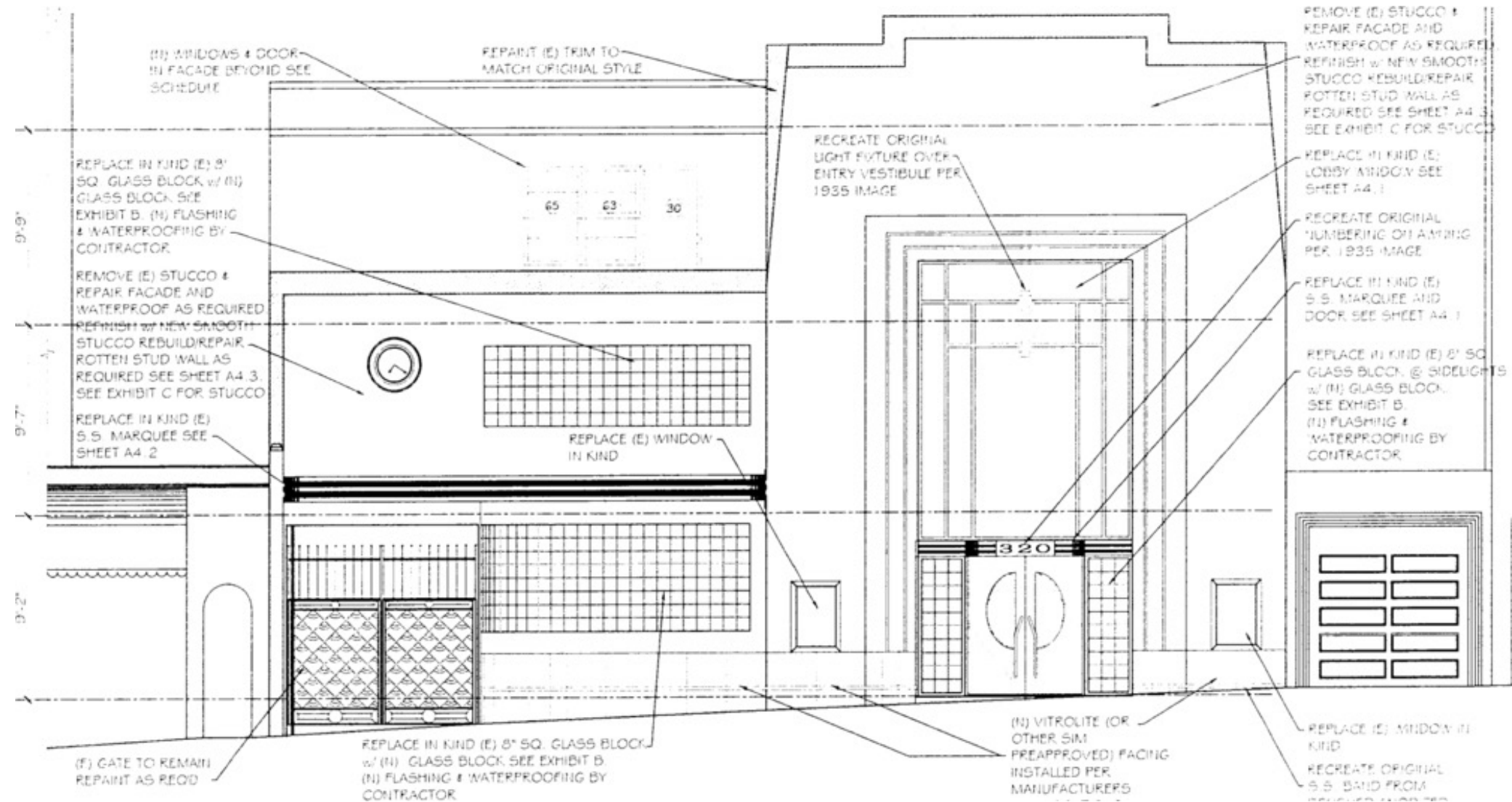
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# HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST

## SITE PLAN-FRONT



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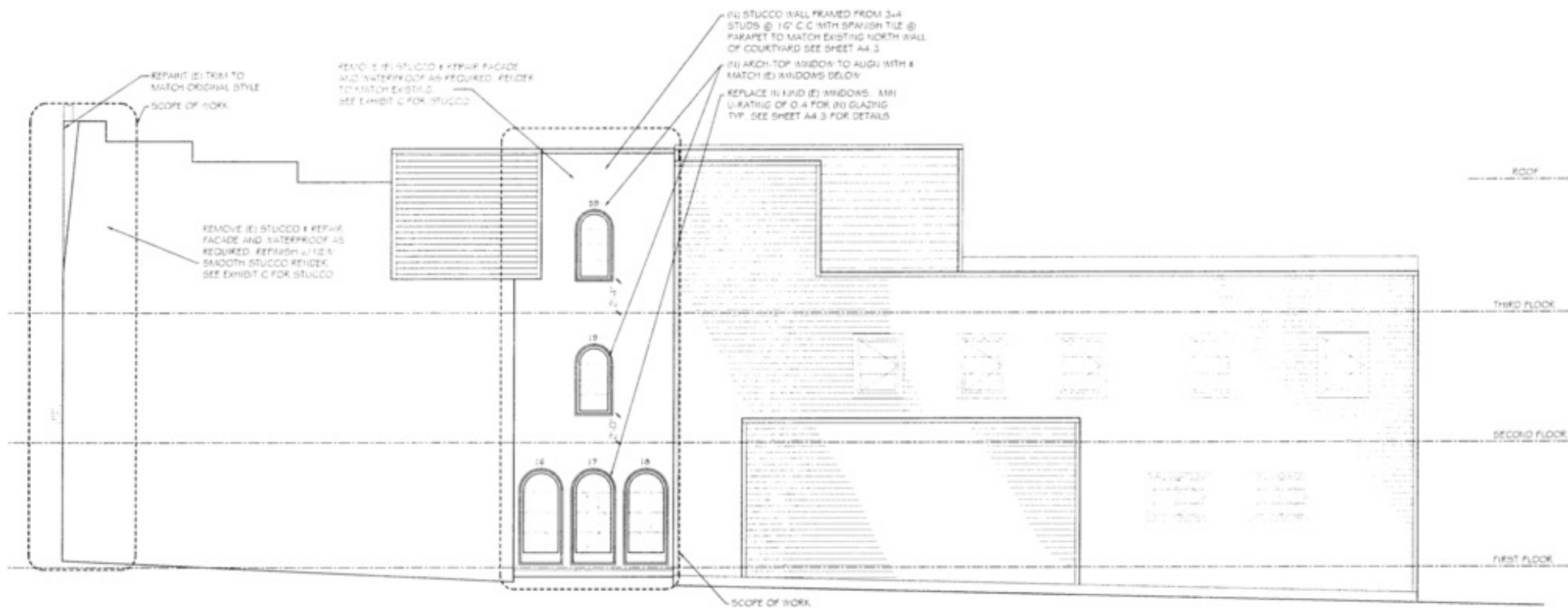


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# HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST

## SITE PLAN-REAR



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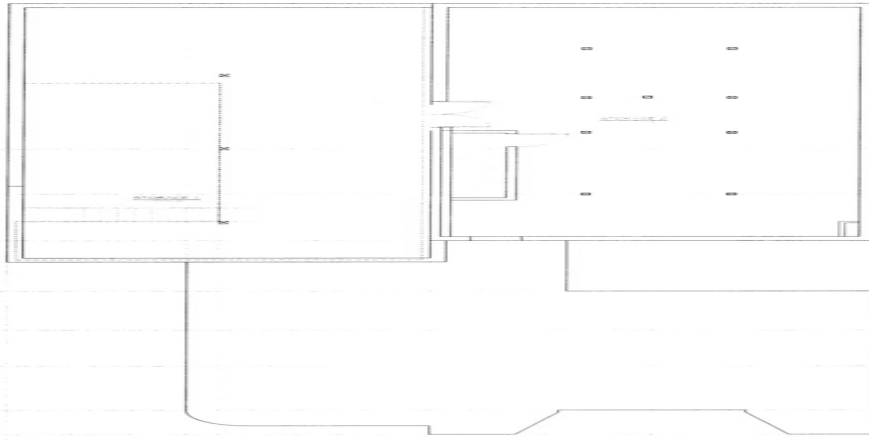
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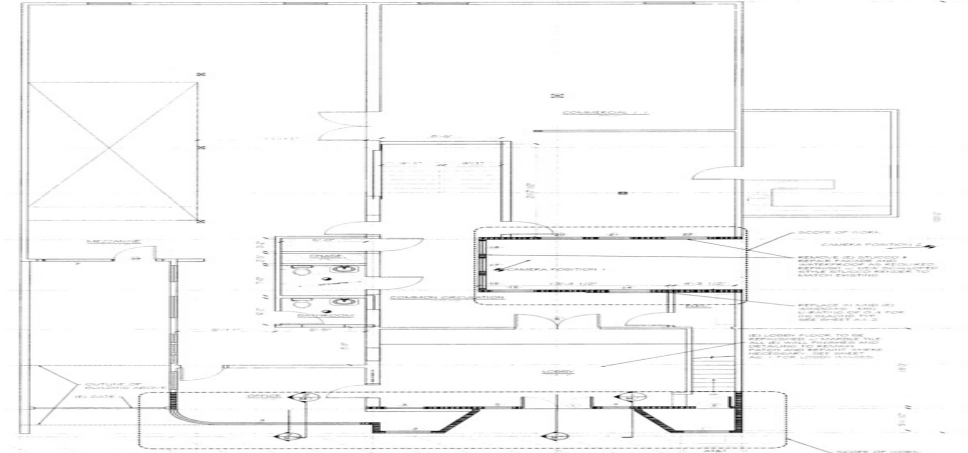
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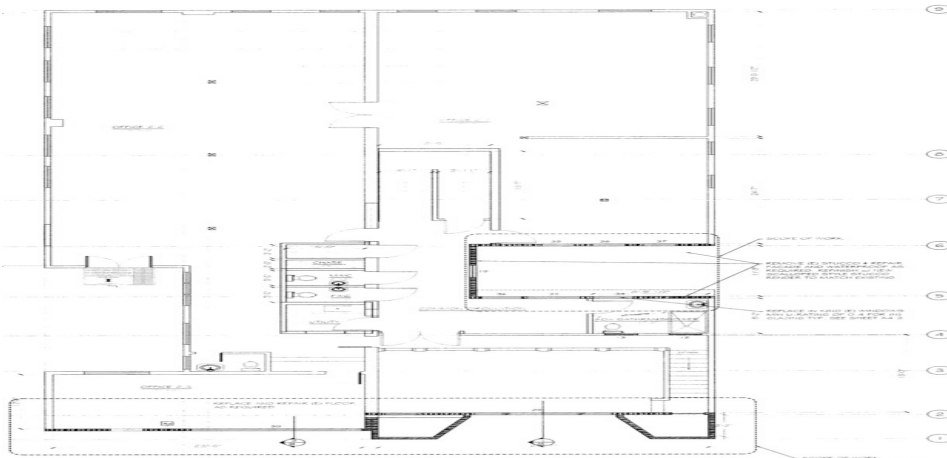
## FLOOR PLANS



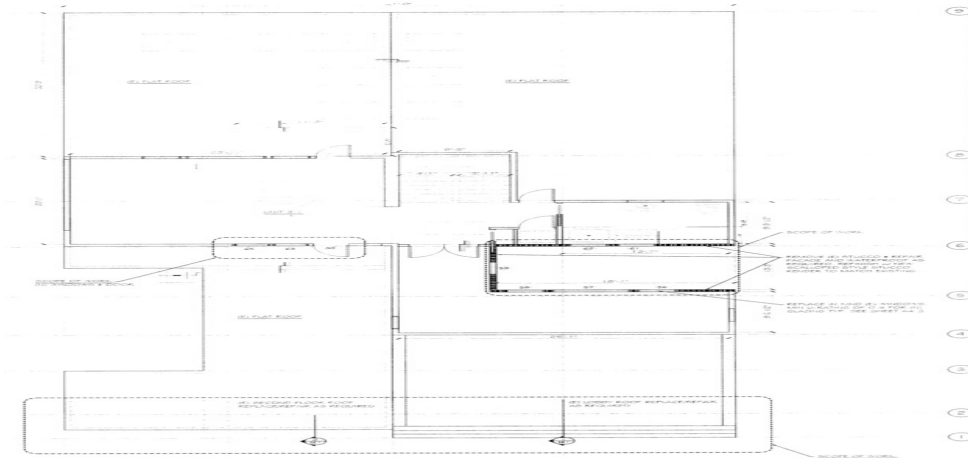
Basement



Ground Floor



Second Floor



Third Floor

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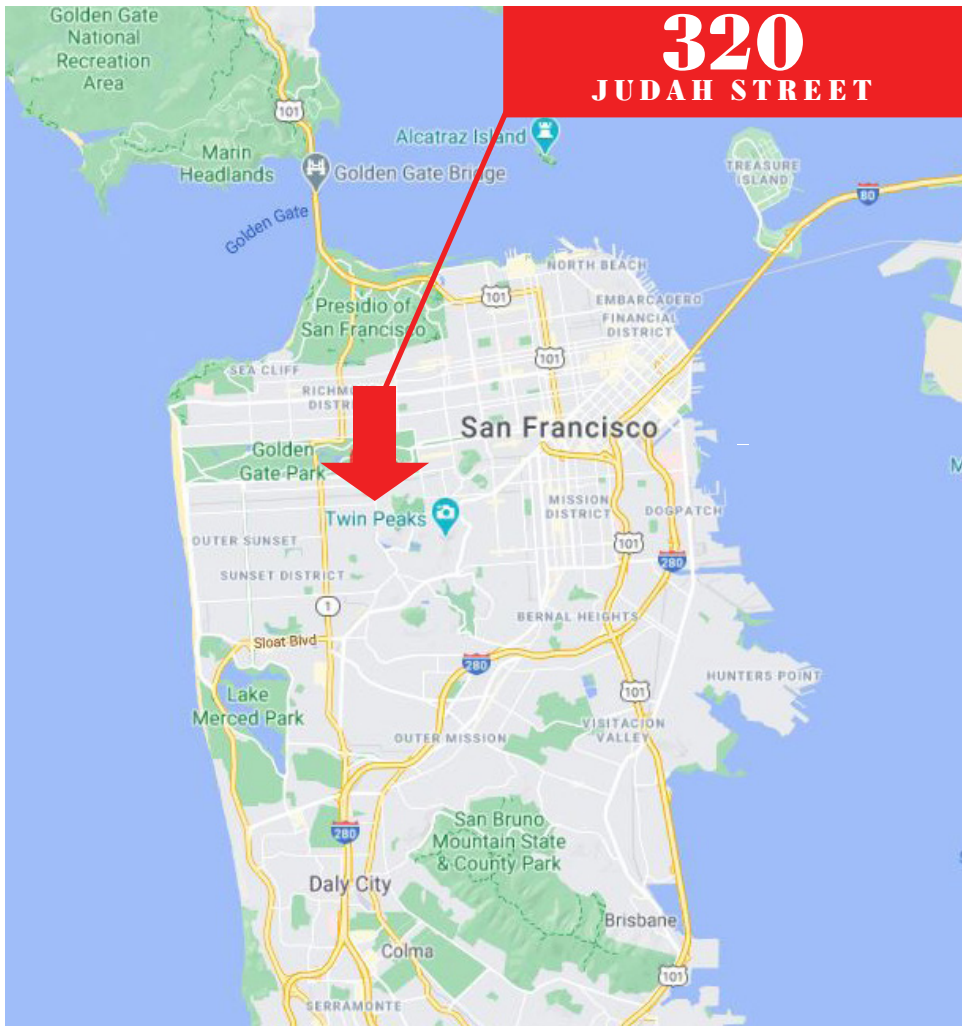
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# HISTORIC DOELGER BUILDING ART-DECO AT ITS FINEST



Regional Map of 320 Judah Street, San Francisco, CA 94122

## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2020 Total Population	46,706	478,182	933,342
2025 Population	47,317	489,094	959,502
Pop Growth 2020-2025	+1.31%	+2.28%	+2.80%
Average Age	40	41	41
Households & Income	1 Mile	3 Miles	5 Miles
2020 Total Households	19,995	206,752	395,520
Household Growth 2020-2025	+0.91%	+2.02%	+2.82%
Median Home Income	\$135,317	\$128,559	\$113,842
Median Home Value	\$1,112,632	\$1,107,372	\$1,067,954

*\*Demographic Data Derived from Loopnet*

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Local Map of 320 Judah Street, San Francisco, CA 94122

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