

301 ALEMANY SAN FRANCISCO



Boundaries are indicative only

2.3 ACRE RESIDENTIAL DEVELOPMENT SITE – SAN FRANCISCO, CA

THE OFFERING

Jones Lang LaSalle Americas “JLL”, as exclusive advisor, is pleased to offer for sale the 2.3-acre development site in the established Bernal Heights / Portola neighborhood. The centrally located site is an ideal development opportunity, located in a rare infill location with easy access to transportation and already established zoning.

SITE INFORMATION

Address	301 Alemany Boulevard
City	San Francisco
APN	APN: 5846-015
Size (AC)	2.3 Acres
Zoning	RH-1
Square Footage	101,022 SF

ZONING INFO & DEVELOPMENT PARAMETERS

Zoning	Residential, One Family (RH-1)
Density	
Dwelling Unit/SF	1 DU/3,000 SF
FAR	1.8
Height	40-X

INVESTMENT HIGHLIGHTS

This offering at 301 Alemany Boulevard presents a compelling investment opportunity in San Francisco.



FAVORABLE, IN-PLACE ZONING

Established zoning minimizes development risk and streamlines the path to construction.



RARE SAN FRANCISCO INFILL SITE

A unique, scarce opportunity in a supply-constrained urban market.



SIGNIFICANT SCALE POTENTIAL

Flexible for high-density townhome or multi-family development, maximizing returns.



EXCEPTIONAL TRANSPORTATION ACCESSIBILITY

Prime location with unparalleled access to major freeways and public transit. Immediately adjacent to highway 280, and one highway exit from highway 101, the primary connectors to Silicon Valley job hubs.



DEVELOPMENT OVERVIEW

PATH TO APPROVALS

Preliminary conversations with San Francisco Planning Department suggest as a path to getting a shovel in the ground for a townhome development:

1. Conditional Use (CU) authorization
2. Apply for a Planned Use Development (PUD) – this requires a public hearing
3. PUD CUP path would need to be approved by the San Francisco Planning Commission
4. Explore Class 32 Infill exemption to satisfy CEQA
5. Administrative process for building permits

Additional considerations:

- Developments greater than 10 units require inclusionary housing
- Subdivide the lot to get additional units; RH-1 limits to 3 units / lot

Alternative paths may be available for a multifamily affordable housing development.

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