

\$2,500,000 - 620 O'Farrell Street, San Francisco

MLS® #425042315

\$2,500,000

0 Bedroom, 0.00 Bathroom, 4,240 sqft
Commercial Sale on 0.04 Acres

Downtown, San Francisco, CA

Located less than a mile from San Francisco's Union Square, the Blue Hotel presents a rare opportunity to acquire a mixed-use building in the heart of the city. The ground floor is anchored by the established Louder Restaurant, providing steady commercial income, while the upper floors consist of 13 SRO units. Residents benefit from access to a common kitchen along with private and shared restrooms. Seven of the rooms hold city-designated tourist licenses and are rented on a nightly basis, historically generating strong short rental income in one of the country's top travel destinations. The remaining six rooms are suited for longer-term tenants, with four to be delivered vacant allowing a new owner the flexibility to select tenants and stabilize rents. Offered at a 8.31% CAP rate and 9.02 GRM, the property provides immediate income with significant upside potential through leaseup and operational optimization.

Built in 1909

Essential Information

MLS® #	425042315
Price	\$2,500,000
Bathrooms	0.00
Square Footage	4,240
Acres	0.04
Year Built	1909



Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	620 Ofarrell Street
Area	SF District 8
Subdivision	Downtown
City	San Francisco
County	San Francisco
State	CA
Zip Code	94109

Amenities

Utilities	Primary Gas Meter, Primary Water Meter
Features	Basement, Kitchen Facilities, Living Area in Building

Interior

Appliances	Washer/Dryer
Stories	Basement, Multi/Split

Exterior

Lot Description	Mid Block
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Additional Information

Date Listed	May 23rd, 2025
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Listing Details

Listing Agent	Theodore Wong
Listing Office	Compass Commercial

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