

\$9,850,000 - 565 Geary Street, San Francisco

MLS® #425082850

\$9,850,000

19 Bedroom, 0.00 Bathroom, 37,796 sqft

Residential Income on 0.18 Acres

Downtown, San Francisco, CA

565 Geary Street is a six-story mixed-use apartment building in San Francisco's Downtown district, just two and a half blocks from Union Square. The property features 69 residential units, three ground-floor retail spaces, five offices, and a 21-car valet garage spanning two parcels, including the adjacent lot at 549 Shannon Alley. Unit mix: 40 studios, 7 junior one-bedrooms, 12 one-bedrooms, a two-bedroom penthouse, and a three-bedroom, two-bath unit converted from former office space. Major upgrades include a \$400,000 elevator rebuild, new fire horn system, and a five-year-old modified bitumen roof. Interiors feature new carpet, lighting, and mailboxes. The steam boiler-heated building offers coin-op laundry, separately metered gas, and master-metered electricity with a 200-amp main. About 10% of units are fully remodeled, 30% have updated baths, and 10% have new kitchens. The garage is leased to a third party with strong parking demand. Professionally managed and fully performing, the property generates strong in-place income with upside through turnover and modernization. Offered at \$9,850,000, 565 Geary represents a 6.6% cap rate in one of San Francisco's most dynamic neighborhoods.

Built in 1922

Essential Information

MLS® #

425082850



Price	\$9,850,000
Bedrooms	19
Bathrooms	0.00
Square Footage	37,796
Acres	0.18
Year Built	1922
Type	Residential Income
Sub-Type	Mixed Use
Status	Active

Community Information

Address	565 Geary Street
Area	SF District 8
Subdivision	Downtown
City	San Francisco
County	San Francisco
State	CA
Zip Code	94102

Amenities

Parking Spaces	1
Parking	Garage

Exterior

Lot Description	None
-----------------	------

Additional Information

Date Listed	October 21st, 2025
-------------	--------------------

Listing Details

Listing Agent	Gino V Franco
Listing Office	Marcus & Millichap

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.