

# Duboce Triangle Condos

2140 MARKET STREET, SAN FRANCISCO



**27 LUXURY RESIDENTIAL CONDOS  
+ 1 COMMERCIAL WITH PLANNING APPROVAL**

**DuboceTriangleCondos.com**



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Investment Sales**

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## DEVELOPMENT

### Project Highlights

- Planning Approval
- Type V-A Construction (all wood frame)
- Attractive Unit Mix
- 4 Affordable Units
- Leed Certification Plans

### Unit Mix

- 1 Ground Floor Commercial: 1,230sq.ft
- 3 Lofts (Ground Floor Rear):  
  
Unit 101: 467 sq.ft + 167 sq.ft Mezz+202 sq.ft Deck;  
  
Unit 102: 507 sq.ft+197 sq.ft Mezz+194 sq.ft Deck;  
  
Unit 103: 678 sq.ft+264 sq.ft Mezz+307 sq.ft Deck
- 12 1bed/1bath: Avg. 630sq.ft
- 10 2bed/1bath: Avg. 798sq.ft
- 2 2bed/2bath: Avg. 1,049+197sq.ft Private Decks

### Building Details

- 28 Units
- 4 Affordable Units (14.5%)
- 27 Condos + 1 Ground Floor Retail
- 15' Ceilings on Ground floor, 10' Ceilings floors 2-5
- Net Saleable Sq.Ft: 28,808
- Gross Sq.Ft.: 30,251
- Bicycle Parking: 34 (28 Residential/6 Commercial)

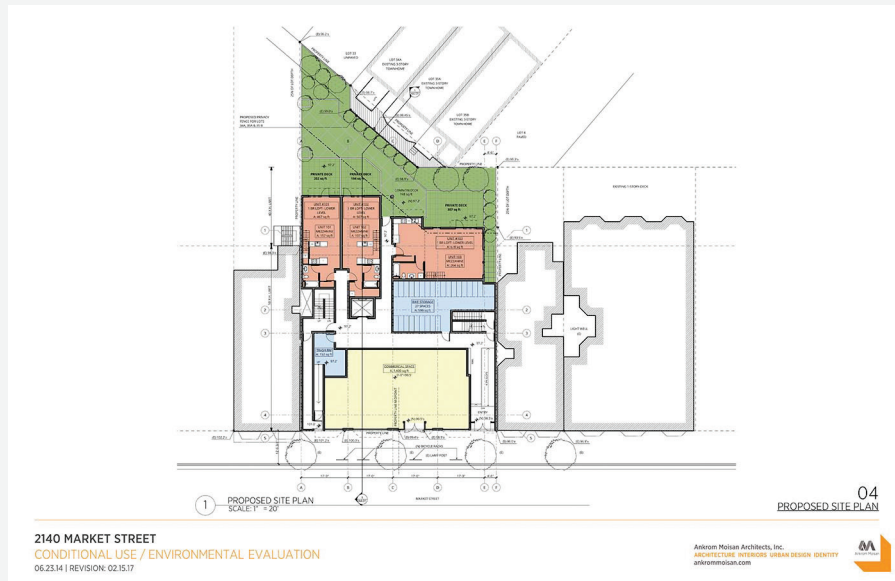


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## PLANS

### PROPOSED SITE PLAN



### ROOF PLAN

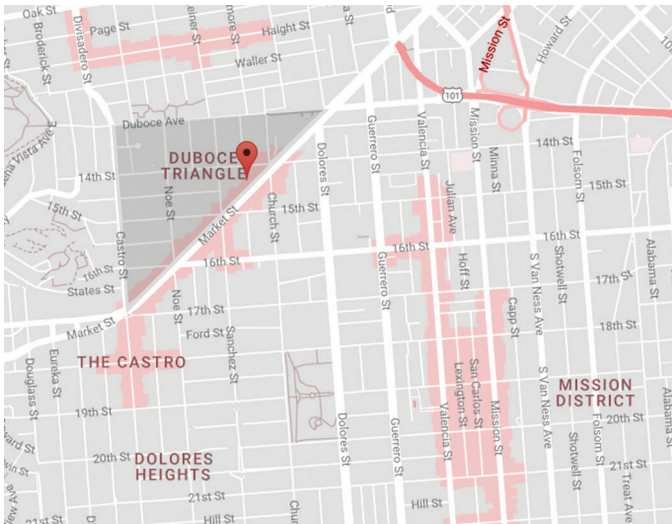


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## DUBOCE TRIANGLE NEIGHBORHOOD

**Highly Desirable Location -  
Walk To Mission and Castro Neighborhoods**



### Location Highlights

- Excellent Duboce Triangle Location
- Walk To Mission and Castro Neighborhoods
- Adjacent to Church St. Station
- Close to downtown

