

765 CLEMENTINA STREET

Where: SOMA
Asking Price: \$1,050,000
Property Tax: \$12,600
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Open Sunday: 2-4 pm



🏠 SAN FRANCISCO'S TOP PICK

Calling all visionaries

Rehabbed warehouse loft beckons artists back to SOMA

San Francisco's South of Market district once teemed with artists; painters, sculptors, video artists — anyone who needed lots of space at a low cost — flocked to SOMA, where they bought or leased warehouses and factories, divvied up the space and performed whatever tweaks they needed to make the old buildings live- and workable. Bathtub in the kitchen? No problem. No bedrooms? Throw a futon in a closet.

One thing these pioneering artists had in common was vision. They could look at an empty, 5,000 square-foot room and see a photography studio, rehearsal space, a performance hall... whatever their well-developed imaginations could conjure. And then came the 1990s, hundreds of new, identical "lofts" and an exodus to thriftier climes like West Oakland and Hunter's Point.

There aren't many old-style warehouse

spaces left in SOMA, which is what makes 765 Clementina, approximately 2,100 square feet of rehabbed space, such a find. It's for sale, listed at \$1.05 million, by Lynnea Key of Lynnea Key Realty. What it was once, what it is now and what it could be depends on the vision of its past, present and next owners.

The majority of the 1927-constructed building is still raw space — one enormous room (with 12-14-foot ceilings) down, a 100 square-foot storage loft and an open upstairs living area that overlooks Clementina Street through a pair of massive, arched windows. There is also a roof deck, accessible via a small ladder, and the possibility for growth. "Many of the buildings on the street have expanded up," suggests Key.

Not quite the last of its kind, 765 Clementina is still a rarity. There are, Key points out, very few "stand-alone lofts" remaining in SOMA. Even fewer, she adds, have had the kind of upgrades done to 765 Clementina during the past two years.

In 2010, the building's plumbing and electrical systems were completely

redone. Three-zone radiant heating was installed, along with a steel fire door (between the garage and the main space), cork flooring and a washer and dryer. The main level space includes a commercial-style kitchen with a Wolf range and a full bath with an oversized shower. Unlike the hardscrabble artists of the pre-dotcom era, today's nonconformists will not be roughing it at 765 Clementina.

So far, says Key, interested parties have included designers, photographers and a few adventurous families. The building is zoned so that up to one-third of its total square footage can legally be used as "residence," opening up all sorts of live-work scenarios. All that is needed now is the next owner — and a little bit of vision.



DID YOU KNOW?

Built in 1927, **765 Clementina Street** pre-dates the construction of the Bay Bridge and Highway 101, two developments that wreaked havoc on sections of the old SOMA neighborhood. At the time, the 700 block of Clementina mostly escaped damage. Today it looks much as it must have in 1927 — a mixture of Victorian buildings and vintage warehouses standing cheek-to-jowl along a narrow lane.

