



37.7817° N / 122.3957° W

THE HEART OF SOUTH BEACH

South Park *Living*

*Where timeless architecture meets the vibrant energy of San Francisco — a private retreat on **South Park**, the city's most storied garden square.*

A PRIVATE RESIDENCE
SOUTH PARK · SAN FRANCISCO

BY APPOINTMENT

PRESENTED BY



A Private Residence

South Park · San Francisco

37.7817° N · 122.3957° W

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Helena

PART ONE

I The Residence

*A boutique address where the pace slows, the light lingers, and the city
arranges itself just beyond your door.*

Welcome

There are neighborhoods you visit, and there are neighborhoods you belong to. South Park has always been the latter — an oval of green threaded through the heart of the city, quietly gathering the people fortunate enough to call it home.

To arrive here is to step into one of San Francisco's best-kept secrets: a leafy garden square laid out in the 1850s and reimagined for the way we live now. Here, wave-formed sculpture and tended lawns share the block with red-brick lofts, Victorian storefronts, and the soft clink of espresso cups at the café on the corner.

This is your place within it — a refined, light-filled home in an intimate building, moments from the waterfront, the ballpark, and

the innovation district that made this pocket of the city famous. It is a home designed for a certain kind of life: unhurried mornings, effortless evenings, and the freedom to lock the door and go.

The pages that follow are less a listing than a portrait — of a residence, a square, and a way of living that is increasingly rare and quietly extraordinary. Consider this your invitation.

"The finest homes are not merely occupied — they are lived into, day by unremarkable, beautiful day."



THE RESIDENCE · 02

A Private Retreat, *Perfectly Placed*

Light is the first thing you notice. It moves through these rooms across the day — soft and silver in the morning, gold as the afternoon leans toward the bay — and it makes the rooms feel larger than their footprint, calmer than the city outside.

This is modern urban luxury in its most livable form: generous, uncluttered space; elegant, considered finishes; and a floor plan that simply works, whether you are hosting a long dinner or disappearing into a quiet Sunday. Nothing is showy. Everything is intentional.

Set within a boutique building rather than a sprawling tower, the home offers something the high-rises cannot — a sense of belonging, of scale, of a front door that feels like your own. It is peaceful without being remote, private without being isolated, moments from everything yet a world apart.

For the buyer who travels, works from anywhere, or simply values ease, it is the rare lock-and-leave residence that rewards both presence and absence. A sound investment in one of the city's most enduring addresses — and, more than that, a place to exhale.

1850s

HISTORIC GARDEN
SQUARE SETTING

Boutique

INTIMATE BUILDING,
NOT A TOWER

Lock & Leave

EFFORTLESS
OWNERSHIP

Why This Home *Stands Out*

Beyond the walls of the residence lies its greatest asset — a location, a lifestyle, and a value proposition that few homes in San Francisco can match.

01 Prime Location

Life unfolds in one of the city's most desirable and characterful neighborhoods, where the garden square, the waterfront, and the ballpark are all a short stroll from your door.

02 Boutique Luxury

A smaller, more private building offers a level of intimacy and calm that the large high-rise towers simply cannot — fewer neighbors, more quiet, and a genuine sense of home.

03 A Walkable Lifestyle

Coffee, restaurants, parks, waterfront, transit, and entertainment are all within minutes on foot. Here, the car stays parked and the day belongs to you.

04 An Excellent Investment

A timeless neighborhood with limited inventory, quality architecture, and enduring buyer demand — the kind of address that holds its appeal across market cycles.

05 Work–Life Balance

Ideal for professionals, entrepreneurs, remote workers, and frequent travelers who want the city at their fingertips and a serene place to return to.

06 An Urban Sanctuary

Most of all, a calm retreat within the city — a home that quiets the noise, softens the pace, and gives you room to simply be.

An aerial photograph of South Park in San Francisco, showing a dense urban environment with a mix of historic and modern architecture. The park itself is a green oasis in the center, featuring a winding path, a large lawn, and a modern playground. The surrounding city is characterized by multi-story buildings, many with flat roofs and solar panels. The image is taken from a high angle, looking down on the park and the surrounding streets.

II
South
Park

A historic garden square, a working waterfront, and a modern innovation district — folded into one of San Francisco's most complete neighborhoods.

About *South Park*

South Park is where San Francisco's story folds in on itself. Laid out in 1852 as an elegant residential oval modeled on the garden squares of London, it is the oldest planned park in the city — and, remarkably, still its most charming secret.

Around that leafy heart grew a neighborhood in its own image — red-brick warehouses and Victorian rowhouses, loft conversions and cafés, ships' chandlers turned design studios. In the last two decades it became the birthplace of a technology renaissance, the address of choice for founders and creatives who wanted beauty and proximity in equal measure.

What makes it endure is the balance. Mornings begin with espresso beneath the plane trees and the greeting of familiar faces. Afternoons drift toward the Embarcadero, where the bay opens wide and the light turns the water to pewter. Evenings belong to the ballpark's roar, to candlelit dining rooms, to wine bars tucked into brick.

It is a rare thing — a neighborhood with genuine community and genuine energy, historic bones and forward momentum, all within a few walkable blocks of the water. To live here is to have the best of the city arranged, quite literally, around a garden.

"A garden square from another century, at the center of the city's next one."

ON SOUTH PARK



THE NEIGHBORHOOD · 05

Walkability & Lifestyle

Few addresses in San Francisco make everyday life this effortless. From your front door, the essentials and the pleasures of the city are measured in minutes on foot — a morning coffee, a farmers market, a waterfront run, a table for two — all without touching the car keys. This is the walk-everywhere life the city promises and so rarely delivers.

Walker's PARADISE — ERRANDS ON FOOT	Rider's PARADISE — TRANSIT AT THE DOOR	2 min TO COFFEE & THE GARDEN SQUARE	8 min TO THE BAY & EMBARCADERO
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ON FOOT

The garden square, neighborhood cafés, corner markets, and beloved restaurants — all within a few tree-lined blocks.

WITHIN REACH

Oracle Park, the Ferry Building, the Financial District, and the open waterfront, each an easy stroll or short ride away.

Coffee & Cafés

The neighborhood keeps its own rhythm, and it begins with coffee. These are the counters and courtyards where South Park wakes up.

South Park Café

THE ORIGINAL

A green-fronted bistro-café on the square itself, beloved for its Parisian ease, morning pastries, and a room that has anchored the park for generations.

Blue Bottle Coffee

CRAFT ROASTER

The Bay Area's celebrated roaster, where single-origin pours are made with quiet precision. A local ritual perfected — minimalist, meticulous, and just around the corner.

Sightglass Coffee

SOMA LANDMARK

A soaring, light-washed roastery a short walk inland, where house-roasted beans and industrial-chic architecture draw the neighborhood's makers and founders.

Philz Coffee

SAN FRANCISCO BORN

The city's own cult favorite, famous for cups blended one at a time and a warmth that turns first-timers into regulars. Comfort in a cup, the SoMa way.

Local Roasters & Corner Cafés

NEIGHBORHOOD FINDS

Between the landmarks, a scattering of independent cafés and espresso bars reward the wanderer — the kind of small, sunlit rooms that become part of your morning.



Exceptional *Dining*

From white-tablecloth institutions to the corner rooms locals guard jealously, South Park dines exceptionally well. A sampling of the tables that define the neighborhood.

Boulevard

WATERFRONT ICON

A Belle Époque landmark on the Embarcadero and one of the city's most decorated dining rooms — refined American cooking amid mosaic and brass. The special-occasion standard.

Waterbar

BAY VIEWS & OYSTERS

Floor-to-ceiling windows onto the bay and the Bay Bridge, a raw bar of local oysters, and seafood at its freshest. Sunset here is a neighborhood rite.

Prospect

MODERN AMERICAN

Polished, contemporary, and consistently excellent — a downtown-adjacent room for seasonal Californian plates and a serious cocktail list.

Marlowe

NEIGHBORHOOD BISTRO

The convivial SoMa favorite whose burger has achieved local legend, set in a warm, buzzing room that captures the district's easy sophistication.

Ozumo

JAPANESE · EMBARCADERO

Elegant robata and sushi along the waterfront, where precise Japanese cooking meets a sleek, low-lit room made for lingering.

The Ferry Building Marketplace

A MOVABLE FEAST

A short walk north, the city's temple to food — artisan bakers, oyster bars, and cult restaurants under one grand nave. An everyday luxury.



THE EVERYDAY · 08

Weekend Lifestyle

A perfect South Park weekend asks very little of you — only that you step outside and let the neighborhood lead the way.

Morning

SLOW & BRIGHT

Coffee beneath the plane trees on the square, a wander through the **farmers market**, and a slow lap of **South Park** as the neighborhood stirs to life.

Afternoon

OUT TO THE WATER

A game at **Oracle Park**, a stroll to the **Ferry Building** for lunch, then the open **Embarcadero** — bay air, bridge views, and the city unhurried.

Evening

CITY LIGHTS

Fine dining and **wine bars** tucked into brick, a **rooftop lounge** as the skyline ignites, and a final **waterfront walk** home along the water's edge.

"The luxury is not in doing more, but in having everything worth doing so close at hand."

Parks & Outdoor Living

Green space is not an amenity here — it is the organizing principle. Life here is lived outdoors as much as in.

South Park

AT YOUR DOOR

The historic garden oval — lawns, plane trees, sculptural play, and café tables — is your front yard and the neighborhood's living room.

The Embarcadero

WATERFRONT PROMENADE

Miles of open, palm-lined waterfront for running, cycling, or an evening stroll, with the Bay Bridge glittering overhead.

Mission Creek Park

WATER'S EDGE

A tranquil ribbon of green along the creek and houseboats — kayakers, herons, and one of the city's most peaceful walks.

Oracle Park Shoreline

BAYFRONT

The promenade behind the ballpark opens onto the bay — a favorite for sunset, sailboats, and the crack of a distant home run.



Arts, Culture & Shopping

ARTS & CULTURE

South Park sits at the edge of the city's cultural core. Minutes away, **SFMOMA** anchors a world-class museum district, while **Yerba Buena Gardens** and its center stage art, film, and performance in the open air.

Closer still, the neighborhood's own galleries, design studios, and the murals and monuments of the waterfront give everyday walks the texture of a city that takes making things seriously.

SHOPPING

Provisioning here is a pleasure. The **Ferry Building Marketplace** is the crown — artisan producers, cheesemongers, and bakers beneath a landmark roof — while **Whole Foods** and **Trader Joe's** keep the everyday effortless.

Between them lie independent **boutiques**, bookshops, and design stores, and the greater downtown retail district a short ride north for when the occasion calls for more.

"Culture on one side, the water on the other, and a garden in the middle."

THE SOUTH PARK BALANCE

Fitness & Wellness

A neighborhood built for movement — where the waterfront is your track, the park your studio, and world-class fitness is never more than a few blocks away.

Boutique Studios

YOGA · PILATES · CYCLE

SoMa and South Park are dense with premium studios — reformer Pilates, heated yoga, and indoor cycling — for a considered daily practice steps from home.

Full-Service Fitness Clubs

STRENGTH & RECOVERY

From modern strength gyms to full athletic clubs with pools and recovery suites, the area's fitness options rival any in the city.

The Embarcadero Run

OUTDOOR ROUTE

The bayfront promenade offers a flat, scenic, uninterrupted route for running and cycling — miles of open water and bridge views as your backdrop.

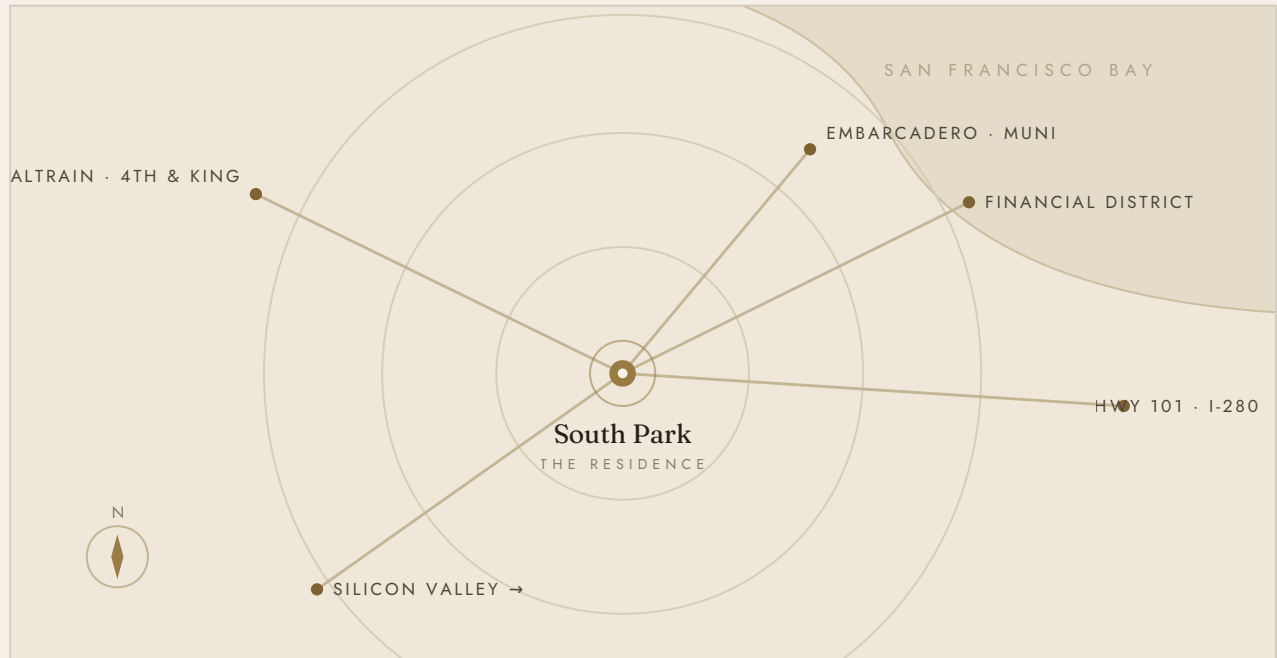
Wellness & Spa

RESTORE

Massage, recovery, and spa retreats throughout the district make it simple to fold restoration into the everyday.

Transportation

This is one of the best-connected addresses in the Bay Area — walkable to transit, minutes from the freeways, and perfectly positioned between downtown and the Peninsula.



- THE RESIDENCE
- TRANSIT & ACCESS POINTS
- FREEWAY CORRIDORS

RAIL & TRANSIT

Caltrain at 4th & King for the Peninsula and Silicon Valley; **Muni Metro** and the historic streetcar along the Embarcadero; **BART** a short connection away for the East Bay and the airport.

BY CAR

Direct on-ramps to **Highway 101** and **Interstate 280** put the airport, the Peninsula, and the wine country within easy reach — while the **Financial District** is minutes north.

Nearby *Highlights*

Distance, measured in minutes. The landmarks that define San Francisco are, from this address, a walk or a short drive away.

2 _{min}	South Park Garden Square	WALK
6 _{min}	Oracle Park	WALK
8 _{min}	The Embarcadero Waterfront	WALK
10 _{min}	Yerba Buena Gardens & SFMOMA	WALK
12 _{min}	Ferry Building Marketplace	WALK
12 _{min}	Financial District	WALK
5 _{min}	Chase Center	DRIVE
6 _{min}	Salesforce Park & Transit Center	DRIVE

ESTIMATED TIMES ARE APPROXIMATE AND OFFERED AS A GUIDE TO THE NEIGHBORHOOD.

Why Buyers Love *South Park*

Ask the people who live here why they stay, and the answers rarely begin with square footage. They begin with a feeling — of belonging to a place that has both a past and a future, and of waking each day somewhere genuinely, quietly special.

They speak of waterfront living and the open bay; of a walkable everyday where nothing worth doing is far; of dining rooms and wine bars that feel like extensions of home. They speak of a professional community of founders and creatives, of a technology

district that put this corner of the city on the map, and of green spaces that keep it human.

Above all, they speak of value that endures — a timeless neighborhood, limited inventory, and architecture worth caring about — and of a sophisticated urban life lived at a gentler, more beautiful pace. This is why discerning buyers return to South Park again and again. Not for a home alone, but for the life that comes with it.

"In the end you are not choosing an address. You are choosing the life you will live around it."

A SOUTH PARK RESIDENCE



A PRIVATE RESIDENCE · SOUTH PARK

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Find not just a home, but *a lifestyle.*

*Some addresses are simply places to live. A rare few become the setting for a life well lived. **South Park** is one of them — and it is waiting.*



LUXURY RESIDENTIAL · SAN FRANCISCO

DRE# 01472256

helena@live7x7.com

(415) 517-2944

891 Beach Street, San Francisco, CA 94109

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