



RENDERING

OFFERING MEMORANDUM  
45 MONTCLAIR TERRACE, SAN FRANCISCO

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# PROPERTY DETAILS

**ADDRESS:** 45 MONTCLAIR TERRACE

**CITY,STATE:** SAN FRANCISCO, CA

A ONCE-IN-A-LIFETIME OPPORTUNITY TO  
CREATE A LANDMARK PROPERTY ON LOMBARD

Set just off the world-renowned curves of Lombard Street, 45 Montclair Terrace is not simply a homesite it is a rare canvas to create an architectural legacy in one of San Francisco's most iconic settings.

This is an opportunity to build something that will be recognized, remembered, and referenced—not just lived in.

# THE OPPORTUNITY

Per the approved plans and entitlements, the site is fully positioned for the development of a five-level architectural residence with an additional ADU, thoughtfully designed to maximize scale, light, and outdoor connection.

- Approved for two residential units (including a 1-bedroom ADU)
- Designed as a five-level luxury residence
- Approximately 4,200+ square feet of outdoor space across terraces, decks, and setbacks
- Two-car parking integrated into the structure
- Located within a 40-X height district, allowing for dramatic vertical design and presence

The approvals are in place. The path is clear. The vision is ready to be executed.

# WHY THIS PROPERTY IS DIFFERENT

San Francisco rarely offers the combination of:

- Iconic positioning near Lombard Street
- Approved scale and verticality
- Significant outdoor integration
- Clean entitlement status with CEQA clearance

This is not a speculative site—it is a de-risked opportunity with momentum already built in.

# BUILD A STATEMENT, NOT JUST A HOME

The topography, elevation, and surrounding architecture create the perfect stage for a design-forward residence that captures:

- Sweeping outlooks over the city and bay
- A layered indoor-outdoor living experience
- A striking street presence on a globally recognized corridor
- A residence that feels more like a private vertical estate than a traditional home

This is where architecture becomes identity.



# FOR THE VISIONARY BUYER

## THIS OFFERING IS BEST SUITED FOR:

- A design-driven end user seeking a legacy residence
- A developer looking to create a trophy property
- A buyer who understands the long-term value of irreplaceable locations

Because properties like this don't trade often—and when they do, they define the next benchmark.

# POSITIONED FOR GLOBAL ATTENTION

## WITH A TAILORED LAUNCH STRATEGY INCLUDING:

- National television exposure
- International luxury network distribution
- Cinematic storytelling and architectural marketing

This property is designed to be **seen, talked about, and pursued at a global level**

# THE BOTTOM LINE

Opportunities to build something truly iconic in San Francisco are increasingly rare.

45 Montclair Terrace is one of them.

This is not about building a home.

# MONTCLAIR TERRACE | RUSSIAN HILL

Tucked just off the iconic curves of Lombard Street, Montclair Terrace offers a rare and intimate setting within one of San Francisco's most celebrated neighborhoods. Positioned on the coveted slopes of Russian Hill, this quiet enclave blends historic charm with a sense of elevated privacy—just moments from the energy of the city.

Surrounded by classic architecture and lush, terraced streetscapes, the location captures the essence of San Francisco living: picturesque, walkable, and effortlessly connected. Russian Hill is renowned for its sweeping bay and skyline views, steep, character-rich streets, and timeless homes that reflect the city's architectural heritage.

Just steps away lies world-famous Lombard Street—known for its iconic winding design and vibrant landscaped curves—drawing visitors from around the globe while anchoring the neighborhood as one of the most recognizable in San Francisco.

Montclair Terrace offers a more discreet perspective within this landmark setting—an opportunity to experience the prestige of Russian Hill from a quieter, residential vantage point, while remaining moments from boutique dining, charming cafés, and the classic cable car lines that define the neighborhood.



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