



1865 - 1869 UNION STREET | SAN FRANCISCO

RETAIL • OFFICE • RESIDENTIAL • MIXED USE • FOR SALE



PROPERTY OVERVIEW

Maven Commercial, Inc is pleased to present the opportunity to purchase 1865-1869 Union Street, a mixed-use property with two buildings on one parcel in San Francisco's highly desirable Cow Hollow. The front building on Union Street features a vacant retail unit with expansive display windows, high ceilings, and hardwood floors on the ground floor and a full floor of vacant commercial offices on the second. The rear three-story building, is separated by a garden/courtyard oasis features two 2x2 apartments (currently leased) with spacious ceilings and a Golden Gate Bridge view in the distance. The ground floor is a vacant unit that has potential to be an ADU garden studio conversion (buyer to verify). Each unit also features its own Union Street entrance and address. With the commercial units vacant, this extremely well located property is ideal for both Owner-Users and Investors.



FINANCIAL ANALYSIS

GENERAL INFORMATION

Address	1865-1869 Union Street
District	Union
Submarket	Cow Hollow
Property Subtype	Mixed-Use
Total Parking Spaces	None
APN	0543-026A
Total Buildings Sq Ft	5,300
Total Lot Sq Ft (Public Record)	3,436

FINANCIAL SUMMARY

Price	\$4,495,000
Estimated Interior Square Footage	5,300
Price/ Square Foot	\$848.11

BUILDING SYSTEMS

# of Units	4 (2 Multi-Family / 2 Commercial) * Additional Unit/ADU Potential
Year Built	1900
Gas & Electric	Separately Metered
Zoning	Union Street

PROJECTED ANNUAL OPERATING EXPENSES

Expense Categories	Current	Pro-Forma
Property Taxes (1.1801%) (Est.)	\$80,955	\$80,955
Professional Fees	\$790	\$790
Insurance	\$4,500	\$4,500
Utilities	\$2,693	\$2,693
Repairs & Maintenance	\$8,240	\$8,240
Operating Expenses	\$97,178	\$97,178

CAP/GRM ANALYSIS

Price	Current	Pro-Forma
CAP Rate	4.02%	4.76%
GRM	17.99	15.86

FINANCIAL ANALYSIS

ANNUAL GROSS INCOME

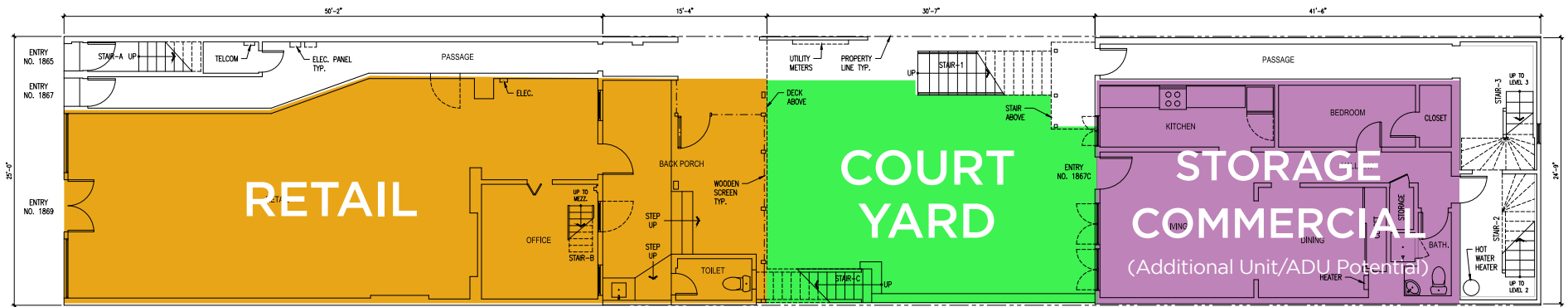
Gross Income	Current	Pro-Forma
Gross Income	\$245,071	\$283,428
Less Vacancy (3%)	-	\$(8,503)
Gross Operating Income	\$245,071	\$274,925
NNN Pass through	\$36,442	\$36,442
Less Expenses	\$(97,268)	\$(97,268)
NOI	\$184,245	\$214,099

RENT ROLL

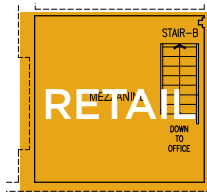
Suite No.		Current Leases	Current Leases	Pro-Forma Monthly Rent
Commercial				
Retail	Vacant /Market Value	1,404	\$8,424	\$8,424
22.3% NNN Share			\$1,588	\$1,588
Office	Vacant / Market Value	1,536	\$4,500	\$4,200
20.3% NNN Share			\$1,446	\$1,446
Multi-Family				
Apartment A (2x2)		1,200 SF	\$3,700	\$4,500
Apartment B (2x2)		1,013 SF	\$2,599	\$4,200
Apartment C (Studio)	*ADU Potential* Currently not legal	701 SF	\$1,600	\$2,295
Monthly Income			\$20,823	\$23,619
Annual Income			\$249,871	\$283,428

FLOOR PLANS

Level 1 Ground Floor

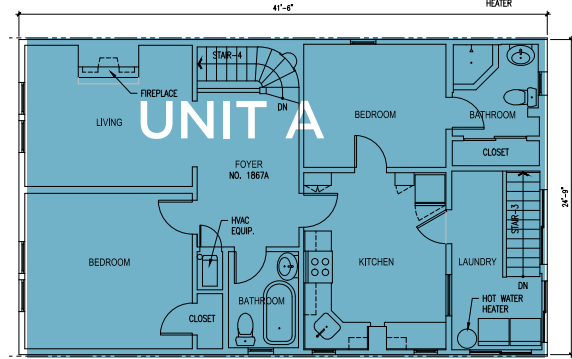
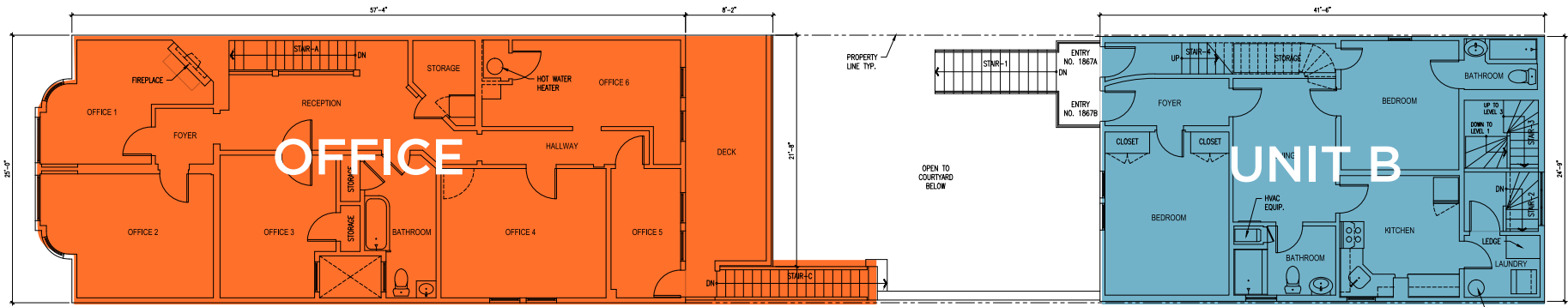


Level 1 Mezzanine



FLOOR PLANS

Level 2 Floor



Level 3 Floor



APARTMENT UNIT A & B



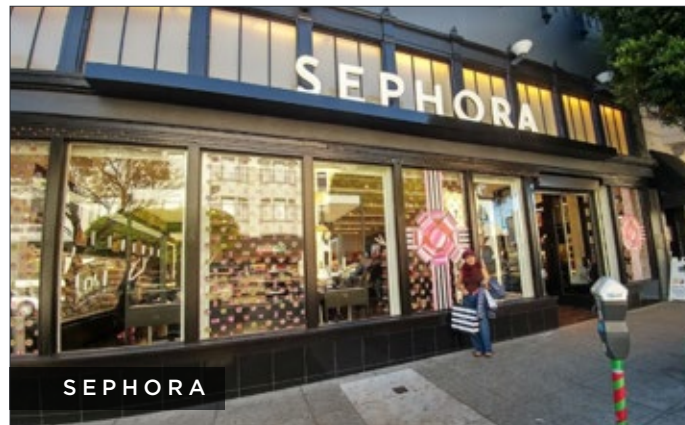
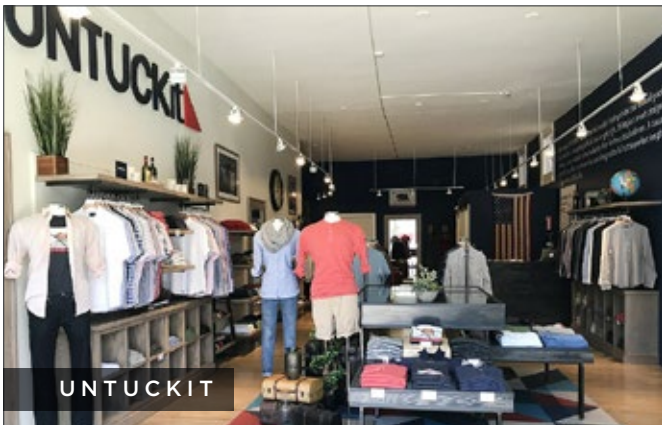
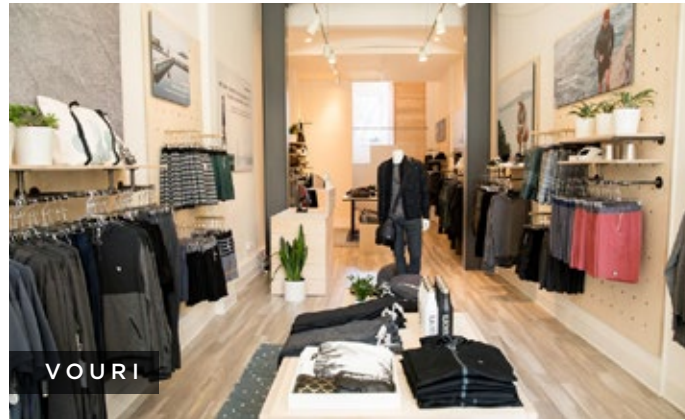
RETAIL & OFFICE



NEIGHBORHOOD

<p>The Pad 1650</p>		<p>FRANKLIN STREET</p>	
<p>Chron Medica 1704 Available 1714 Union French Cleaners 1718 Available 1728 Current Clothing 1738 1738</p>		<p>1606 Best Cleaners</p>	
<p>Feral Design Studio 1750</p>		<p>GOUGH STREET</p>	
<p>Strip Wax Bar 1764 Cassidy Real Estate 1770 Pink Bunny Lingerie 1772 Chic Nail Salon 1772 Available 1772 Dantone 1782 Available 1796</p>		<p>1715 Public Park Pan e vino Trattoria 1725 Crunch Fitness 1735 Gyo SF 1739A T.C. Jewelers 17398 Zeymo 1745 VN Nail Care 1747 Cow Hollow Shoe Repair 1749 Partners in Crime 1757 Salon Macdas 1763 Marina Dental Care 1771 ML Hair Studio 1775 The Lotus Method 1785 Roam Burgers 1787 Available 1799 Veo Optics</p>	
<p>Getzwell Pediatrics 1800 SF Color Collective 1808 Bare Waking Boutique 1810 Available 1816 Tonal 1824 Sprout 1828 Cafe Union 1830 Union Nail Spa 1832 Kaiyo 1838 1838 Topdrawer 1840 Morning Lavender 1846 Ambiance 1858 Kroylan 1864 Available 1870 UNTUCKIT 1872 Drip Doctor 1877 Lazer Away 1878 Perfect Fit Personal Training 1888 Available 1888 Yoga Flow 1892 Available 1898</p>		<p>OCTAVIA STREET</p>	
<p>Wells Fargo 1900 Karna Yoga 1906 Parking Garage 1906 Birdies 1934 Perry's Restaurant 1944 Lastfully 1954 The Caviar Company 1954 Bonobos 1964 Available 1974 Bar None 1980 Extreme Pizza 1980 Solstice 1980 Juice Shop 1994 Gio Gelati 1998</p>		<p>1801 Fenzi Men's Apparel B&A Estate Jewelry 1803 Capannina Restaurant Available 1815 One Medical 1823 Skin Medical Spa 1825 1827 Winnie Couture 1827 1833 Carats and Stone 1837 1849 Invisalign Available Tamashisou Sushi 1851 Leased 1861 Jest Jewels/ Available 1869 Available 1875 Drip Doctor 1877 1887 Sunglass Hut 1887 1895 DooD Group 1895 Starbucks Expansion 1899 Starbucks</p>	
<p>UNION STREET</p>		<p>UNION STREET</p>	
<p>LAGUNA STREET</p>		<p>LAGUNA STREET</p>	
<p>1901 Bus Stop (Bar) 1909 The Epicurean Trader 1909 La Boulange 1919 Italian Homemade Company 1931 Union Street Jewelry 1933 Zen Spa 1943 Dreamy Angels 1945 B Brow Lounge 1949 Available 1951 Closet 1951</p>		<p>ALLEY</p>	
<p>1969 Urban Remedy 1969 Golden Lotus 1969 High Society 1977-A Vegan Picnic 1977 Globo Acai + Tea 1979 The Blue Light (Restaurant) 1981 Lululemon 1981 Bank of America 1995</p>		<p>BUCHANAN STREET</p>	

NEIGHBORHOOD



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