



**1775-1785 UNION STREET, SAN FRANCISCO CA 94123**

**SIX-UNIT OFFICE & RETAIL BUILDING FOR SALE**

**EXCLUSIVELY LISTED BY:**

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COMPASS COMMERCIAL



## EXECUTIVE SUMMARY

### 1775-1785 UNION STREET San Francisco CA 94123



Offered at \$6,350,000



± 9,852 SqFt

APN	0544-011
Building SqFt	± 9,852
Lot SqFt	± 6,490
Cap Rate	5.8%
Zoning	NCD - Union Street
Cross Street	Octavia Street

Compass Commercial, as exclusive advisor, presents a rare opportunity to purchase the fee simple interest for a fully occupied and meticulously maintained mixed-use office building in the heart of San Francisco's Cow Hollow neighborhood. Located on one of the most desirable blocks of Union Street, this charming three-story property blends historic character with modern convenience, making it a highly attractive asset for investors seeking stable income in a premier location.

#### A Coveted Cow Hollow Location

Nestled in one of San Francisco's most vibrant commercial corridors, this property benefits from high foot traffic, a mix of boutique retail, dining, and professional office tenants, and proximity to some of the city's most affluent residential neighborhoods. The building's prime location ensures continued tenant demand and long-term value appreciation.

#### Exceptional Investment Opportunity

With its strong tenant mix, historical charm, and well-maintained condition, 1775-1785 Union Street stands as an ideal investment for those looking to acquire a stable, income-generating asset with upside potential in one of San Francisco's most sought-after districts.



## RENT ROLL

UNIT	SQ FT	TYPE	CURRENT RENT	MARKET RENT	MOVE IN DATE	LEASE END DATE
1785	2,056	Restaurant	\$9,566	\$9,566	2/12/10	2/28/30
1775	1,441	Yoga Studio	\$9,960	\$9,960	4/1/15	3/31/25
1777	1,574	Office	\$3,250	\$6,296	1/1/25	12/31/25
1779	1,642	Office	\$4,377	\$6,568	3/1/23	2/29/28
1781	1,603	Office	\$5,000	\$8,015	8/15/24	11/30/29
1783	1,535	Office	\$5,906	\$6,140	8/12/19	9/14/29
		1785 Reimbursements	\$557	\$557		
		1775 Reimbursements	\$557	\$1,666		
		Water Reimbursement	\$100	\$100		
		Parking Income	\$850	\$850		
<b>Monthly Total</b>			<b>\$40,123</b>	<b>\$49,718</b>		
<b>Annual Total</b>			<b>\$481,474</b>	<b>\$596,615</b>		



## FINANCIAL SUMMARY

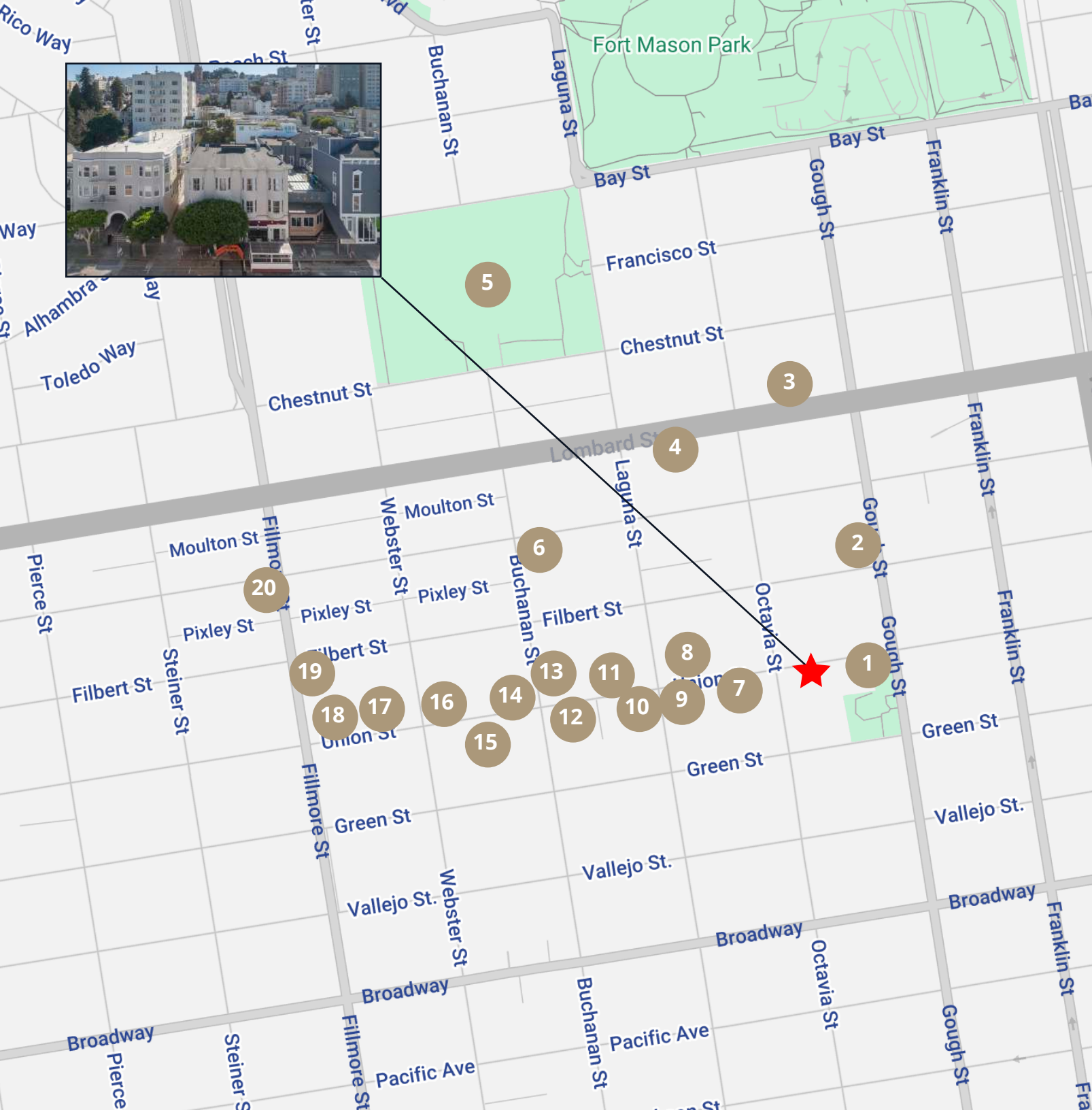
### ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Gross Operating Income	\$481,474	\$596,615
Less Expenses (23.5%)	\$113,323	\$113,323
Net Operating Income	\$368,151	\$483,292
Cap Rate	5.8%	7.6%
GRM	13.2	10.6
Asking Price		\$6,350,000

### ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$74,936
Insurance	\$17,742
PG&E	\$600
Water	\$2,400
Janitorial	\$1,200
Pest	\$2,000
Management	\$14,444
Total Expenses	\$113,323



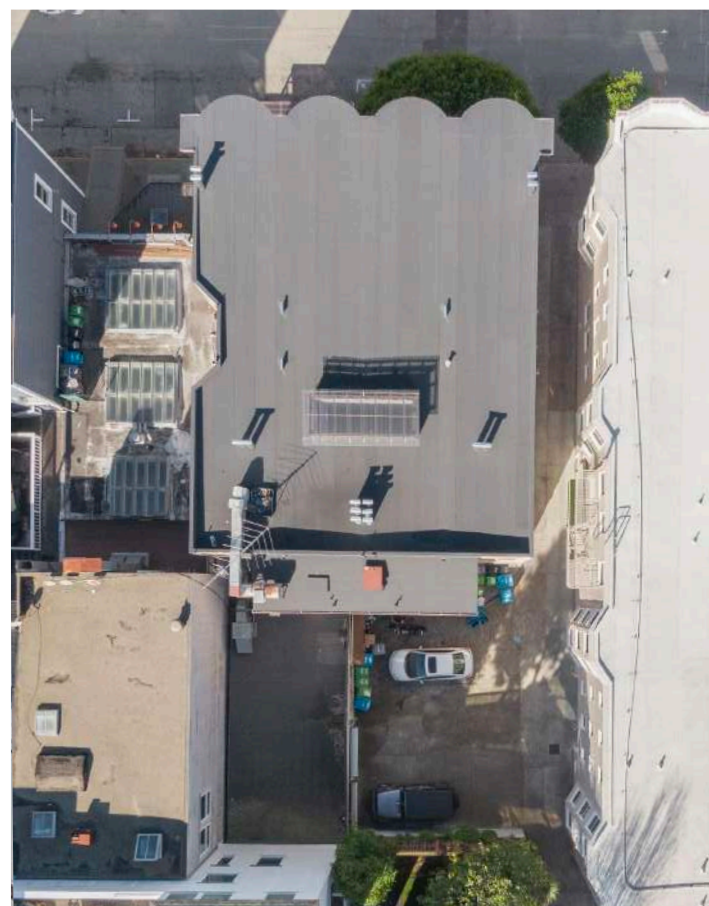


# LOCATION MAP

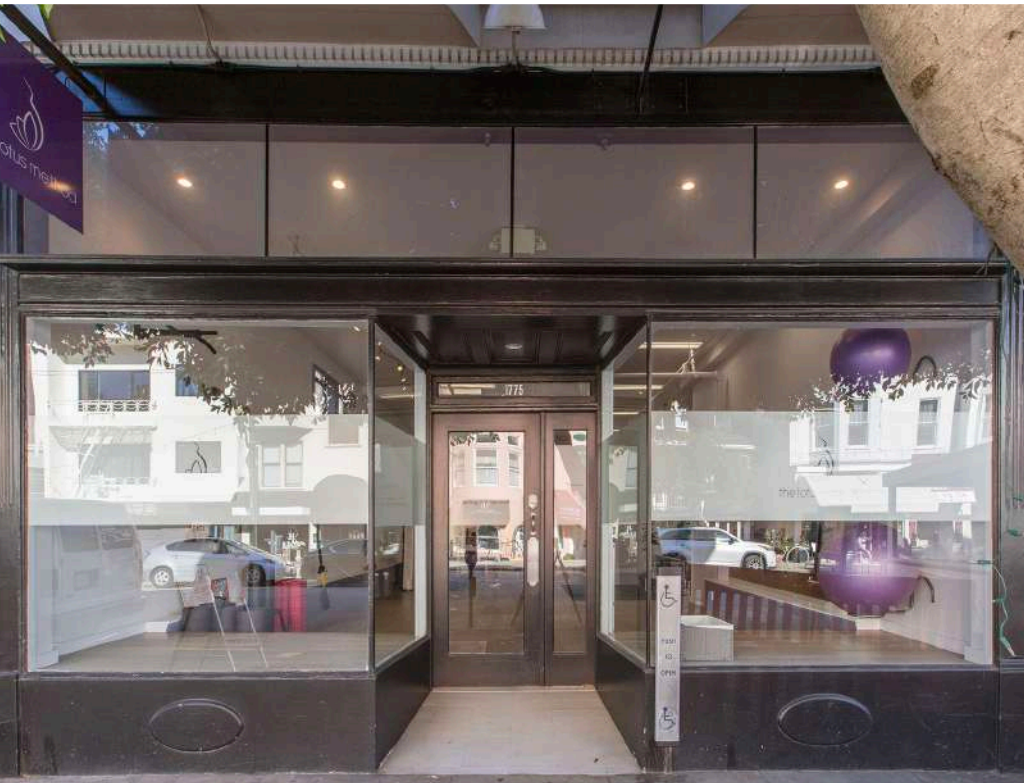
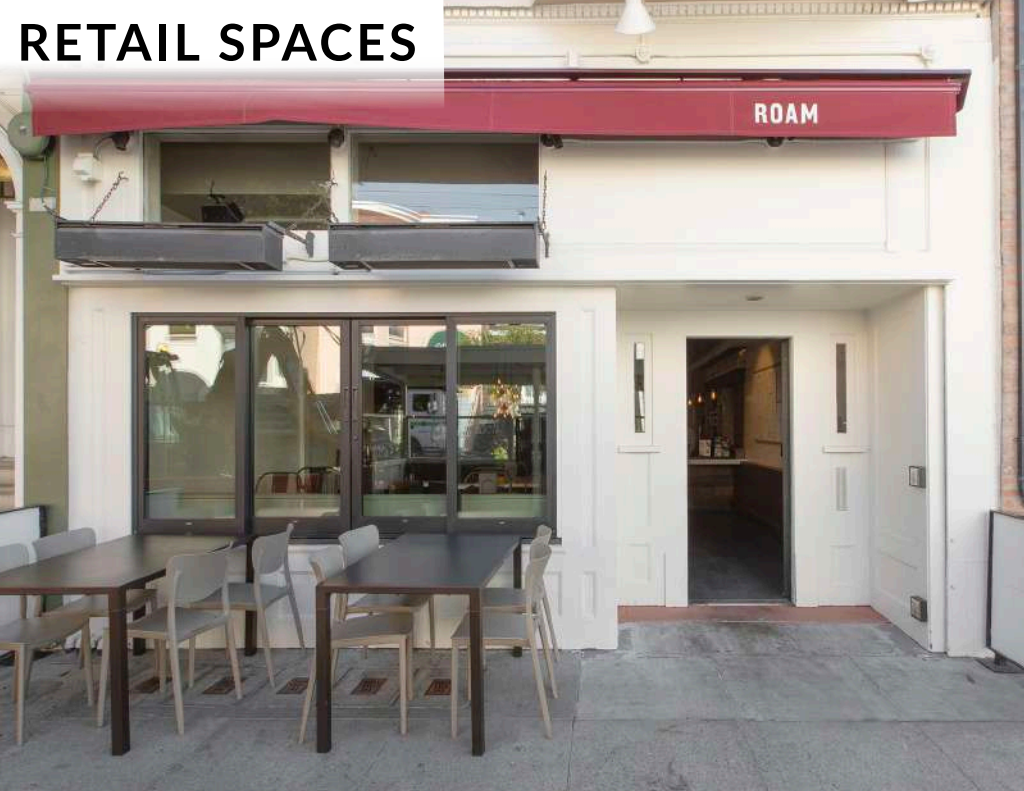
- 1 Camino Alto
- 2 Rutily's Market & Deli
- 3 Atami's Sushi Bar & Grill
- 4 Ly's Vietnamese Cuisine
- 5 Moscone Softball Fields
- 6 The Brazen Head
- 7 Dumpling Union
- 8 Yoga Flow SF
- 9 Starbucks
- 10 The Epicurian Trader
- 11 Perry's on Union
- 12 Lululemon
- 13 Mama's Luncheonette
- 14 Wildseed
- 15 Equinox
- 16 Vuori
- 17 The Brixton
- 18 Luke's Local
- 19 Shake Shack
- 20 Balboa Cafe

## Commute Times

Financial District **10m** by car  
 Sausalito **15m** by car  
 Bay Bridge **20m** by car



# RETAIL SPACES





UNIT 1781



UNIT 1779



UNIT 1779



**UNIT 1777**



**UNIT 1783**



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Scan the QR code for more information  
about 1775-1785 Union Street