

4089-4099 19TH AVENUE

SAN FRANCISCO CA 94132

RETAIL BUILDING FOR SALE | 6 UNITS



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**COMPASS
COMMERCIAL**

PROPERTY OVERVIEW

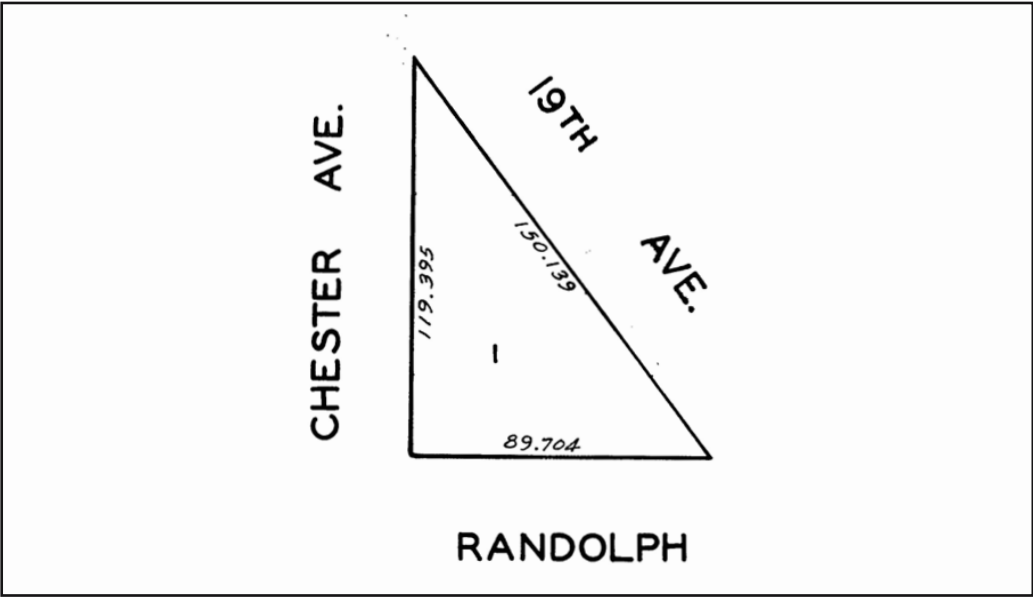
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San Francisco CA 94132

Compass Commercial is pleased to present the opportunity to purchase the fee-simple interest in a premier retail commercial building situated in the highly desirable Ingleside Terrace neighborhood of San Francisco. This property offers an exceptional investment opportunity with its prime location and diverse tenant mix. The property consists of six retail units in an approximately 4,832 square foot building and is situated on a 5,353 square foot lot.



Asking Price	Now Offered at \$1,750,000
Building Size	± 4,832 Square Feet
Lot Size	± 5,353 Square Feet
Total Units	Six (6)
Zoning	NCD
APN	7123-001



RENT ROLL & FINANCIAL SUMMARY

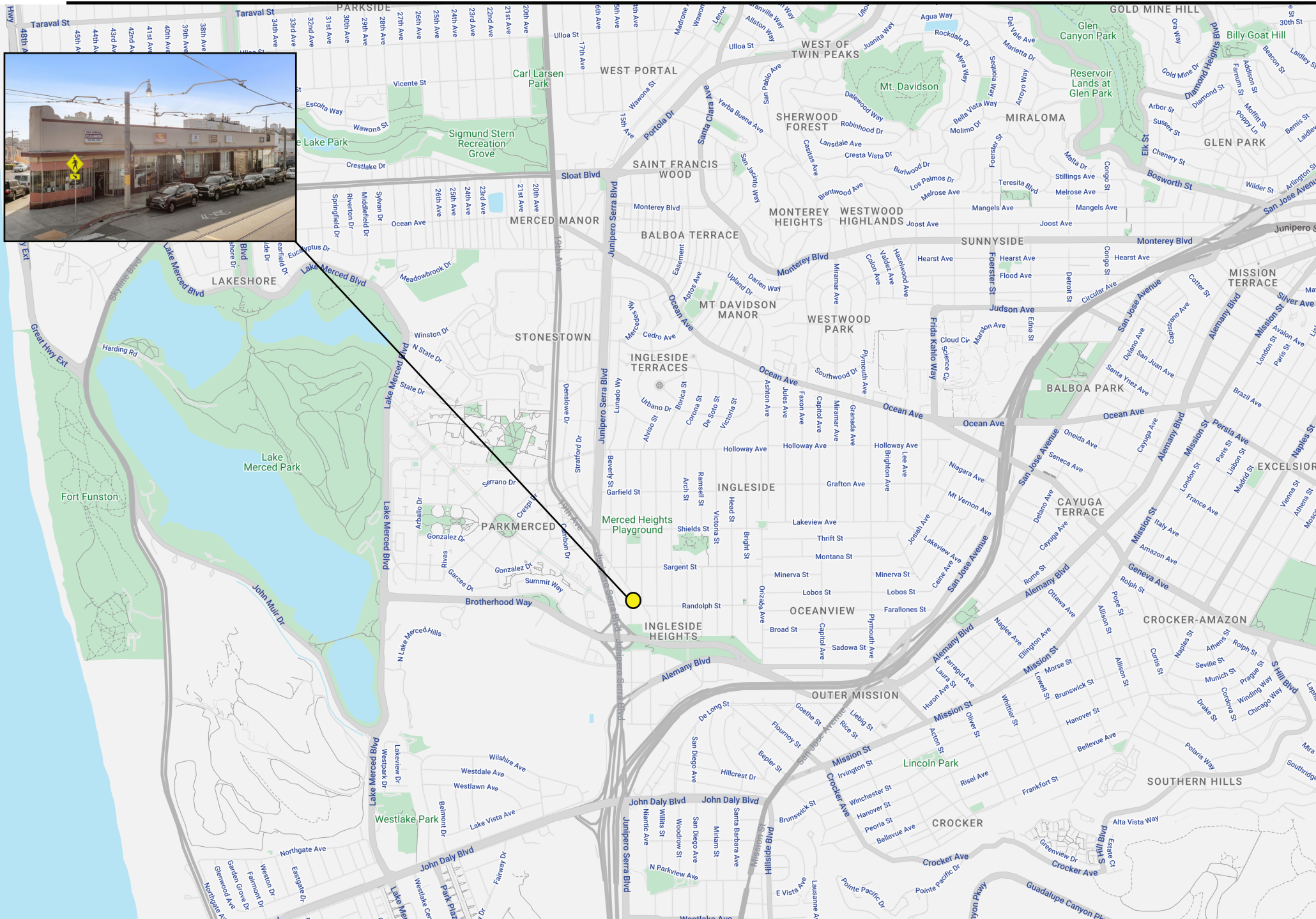
UNIT	CURRENT RENT	MARKET RENT	LEASE END
4089	\$2,642	\$3,531	9/31/2027
4091	\$900	\$1,260	4/30/2025
4093	\$1,198.50	\$1,527	3/31/2027
4095	\$2,529	\$3,372	4/30/2025
4097	\$2,220	\$3,000	2/28/2027
4099	\$2,066	\$2,745	8/31/2025
MONTHLY INCOME	\$11,555.50	\$15,435	
ANNUAL INCOME	\$138,666	\$185,220	

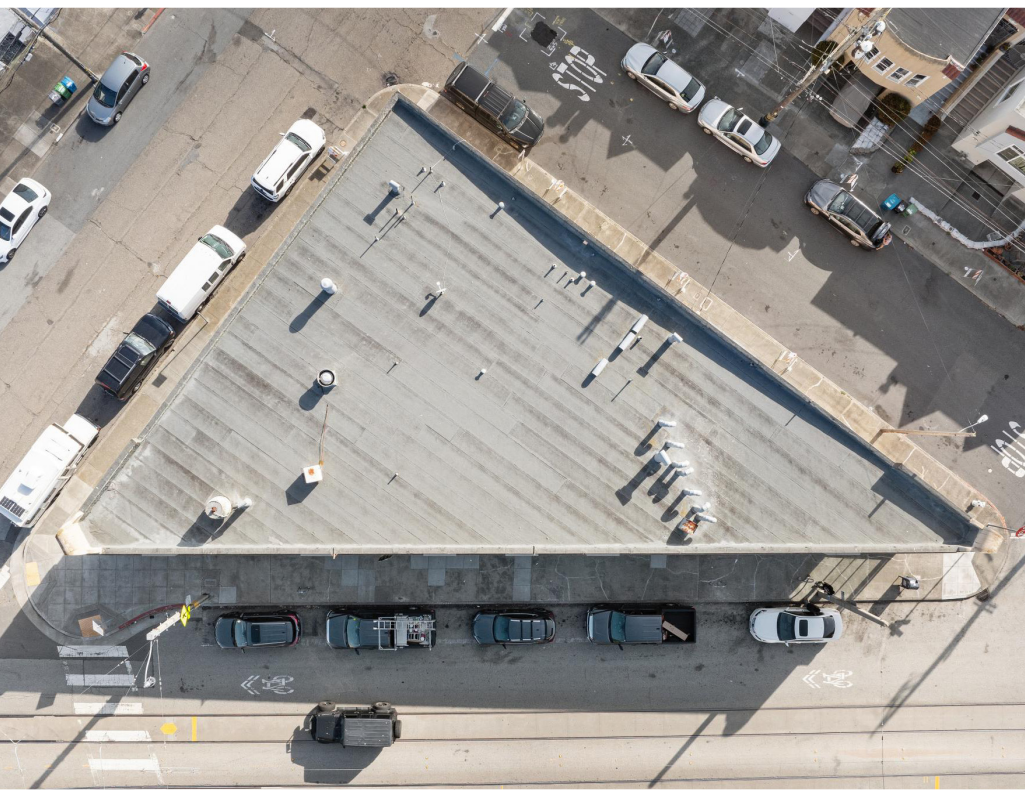
ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	\$138,666	\$185,220
Less Vacancy Rate (5.0%)	-	\$9,261
Gross Operating Income	\$138,666	\$175,959
Less Expenses (24.2%)	\$33,533	\$33,533
Net Operating Income	\$105,133	\$142,426
Cap Rate	6.0%	8.1%
GRM	12.6	9.4



ASKING PRICE	\$1,750,000
PRICE PER SQFT	\$362
PRICE PER UNIT	\$291,667
TOTAL UNITS	Six (6)
TOTAL SQ FT	± 4,832

LOCATION MAP





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Scan the QR code for more information about
4089-4099 19th Avenue.

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