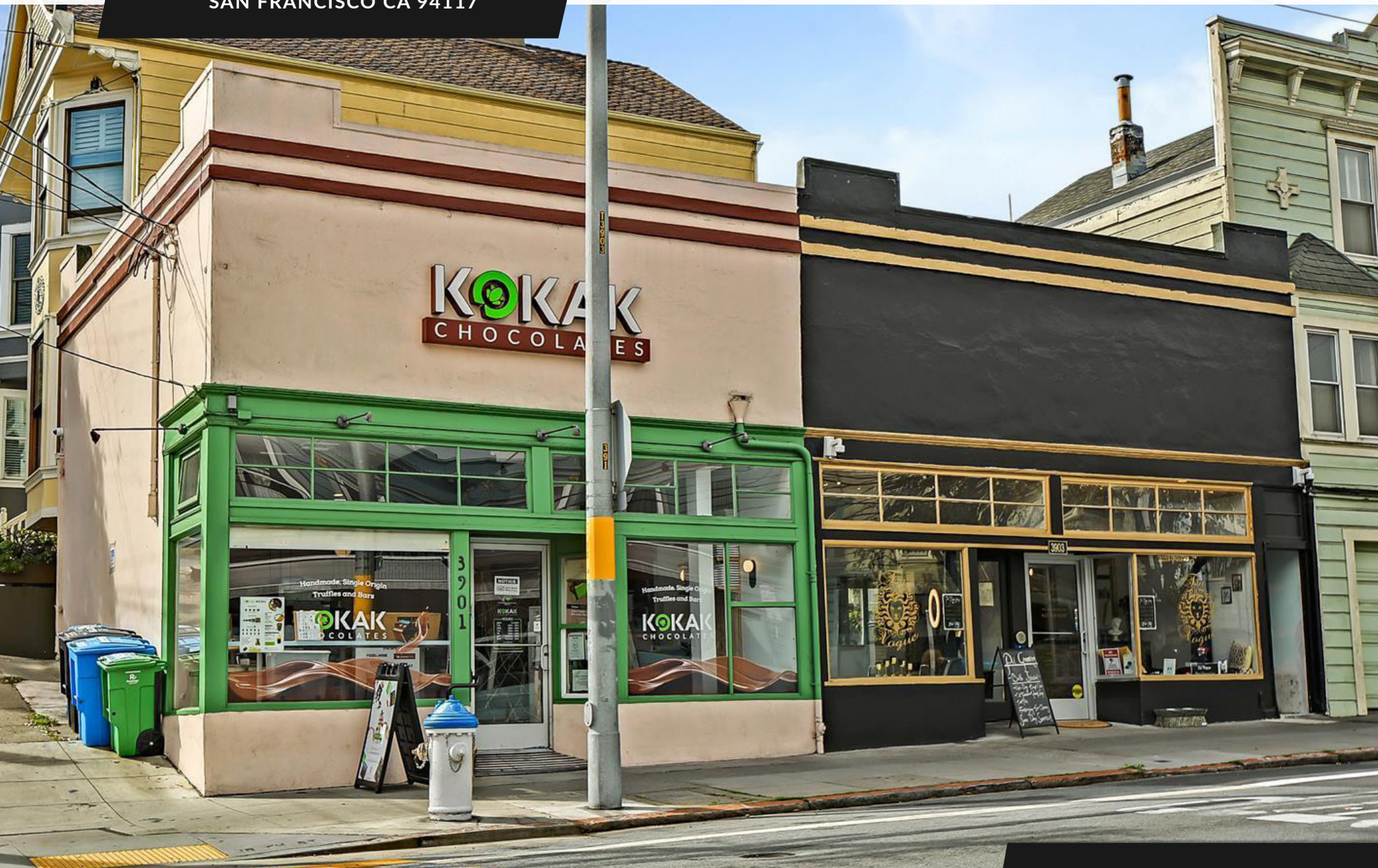


3901-3903A 18TH STREET

SAN FRANCISCO CA 94117

PRIME RETAIL BUILDING FOR SALE



DAVIS NGUYEN Davis@theDNgroupSF.com | 415.412.5703 | DRE 01509978

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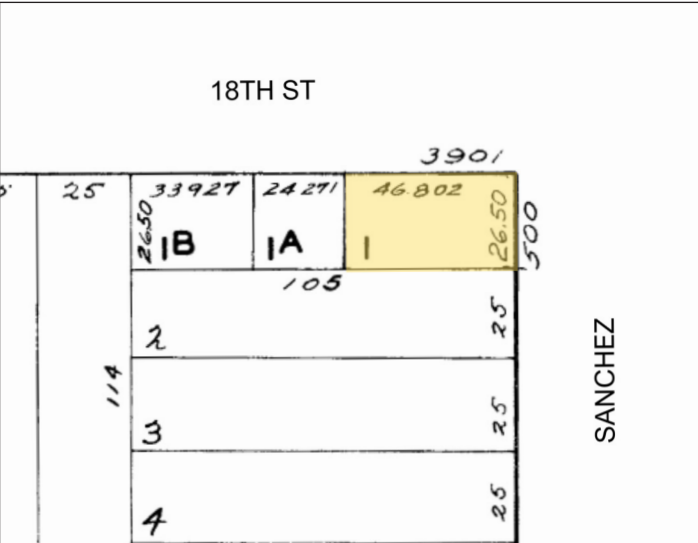
PROPERTY DESCRIPTION

3901-3903A 18TH STREET

List Price	\$1,600,000
Building Size	± 1,339 Sq Ft
Zoning	RH-3
Year Built	1900
APN	3584-001
Neighborhood	Castro District

3901-3903A 18th St is a retail building consisting of two retail units and one mezzanine office unit in the heart of San Francisco’s famous Castro District. Located on the corner of Sanchez Street and 18th Street, this prime retail building has two occupied units and consists of approximately 1,339 square feet.

The building is situated on the corner of Sanchez and 18th Street, which offers an abundant amount of foot and vehicle traffic, along with significant brand visibility. 3901-3903A 18th Street is also surrounded by celebrated local businesses, popular restaurants, and acclaimed retailers.



FINANCIAL OVERVIEW

ANNUAL OPERATING INCOME	
Scheduled Gross Income	\$ 102,000
Less Expenses (20.9%)	\$ 21,323
Net Operating Income	\$ 80,677
CAP	5.1%
GRM	15.6

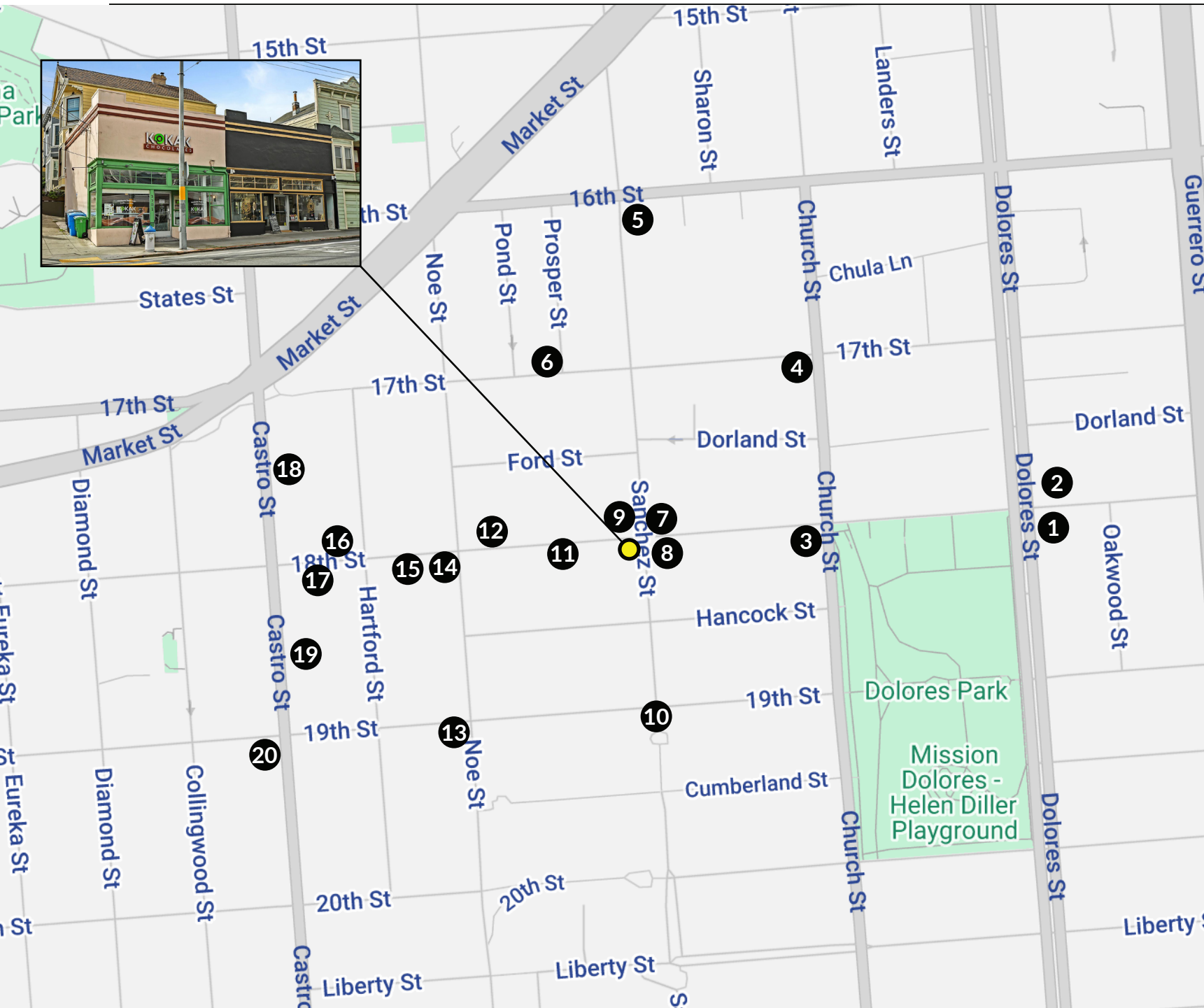
RENT ROLL

UNIT	TYPE	RENT
3901	Kokak Chocolate	\$4,800
3903	Massage	\$2,750
3903A	Mezzanine Office (Vacant)	\$950
	Monthly Rental Income	\$8,500
	Annual Rental Income	\$102,000

ESTIMATED EXPENSES	
New Property Taxes (est. @1.1801%)	\$18,823
Insurance	\$2,500
Total Expenses	\$48,754



LOCATION MAP

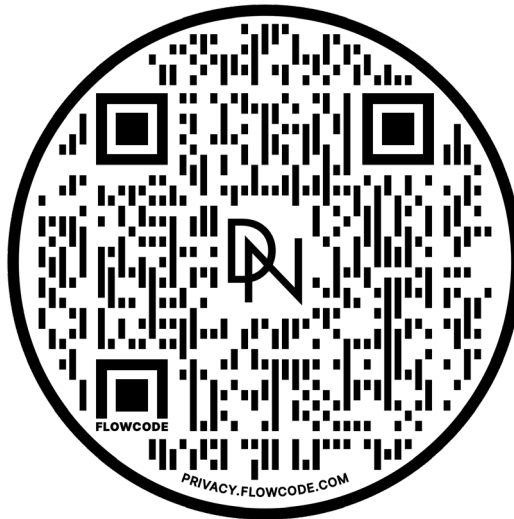


LOCATION MAP

- 1) Dolores Park Cafe
- 2) Bi-Rite Creamery
- 3) Woods Cervceria
- 4) SPRO Cafe
- 5) Kitchen Story
- 6) Frances
- 7) Bright Star Pilates
- 8) Imagiknit
- 9) Le Marais Bakery
- 10) Sanchez Street Stairs
- 11) MAG Galleries
- 12) Last Call Bar
- 13) Noe Hill Market
- 14) Kasa Indian Eatery
- 15) Urban Flowers
- 16) Blind Butcher
- 17) Hot Johnnie's Smokehouse
- 18) Castro Theater
- 19) Philz Coffee
- 20) ZGO Perfumery



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Scan the QR code for more information about
3901-3903A 18th Street

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