

# 401-407 Broadway

AVAILABLE FOR SALE  
SAN FRANCISCO, CA 94133



## FINANCIAL OVERVIEW

ANNUAL INCOME	CURRENT	PROFORMA
RENTAL INCOME	\$164,664.00	\$164,664.00
PARKING INCOME	\$ 24,000.00	\$ 24,000.00
BILLBOARD INCOME	\$ 7,200.00	\$ 7,200.00
RETAIL INCOME	\$ 0.00	\$144,000.00
<b>TOTAL INCOME</b>	<b>\$195,864.00</b>	<b>\$339,864.00</b>
<b>(TOTAL EXPENSES)</b>	<b>(\$ 89,403.67)</b>	<b>(\$ 89,403.67)</b>
<b>NET INCOME</b>	<b>\$106,460.33</b>	<b>\$250,460.33</b>
<b>CAP RATE</b>	<b>3%</b>	<b>7%</b>

12,180 SQUARE FEET TOTAL (APPROXIMATE)

NORTH BEACH NEIGHBORHOOD

ASKING \$3,500,000 (\$287.36 PER SQ FT)

**Mixed-use 3-story building** available for sale

**4,000 square foot** ground floor retail space located below 35 residential units

**Strong pedestrian and vehicular traffic** from Broadway



CALL **DAVIS NGUYEN**  
EMAIL [DNBUYEN@BLATTEISREALTY.COM](mailto:DNBUYEN@BLATTEISREALTY.COM)  
DIRECT 415-321-7485  
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This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

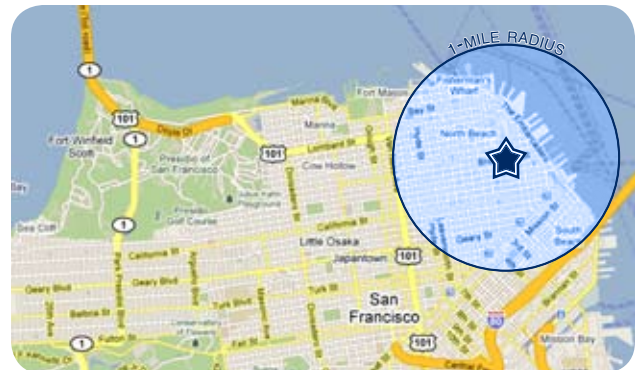
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## 2009 RETAIL SALES VOLUME WITHIN 1-MILE RADIUS OF 401 BROADWAY

Department Stores excl Leased Depts . . . . .	\$448,473,185	Beer / Wine / Liquor Stores . . . . .	\$30,038,024
Automobile Dealers . . . . .	\$434,419,117	Other Health / Personal Care Stores . . . . .	\$28,353,214
Gen Merch / Appliance / Furniture Stores . . . . .	\$404,313,030	Children / Infants Clothing Stores . . . . .	\$27,234,097
General Merchandise Stores . . . . .	\$359,795,813	Pet / Pet Supplies Stores . . . . .	\$22,494,370
Supermarkets / Other Grocery excl Conv . . . . .	\$324,474,066	Computer / Software Stores . . . . .	\$21,397,299
Restaurant Expenditures . . . . .	\$274,462,097	Jewelry Stores . . . . .	\$18,595,744
Gasoline Stations with Convenience Stores . . . . .	\$264,724,171	Other Motor Vehicle Dealers . . . . .	\$18,405,985
Other Gasoline Stations . . . . .	\$214,291,748	Hardware Stores . . . . .	\$16,988,008
Pharmacies / Drug Stores . . . . .	\$153,187,900	Nursery / Garden Centers . . . . .	\$15,078,174
Women's Clothing Stores . . . . .	\$65,805,841	Tire Dealers . . . . .	\$14,343,678
Automotive Parts / Acc / Repair Stores . . . . .	\$55,909,853	Camera / Photographic Supplies Stores . . . . .	\$7,503,262
Home Centers . . . . .	\$54,858,719	Hobby / Toy / Game Stores . . . . .	\$6,489,529
Convenience / Specialty Food Stores . . . . .	\$50,432,424	Book / Periodical / Music Stores . . . . .	\$6,107,530
Furniture Stores . . . . .	\$44,517,216	Outdoor Power Equipment Stores . . . . .	\$4,564,041
Appliance / TV / Other Electronics Stores . . . . .	\$44,160,156	Musical Instrument / Supplies Stores . . . . .	\$3,943,590
Men's Clothing Stores . . . . .	\$38,874,017	Video Tape Stores - Retail . . . . .	\$3,623,896
Shoe Stores . . . . .	\$38,272,801	Paint / Wallpaper Stores . . . . .	\$1,749,207
Sporting Goods Stores . . . . .	\$33,147,192	Sewing / Needlework / Piece Goods Stores . . . . .	\$1,495,912
Home Furnishings Stores . . . . .	\$32,092,565		

<b>\$136,947</b>	AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE (2009)
<b>192,026</b>	TOTAL DAYTIME POPULATION WITHIN A MILE (2009)
<b>46,099</b>	TOTAL HOUSING UNITS WITHIN ONE MILE (2000)
<b>78.74%</b>	% RENTER OCCUPIED HOUSING UNITS WITHIN ONE MILE (2000)



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