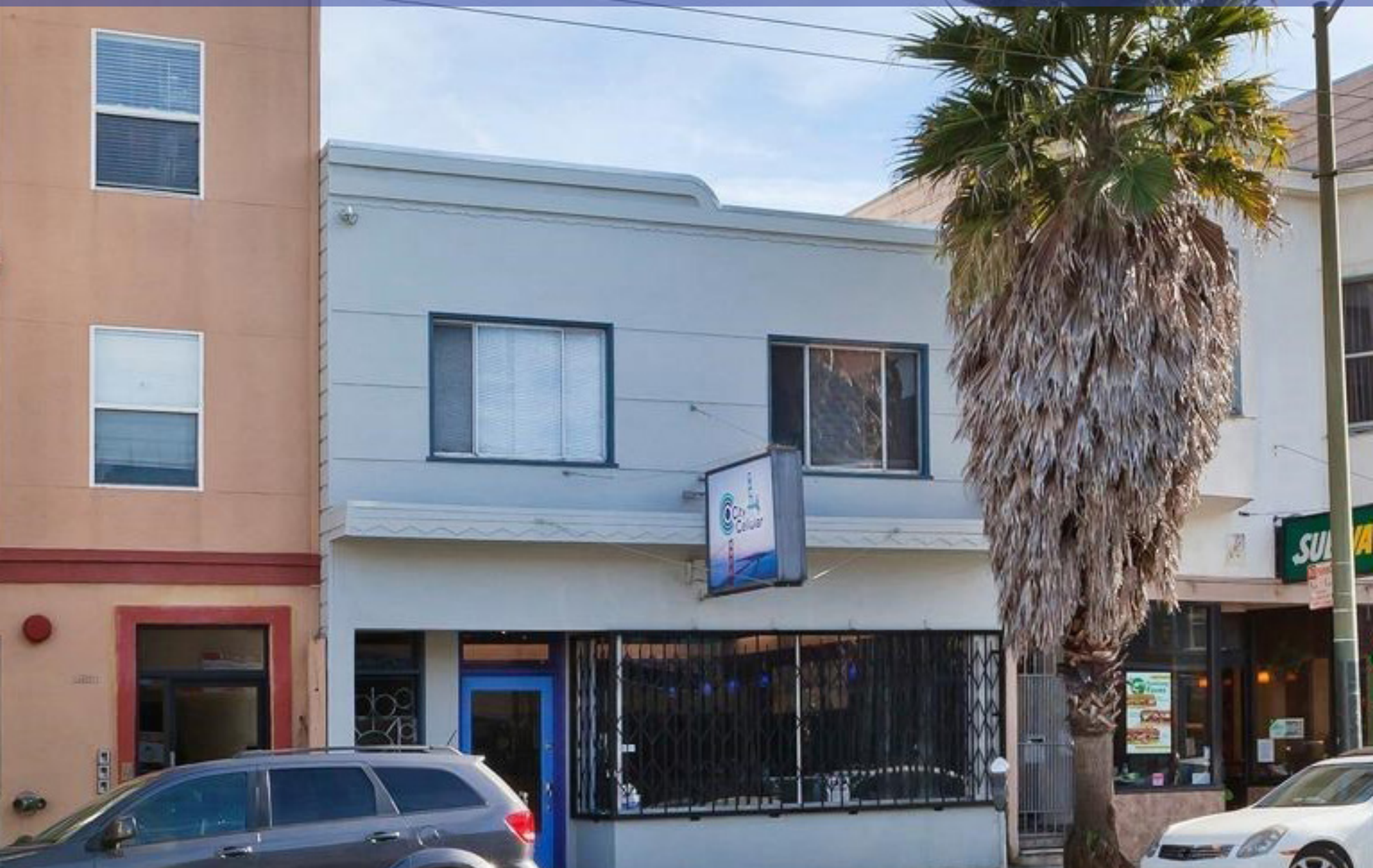


MIXED-USE BUILDING FOR SALE | EXCELSIOR
4835-4837 MISSION STREET, SAN FRANCISCO, CA 94112



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415.488.5150
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ANDREW KRAFT
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DRE #02019054

PROPERTY SUMMARY

4835-4837 Mission Street presents an attractive opportunity for investors looking to enter the cannabis industry and capitalize on the evolving Cannabis retail space. Fully entitled for Cannabis use, it comes with an annual license for a cannabis dispensary as well as state-wide delivery, offering seamless entry to San Francisco market and a strong foundation for your business.

Conveniently located on Mission Street, this building is highly visible to both passing automobiles and foot traffic. There are many restaurants, bars, grocery markets, and shops along with easy access to Balboa Park, Crocker-Amazon, and Visitacion Valley. Contact agents for details.

OFFERING SUMMARY:

Asking Price:	\$1,375,000.00
Property Type:	Mixed Use
Building Size:	±2,808 Square Feet (Per Realquest)
Lot Size:	±2,090 Square Feet (Per Realquest)
Cross Streets:	Between Russia and France Avenue
Year Built:	1949
APN:	6272-021



CELEBRATING
100 Years

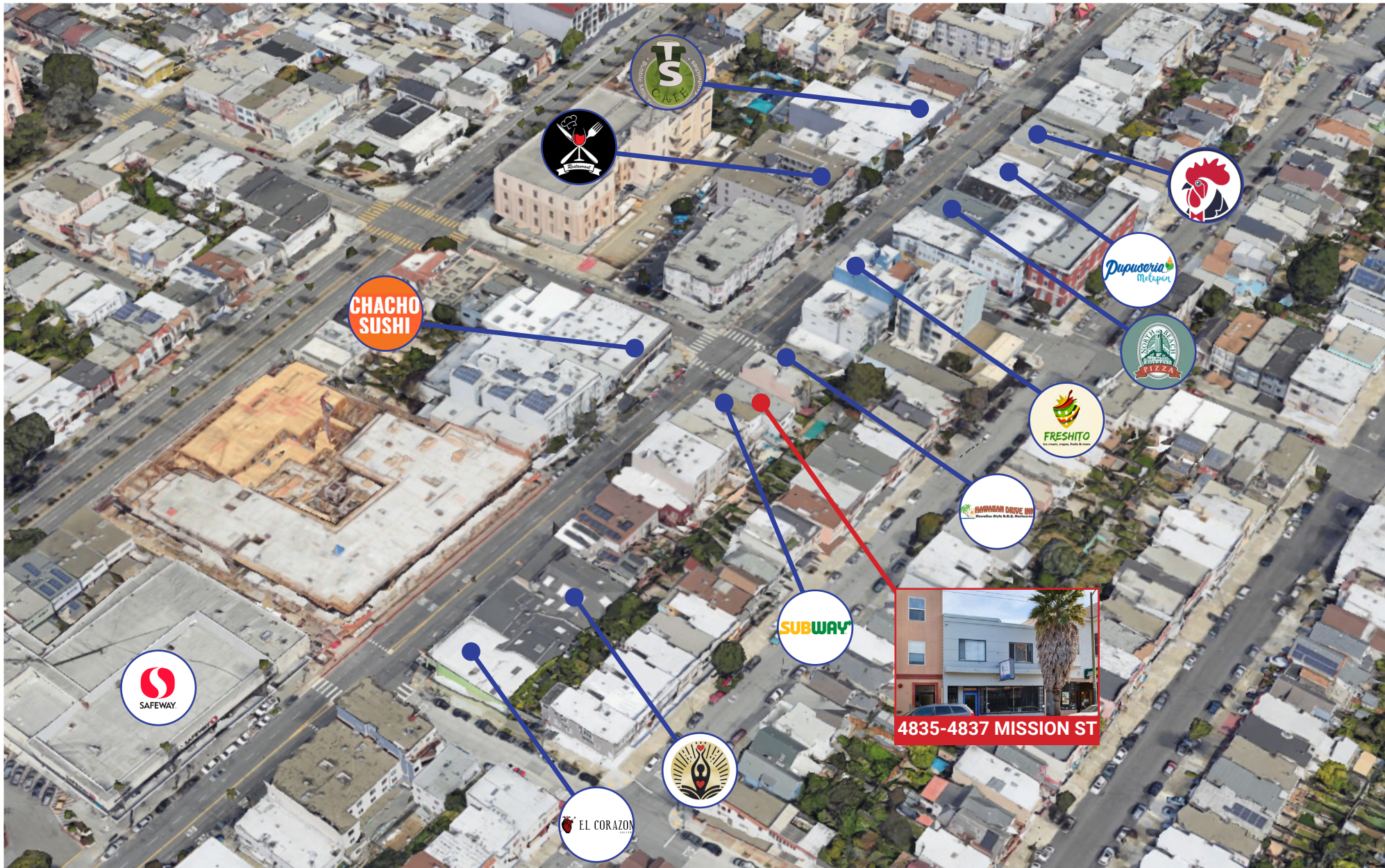
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MISSION STREET



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PARCEL MAP

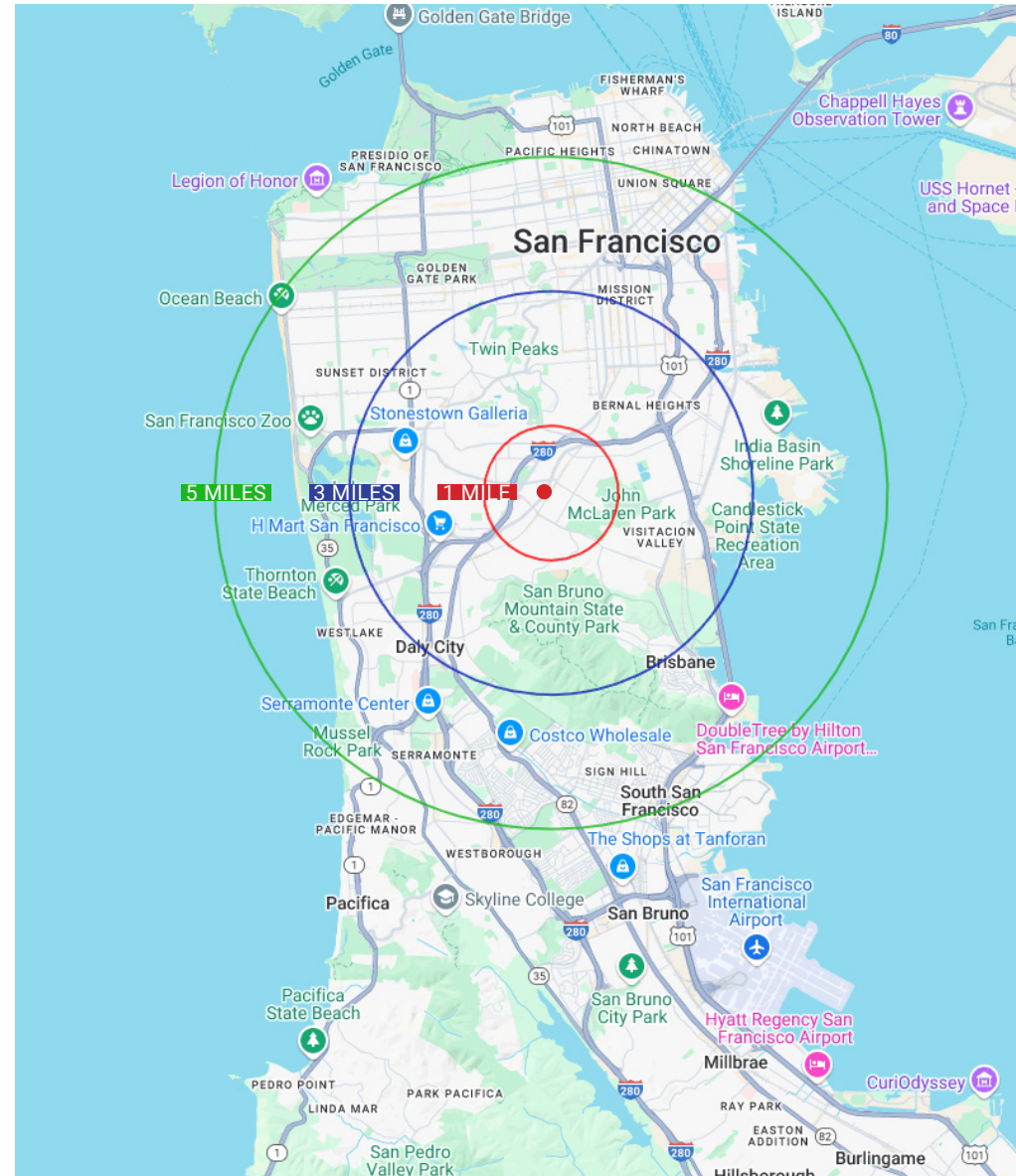
MISSION STREET

PARIS AVENUE				RUSSIA AVENUE			
50.0		83.5	30	50.0	50	50	100
25.0		31	25.0	25.0	27	1	100
25.0		32	25.0				
25		83.5	25	25			
25		83.50	33	25	2	100	25
25		83.50	25	25	34	100	25
25		23	83.50	25	3	100	25
25		83.50	22	25	100		25
25		21	21	4			25
25		20	20	4A			25
25		19	19	5			25
25		18	18	6	100		25
50		29	29	28	100		25
25		16	16	8			25
25		15B	15B	9			25
25		15A	15A	10			25
25		15	15	11			25
25		14	14	12			25
50		13	13	13A			25
100		14	14	13B			25
				13C			25
				13D			25
				13E			25

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	52,301	345,403	816,572
2029 Population	46,846	317,309	757,283
Pop Growth 2024-2029	-10.43%	-8.13%	-7.26%
Average Age	44	43	42
2024 Total Households	15,429	119,416	319,285
HH Growth 2024-2029	-10.94%	-8.48%	-7.66%
Median Household Inc	\$114,663	\$125,704	\$119,648
Avg Household Size	3.20	2.70	2.40
2024 Avg HH Vehicles	2.00	2.00	1.00
Median Home Value	\$1,070,538	\$1,083,229	\$1,083,959
Median Year Built	1948	1949	1952

Source: Loopnet



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