

# 1890-1892 Market Street

MIXED USE BUILDING FOR SALE

San Francisco, CA 94102

**Possible Owner/User Opportunity**



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## OVERVIEW

### Mixed Use Building with Upside | Possible Owner/User Opportunity

Blatteis Realty Company is proud to present 1890-1892 Market Street, San Francisco CA for sale. This contemporary 3 story Mixed Use Building (located near the corner of Market and Laguna Streets) features ground floor retail and two spacious 4 bedroom residential apartments. The property was built in 1900 and contains approximately 6,500 square feet. The third floor is occupied and the 2nd floor apartment was recently leased (both show great). The ground floor retail space could be delivered vacant (though the Tenant would like to stay). This is a terrific location that boasts strong potential for upside, good foot/vehicular traffic and is within walking distance to Downtown, Castro District, Hayes Valley, Civic Center and the Mission. Construction has also been completed at 1844 Market Street (next door), where 113 residential luxury apartments are planned. Over 1,000 new residential units are also near completion in the area.

**Fantastic Opportunity for either an Owner/User or the Passive Investor looking for a steady income.**

## PROPERTY OVERVIEW

- Assessor's Parcel Number: 871-007
- Zoning: NCT-3, Moderate-Scale Neighborhood Commercial Transit District. The district allows for supporting retail uses and is also located within the boundaries of the Market Street Corridor.

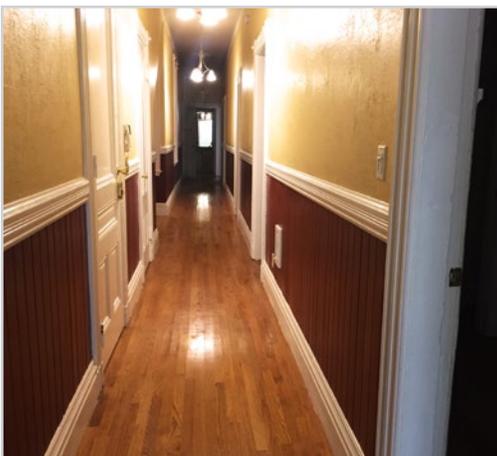
## BUILDING OVERVIEW

**Ground Floor: ±2,400 SF**

**Lower Level: ±1,850 SF**

**2nd and 3rd Floor Apartments: ±2,250 SF**

- The Ground Floor (1st Floor) has a lease until *February 2018*. Seller could deliver vacant.
- The 2nd Floor Residential has a lease until *August 15, 2017*.
- The Third Floor is month to month.
- Each unit is separately metered. Apartments are separately metered. Separate gas, separate electricity, separate water. The commercial unit does not have gas.



2nd Floor



Basement for Ground Floor Tenant



Entry for Residential Tenant

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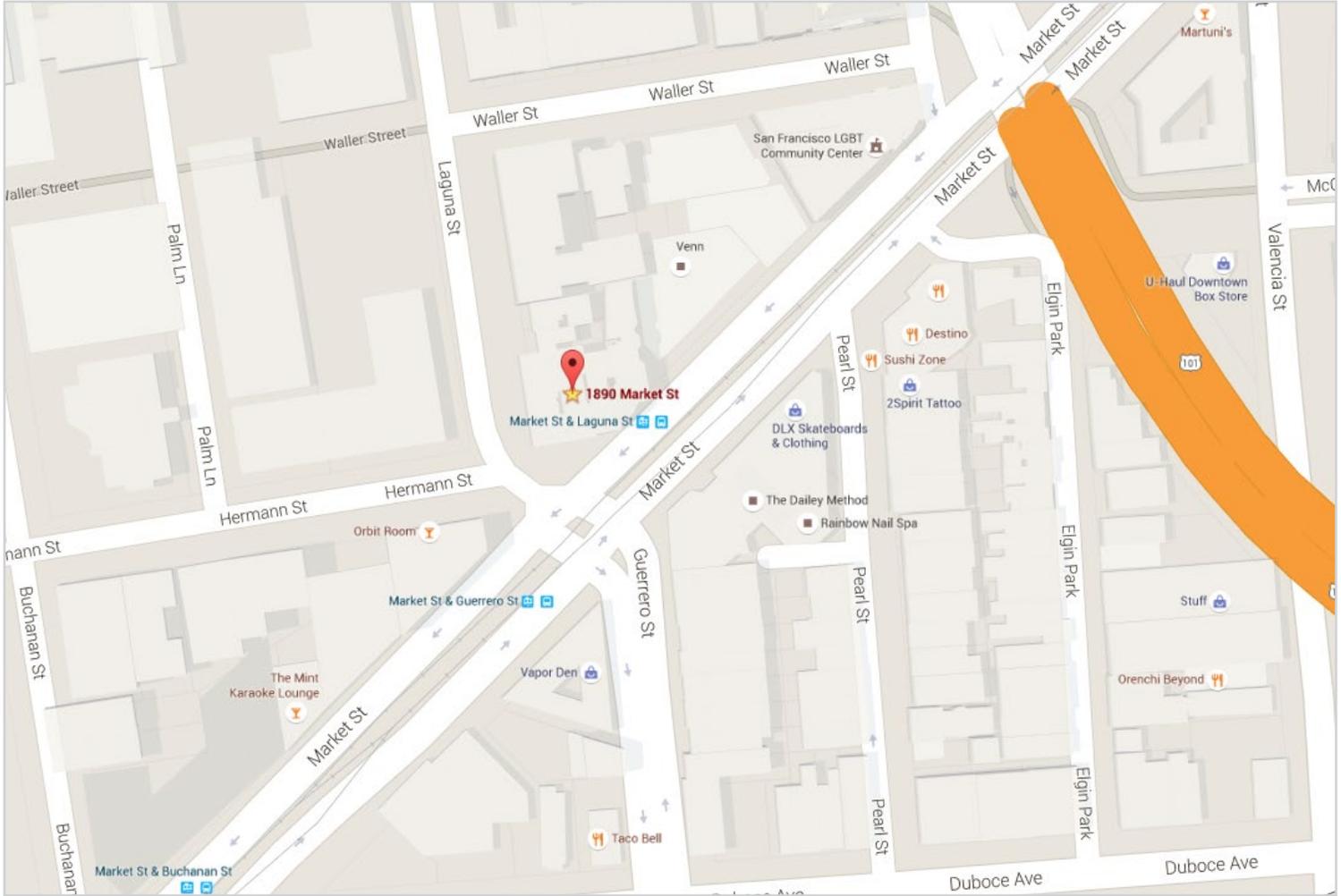
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## MAP



2nd Floor



Ground Floor Tenant

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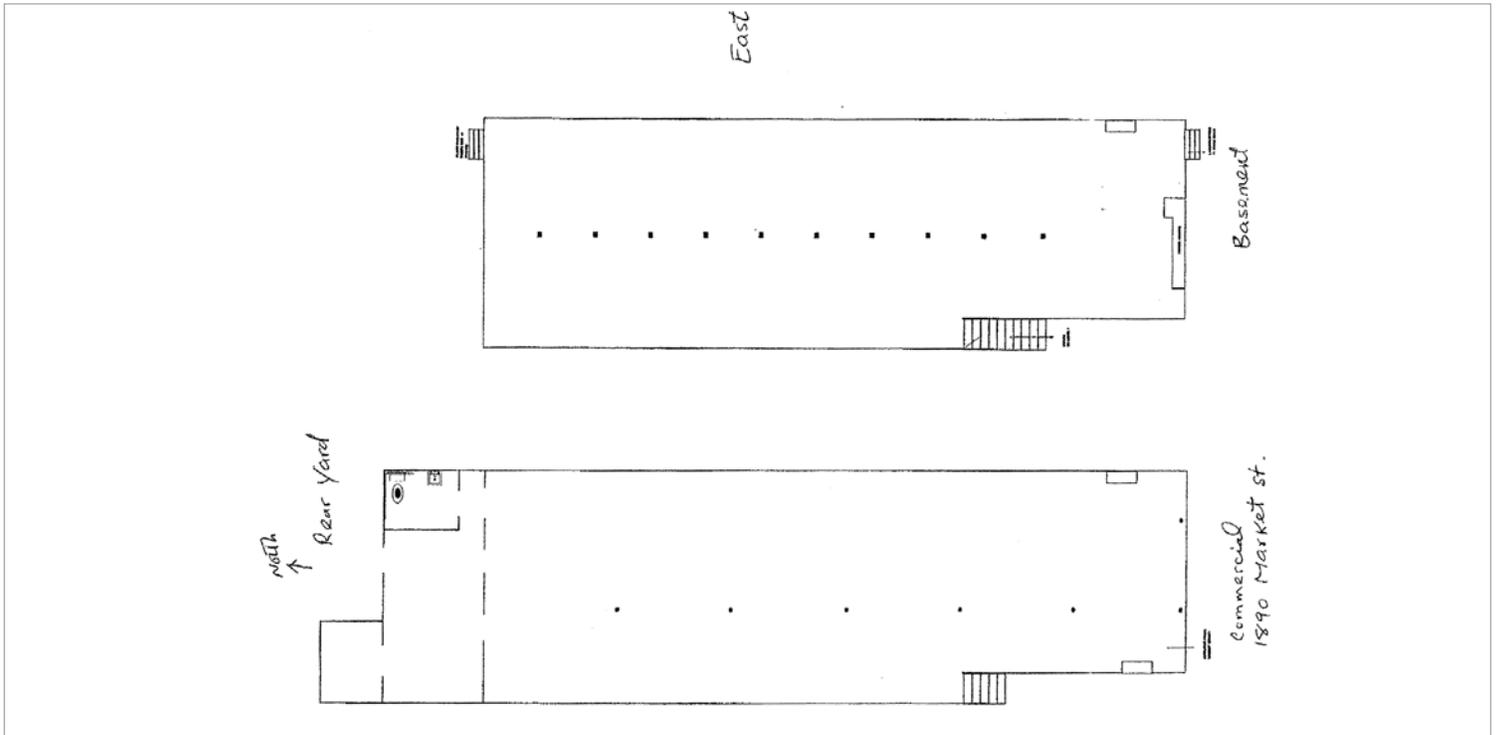
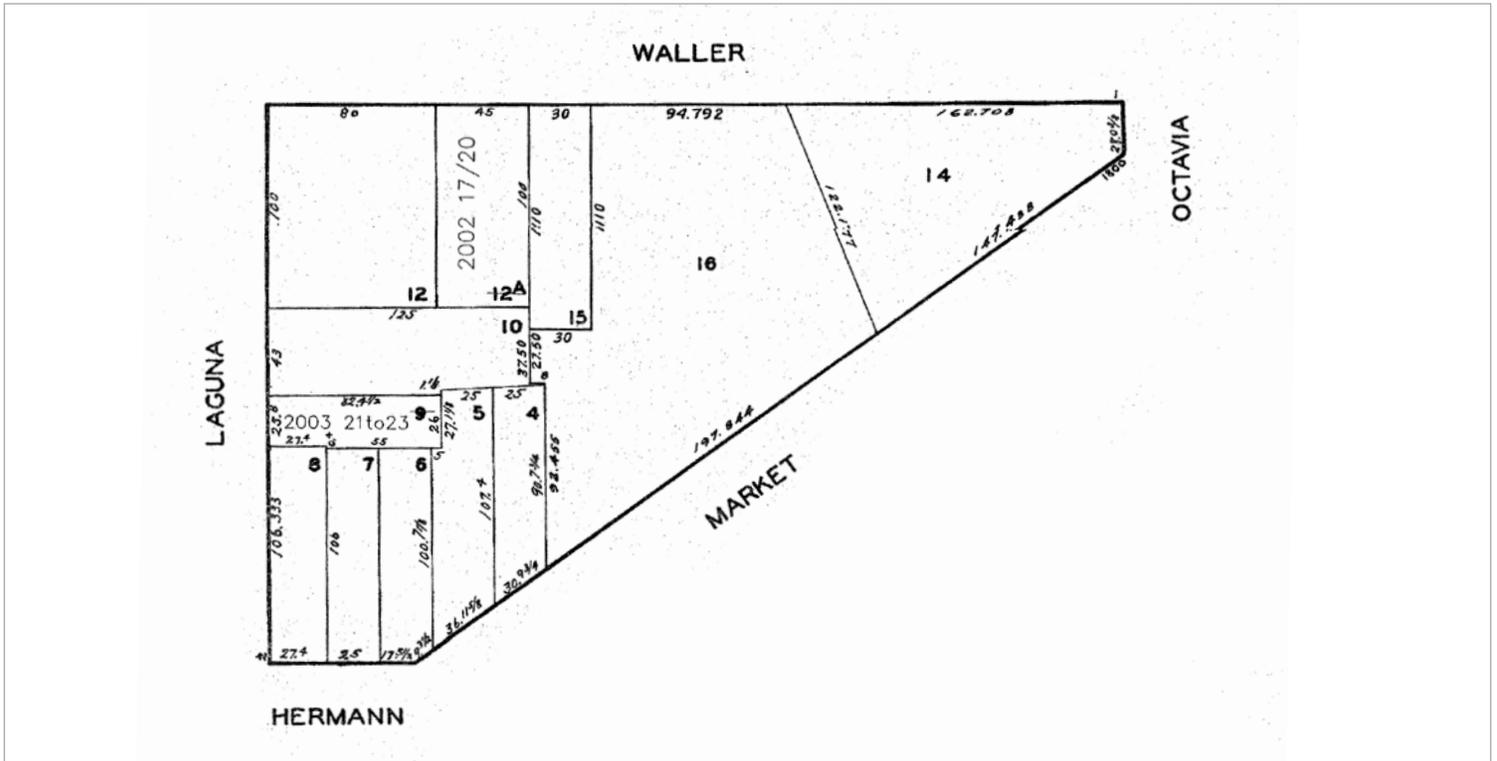
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## FLOOR PLANS



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## DEMOGRAPHICS

### Demographic Summary Report

1890-1892 Market St, San Francisco, CA 94102						
						
Radius	1 Mile		2 Mile		3 Mile	
<b>Population</b>						
2020 Projection	108,888		396,981		588,302	
2015 Estimate	102,243		372,756		553,034	
2010 Census	95,100		346,741		517,231	
Growth 2015 - 2020	6.50%		6.50%		6.38%	
Growth 2010 - 2015	7.51%		7.50%		6.92%	
<b>2015 Population by Hispanic Origin</b>	20,055		60,168		81,643	
<b>2015 Population</b>	102,243		372,756		553,034	
White	66,341	64.89%	242,573	65.08%	348,929	63.09%
Black	9,930	9.71%	21,918	5.88%	27,827	5.03%
Am. Indian & Alaskan	1,424	1.39%	3,632	0.97%	4,624	0.84%
Asian	19,296	18.87%	87,421	23.45%	146,711	26.53%
Hawaiian & Pacific Island	360	0.35%	1,100	0.30%	1,612	0.29%
Other	4,891	4.78%	16,111	4.32%	23,330	4.22%
U.S. Armed Forces	29		61		119	
<b>Households</b>						
2020 Projection	54,959		200,576		286,961	
2015 Estimate	51,585		188,041		269,314	
2010 Census	48,115		174,457		251,132	
Growth 2015 - 2020	6.54%		6.67%		6.55%	
Growth 2010 - 2015	7.21%		7.79%		7.24%	
Owner Occupied	10,062	19.51%	44,103	23.45%	77,153	28.65%
Renter Occupied	41,524	80.50%	143,939	76.55%	192,161	71.35%
<b>2015 Households by HH Income</b>	51,585		188,043		269,314	
Income: <\$25,000	13,541	26.25%	44,085	23.44%	55,188	20.49%
Income: \$25,000 - \$50,000	9,171	17.78%	28,175	14.98%	38,924	14.45%
Income: \$50,000 - \$75,000	5,672	11.00%	20,841	11.08%	30,458	11.31%
Income: \$75,000 - \$100,000	4,771	9.25%	18,186	9.67%	27,297	10.14%
Income: \$100,000 - \$125,000	4,556	8.83%	16,609	8.83%	24,706	9.17%
Income: \$125,000 - \$150,000	3,282	6.36%	11,568	6.15%	17,457	6.48%
Income: \$150,000 - \$200,000	4,148	8.04%	16,603	8.83%	24,785	9.20%
Income: \$200,000+	6,444	12.49%	31,976	17.00%	50,499	18.75%
<b>2015 Avg Household Income</b>	\$96,377		\$110,337		\$117,323	
<b>2015 Med Household Income</b>	\$63,519		\$76,265		\$84,238	

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