

THREE-UNIT MIXED-USE BUILDING AVAILABLE FOR SALE IN PRIME LOCATION

1251-1253-1255 9TH AVENUE

SAN FRANCISCO, CA 94122 | INNER SUNSET DISTRICT

PRICED TO SELL

\$2,950,000

INVESTORS' DREAM PROPERTY

CROSSROADS LOCATION IN
VIBRANT INNER SUNSET DISTRICT

**2 GROUND FLOOR
RETAIL/COMMERCIAL SPACES**

**PLUS A COMFORTABLE SECOND FLOOR
3BD/1BA APARTMENT WITH BACKYARD**

OUTSTANDING INVESTMENT OPPORTUNITY

9TH AVE BETWEEN LINCOLN WAY & IRVING ST

- Centrally located in the Inner Sunset Shopping & Entertainment District, steps from Golden Gate Park and 6 Blocks from UCSF Medical Center
- Convenient Public Transportation with N Judah Light Rail Stop at Corner for travel to/from Downtown and Ocean Beach as well as bringing visitors to Golden Gate Park
- Excellent foot traffic in path of travel from Irving St. MUNI to Golden Gate Park
- 4.07% Cap Rate - \$1,004/SF
- Property not currently subject to Rent Control



INCORPORATED | EST. 1922

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TOTAL: ±2,937 SF

Per Assessor's Records

±1,102 SF RESIDENTIAL
±1,835 SF RETAIL (2 SPACES)

This extremely well located mixed-use property, near the corner of 9th Avenue and Irving Street, has been meticulously maintained by its current owner. The building layout is as follows:

1253 9TH AVENUE | GROUND FLOOR RETAIL

Approximately 1,105 SF of Commercial Space: High ceilings. ADA Compliant Restroom. Rear Office/Storage. Brand new space buildout by current tenant: Little Sweet Boba Tea Shop. Highly successful with "lines out the door." Lease expires 6/30/28. Rent Schedule: Current \$6,180/Month (3% annual increases). Tenant reimburses 38% of Property Taxes + Insurance over 2018 Base Year.

1255 9TH AVENUE | GROUND FLOOR RETAIL

Approximately 730 SF of Commercial Space: Leased to the long-established Anna's Hair Gallery. Lease Expires 02/28/22. Rent Schedule: Current \$3,000/month (\$250/month annual increases). Tenant reimburses 20% of Property Taxes + Insurance over 2019 Base Year.

1251 9TH AVENUE | SECOND FLOOR | RESIDENTIAL

A Functional, well maintained 3BD/1BA apartment of approximately 1,100 SF: Currently leased through 11/30/19 for \$4,125/month. This unit is clean and presentable but has not been updated.

ADDITIONAL PROPERTY FEATURES

- Immediately adjacent to the Inner Sunset Restaurant, Shopping and Entertainment District; One Block from Golden Gate Park; Four Blocks from UCSF Medical Center – a significant source of residential tenants.
- Extraordinary Public Transportation Nearby: The N Judah Light Rail Line stops right at the Irving St. corner (one half block) with service to Downtown and Ocean Beach. Muni Bus Lines within short walking distance: 6 Haight/Parnassus, 7 Haight/Noriega, 43 Masonic, 36 Teresita, 44 O'Shaughnessy and 66 Quintara.

PROPERTY & FINANCIAL OVERVIEW

Price:	\$2,950,000
Price Per SF:	\$1,004
Cap Rate:	4.07%
NOI:	\$119,985
Units:	3
Parcel Number:	1741-040
Building SF: Per Assessor Records	±2,937 SF
Lot SF:	±3,049 SF (25'x120')

RENT ROLL

Unit No.	Unit Type	Lease Expires	Current Rent
1253 Ground Floor	Commercial*	6/30/28	\$6,180
1255 Ground Floor	Commercial*	2/28/22	\$3,000
1251 2nd Floor	3BR / 1BA	11/30/19	\$4,125
Scheduled Monthly Income:			\$13,305
Scheduled Annual Income:			\$159,660

ANNUAL EXPENSES

Property Tax: \$29,075*
**Based on \$2,950,000 Price Less Tenant Reimbursements*

Property Insurance: \$3,400

Utilities: \$2,800

Maintenance & Repairs: \$4,400

Total Expenses: \$39,675

**Commercial Tenants pay prorata share of increases.*



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1253 9TH AVENUE | RETAIL | ±1,105 SF



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1255 9TH AVENUE | RETAIL | ±730 SF



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3 BEDROOM/1 BATHROOM | APARTMENT | ±1,100 SF



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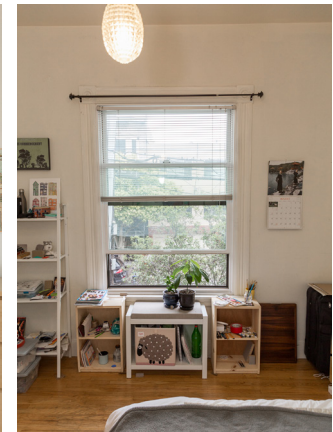
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3 BEDROOM/1 BATHROOM | APARTMENT | ±1,100 SF



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3 BEDROOM/1 BATHROOM | APARTMENT | ±1,100 SF



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1251-1253-1255
9TH AVENUE



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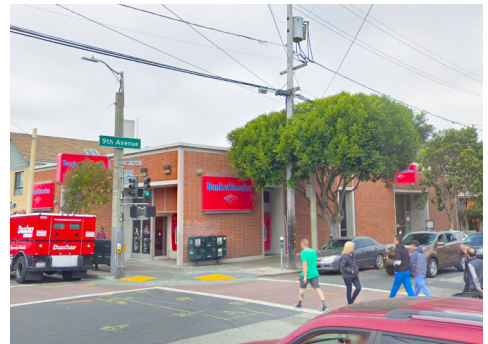
**PRIME LOCATION IN EPICENTER
OF QUAINT INNER SUNSET DISTRICT BESIDE GOLDEN GATE PARK
POPULAR HOTSPOT FOR SHOPPING, DINING AND NIGHTLIFE!**



PACIFIC CATCH



STARBUCKS



BANK OF AMERICA



GOLDEN GATE PARK



CALIFORNIA ACADEMY OF SCIENCES



DEYOUNG MUSEUM



AMBIANCE



SAN FRANPSYCHO



UCSF MEDICAL CENTER



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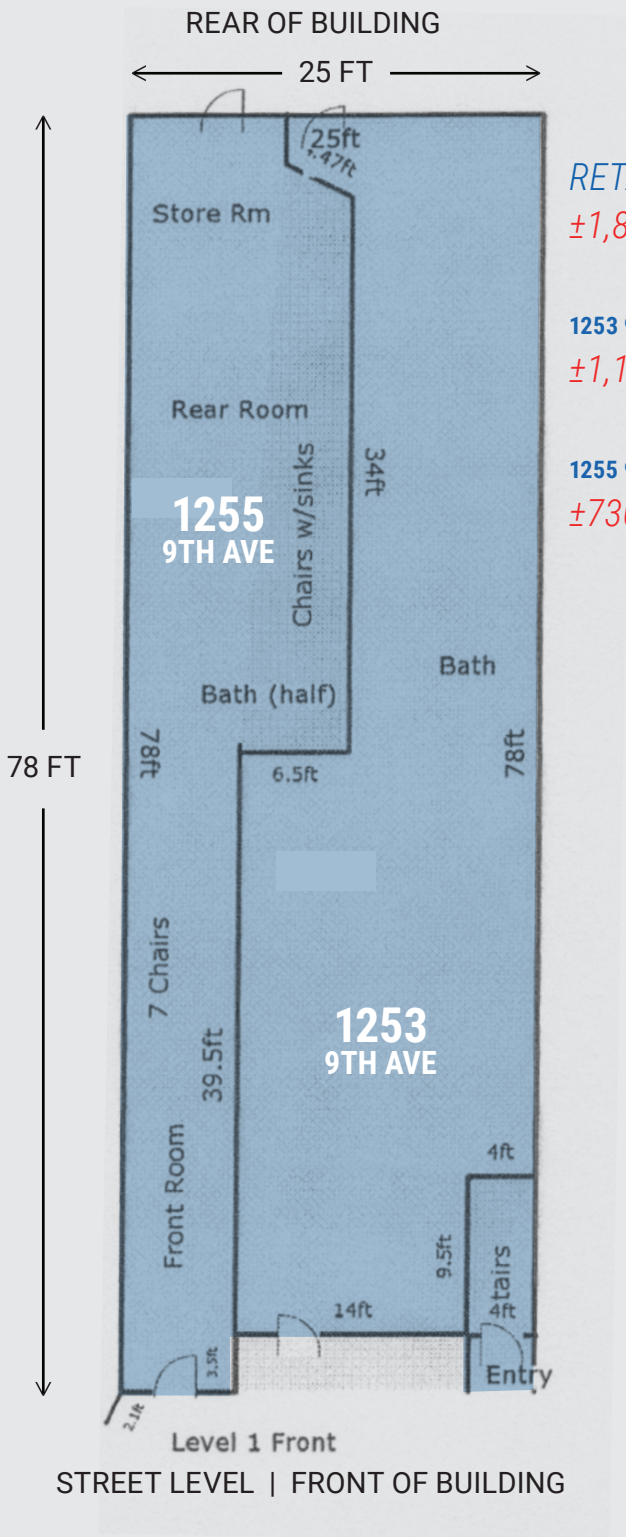
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FLOOR PLAN

1251-1253-1255 9TH AVENUE

TOTAL: ±2,937 SF

Per Assessor's Records

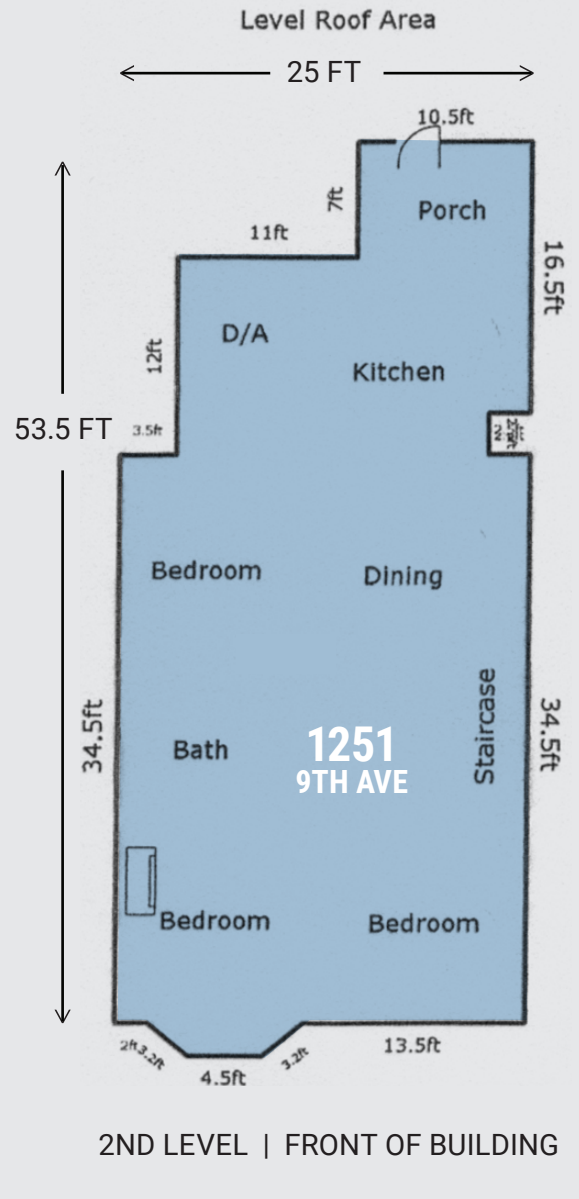


RETAIL
±1,835 SF (COMBINED)

1253 9TH AVENUE
±1,105 SF

1255 9TH AVENUE
±730 SF

APARTMENT
±1,100 SF



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