



OWNER-USER OPPORTUNITY

FOR SALE | 1349 Larkin St
San Francisco, CA

Why Lease When You Can Own?

CONTACT

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY SUMMARY

1349 LARKIN ST | SAN FRANCISCO, CA



PROPERTY DETAILS

RBA	6,750 SF
YEAR BUILT	1909
STORIES	2
ZONING	NCD - Polk

PERMITTED USES

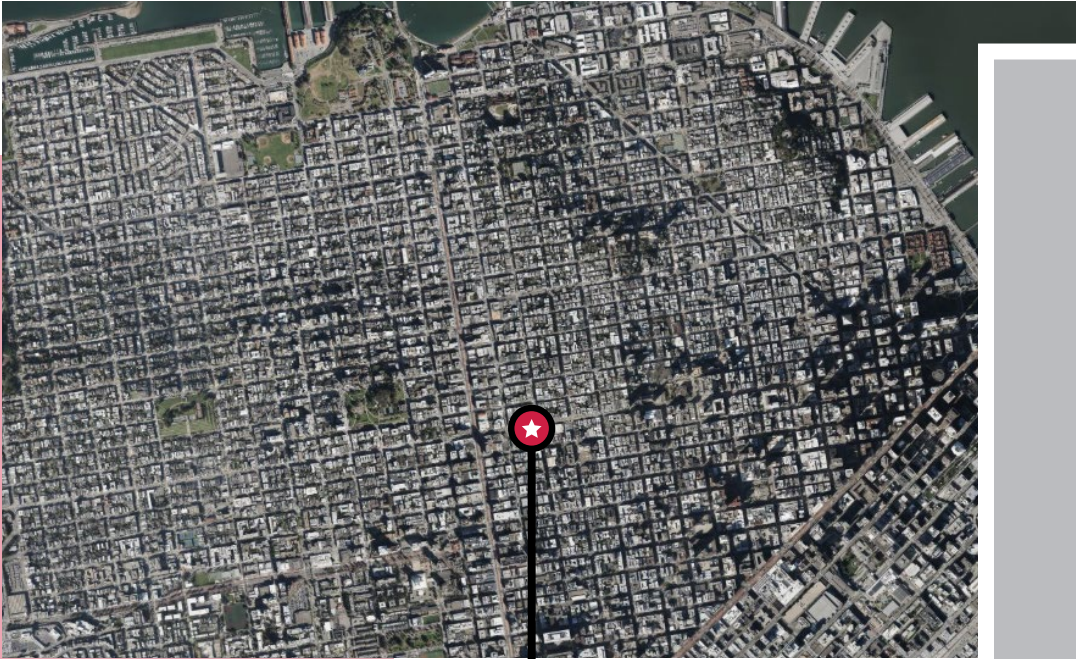
Art Activities
Child Care Facilities
Design Professionals
Community Facilities
Retail Professionals

CONDITIONALLY PERMITTED USES

Cannabis Retail
Formula Retail
Private Parking Garage
Fleet Charging

LOCATION OVERVIEW

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DEMOGRAPHICS

INCOME

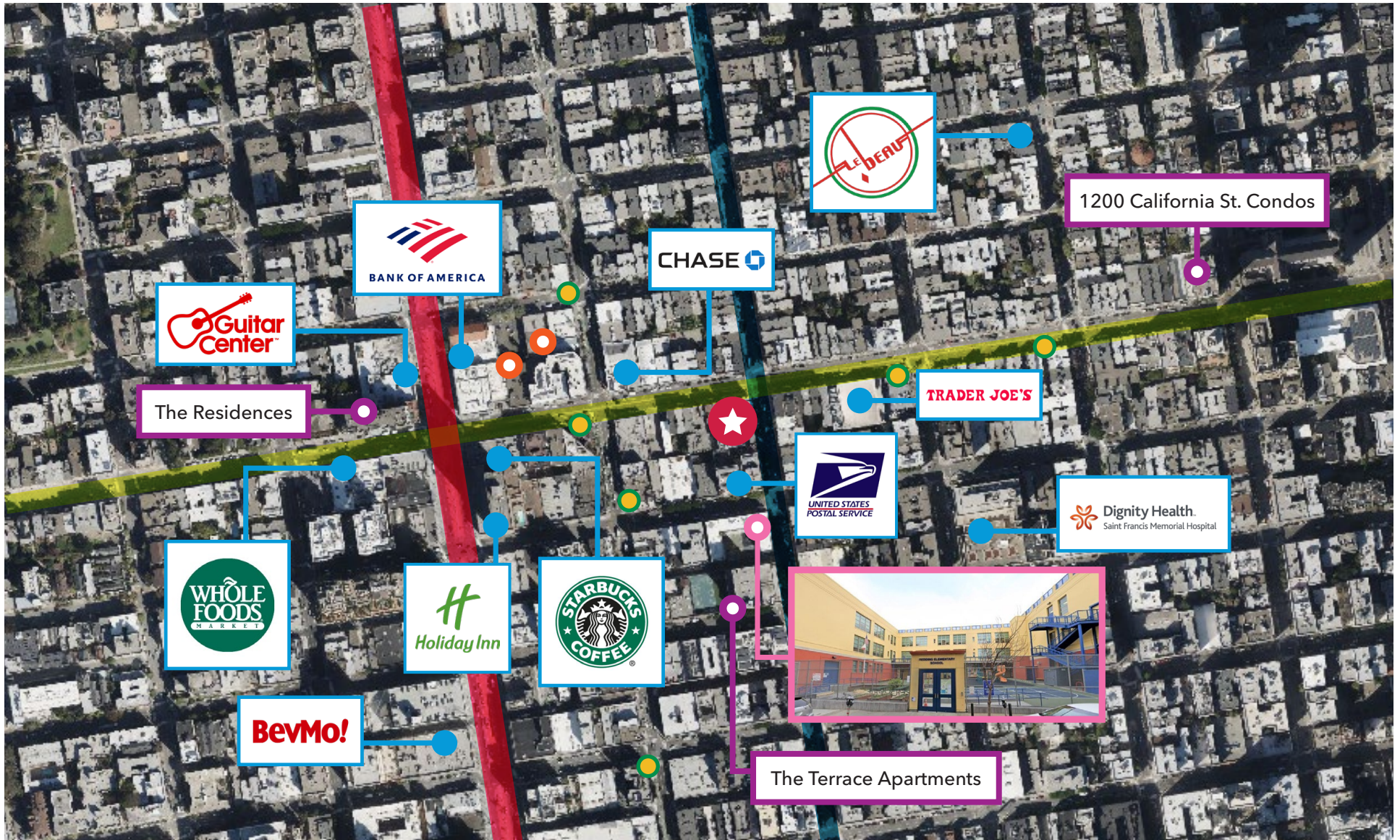
	2 mi	5mi
Avg. Household Income	\$155,376	\$162,851

TRAFFICE COUNT

	Traffic Volume	Count Yr
Polk x Pine St	10,494	2022
Larkin x Frank Norris St	36,735	2022
Bush x Larkin St	19,542	2022
Hyde x Bush St	49,066	2022

AERIAL VIEW

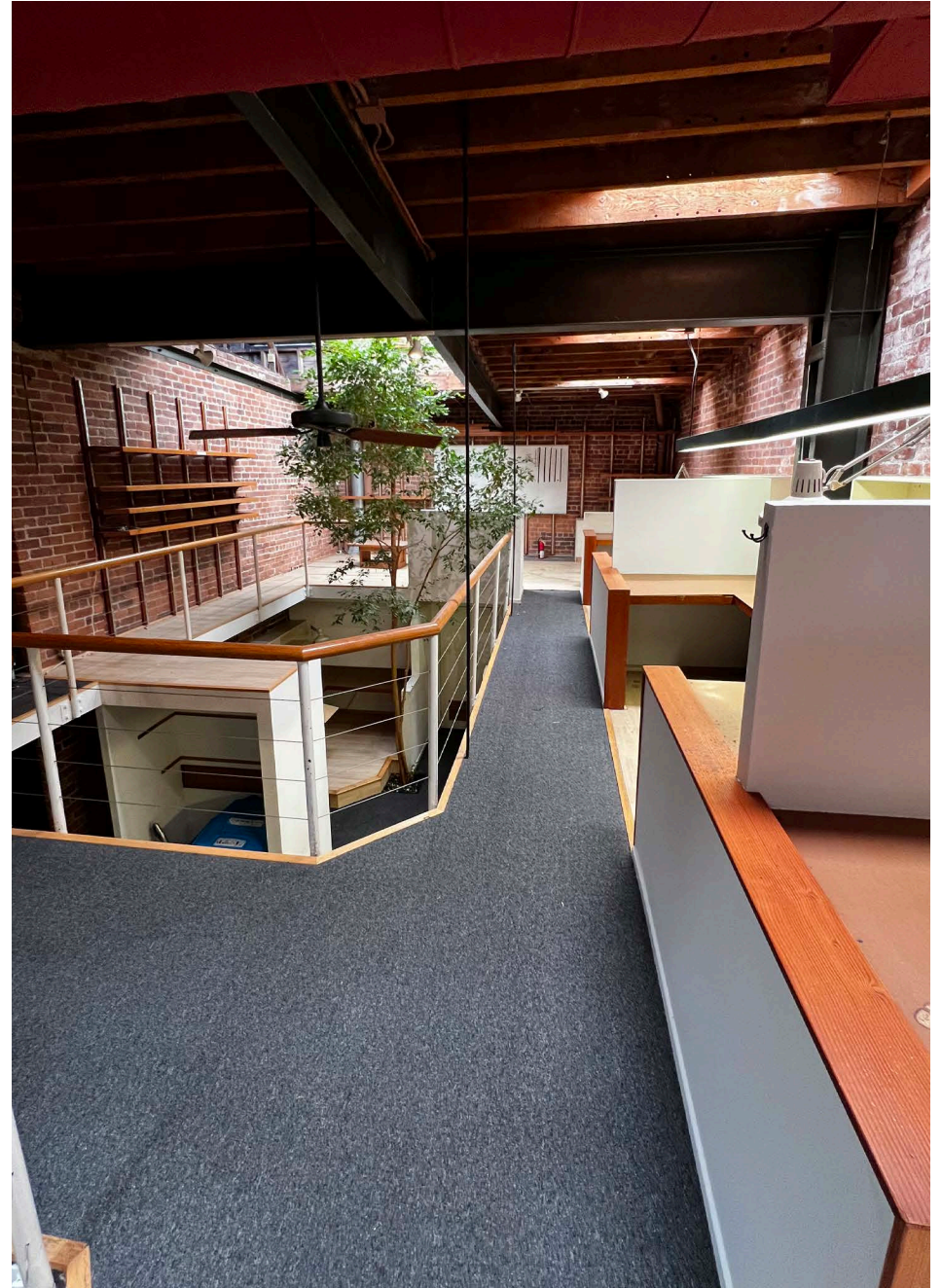
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- Residential Complexes
- Redding Elementary School
- Parking Garages
- Bus Stop
- Van Ness Ave
- California St
- Larkin St

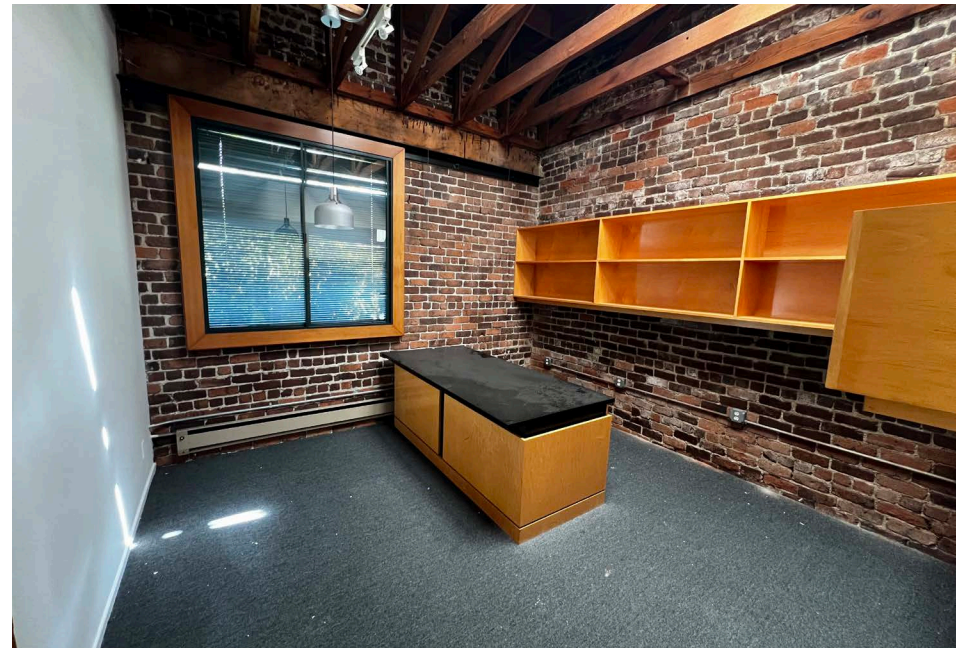
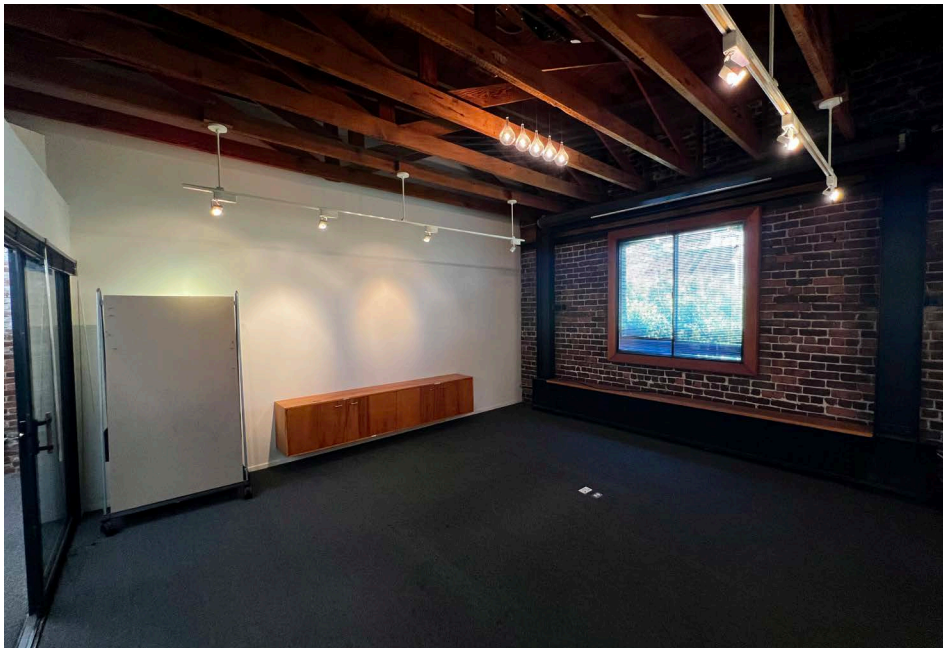
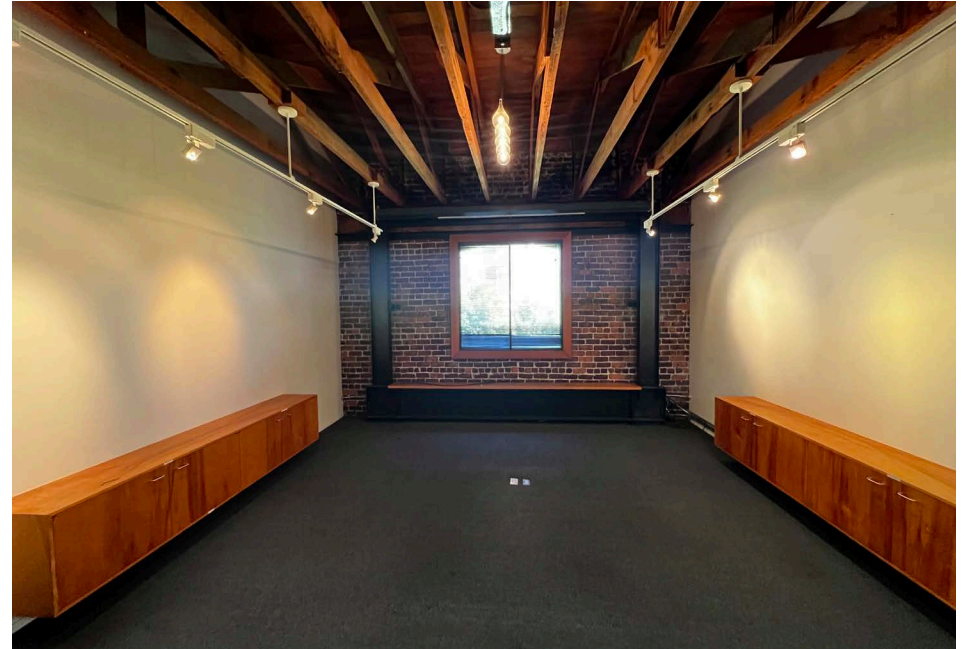
INTERIOR

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INTERIOR

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SBA FINANCING

1349 LARKIN ST | SAN FRANCISCO, CA

Building Acquisition	\$2,950,000
Improvements	0
SBA Fees	\$28,000
Total Project Cost	\$2,978,000

Loan Structure

Bank	50%	\$1,475,000
SBA 504 Loan	40%	\$1,208,000
Borrower's Down Payment	10%	\$295,000

Loan Interest Rates/Terms

	Rates	Maturity
Bank	6.25%	25 Years
SBA 504 Loan	6.38%	25 Years

Estimated Loan Payment

	Monthly	Annual
Bank	\$9,731	\$116,762
SBA 504 Loan	\$7,992	\$95,895
Total	\$17,722	\$212,657
NNN Lease Equivalent	\$2.63/RSF	\$31.56/RSF

CONTACT

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