

Investment Opportunity | Offering Memorandum

Building For Sale

766 Valencia Street San Francisco, CA

- Call for Pricing Guidance
- Call to Tour
- Financing Available
- Due Diligence Materials Available Upon Request
- Click [HERE](#) for Virtual Tour

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100% Occupied - Please Do Not Disturb Tenants



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About The Neighborhood

766 Valencia St

The Valencia Street Corridor is one of the main arteries in San Francisco's iconic Mission District and one of the 4 major hotspots for eating, drinking and shopping. Located between 18th and 19th Streets, this block is debatably the most vibrant and electric strip in the entire Mission and rivals any neighborhood in the city for its eclectic mix of funky shops, to purchase anything from books to herbs and to clothing from all over the world. The mix of restaurants and bars in this little stretch of Valencia is unmatched and draws crowds from all over the bay area every day. During the weekends, the area is blocked off to serve the surging pedestrian traffic. The sights and sounds create an atmosphere where families, singles and people of all ages have fun and enjoy themselves in a safe and friendly area. You will find many mom-and-pop shops, to niche retailers, trendy funky stores and all points in-between.

The property has been well cared for since it was built in 1914 and its historical façade and unique character shines through which is further evident the moment you step into the front door. Attention to detail and the finest materials have been incorporated into the structure over the years and has continued to this day. We do not think you will find any capital improvements, structural or mechanical, necessary to be completed in the near term, the building is sound (to be independently confirmed via building inspector and/or appraisal). There are two entrances, one to the main ground floor retail unit and the other that will lead you to the stairwell to the back of the building accessible by a ramp to the second floor. Both the second and third floors are fully occupied by office tenants.

Investment Summary

Offering Memorandum
766 Valencia Street





Investment Highlights

The opportunity offers any investor a chance to buy a building that will be at the center of everything in the Valencia Corridor for eternity. Furthermore, the existing paying tenants offer security on your investment now and in the future. Financing is available and we welcome tours to see for yourself what we have described above. Existing tenants are open for business (not part of sale) please do not disturb them during the tour.



Property Address:

766 Valencia Street
San Francisco, CA 94110

Total Building Area:

±9,500 SF

Year Built:

1914

Floors:

3-Story

Property Type:

Class B, Mixed-Use

Building Exterior:

Wood Frame

Zoning District:

NCT-Valencia: Valencia Street
Neighborhood Commercial Transit

Property Photos

Clockwise from top:

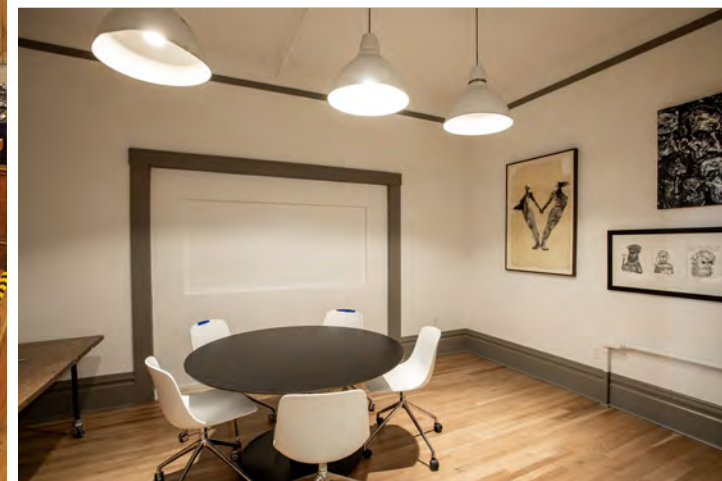
- View from Across the Street
- Main Entrance Door to Office Space
- Main Entrance to Bernal Cutlery (Knife Shop)
- Ground Floor Tenant (Bernal Cutlery)



Property Photos

Clockwise from top:

- Bernal Cutlery (Knife Shop) Lobby Entrance
- Secure Doorway to Second and Third Level
- Second Floor Meeting Room
- Bernal Cutlery (Knife Shop) Retail Shop



Property Photos

Clockwise from top:

- Second Floor Office
- Second Floor Bathroom
- Second Floor Hallway
- Second Floor Bike Rack



Property Photos

Clockwise from top:

- Second Floor Conference Room
- Ramp to Second Floor
- New Roof Top
- Second Floor Hallway



Property Photos

Clockwise from top:

- Stairwell from Second to Third Floor
- Third Floor Office Kitchen Area
- Third Floor Office Space
- Third Floor Office Working Area



Property Photos

Clockwise from top:

- Third Floor Office
- Roof Top
- Third Floor Office
- Conference Room



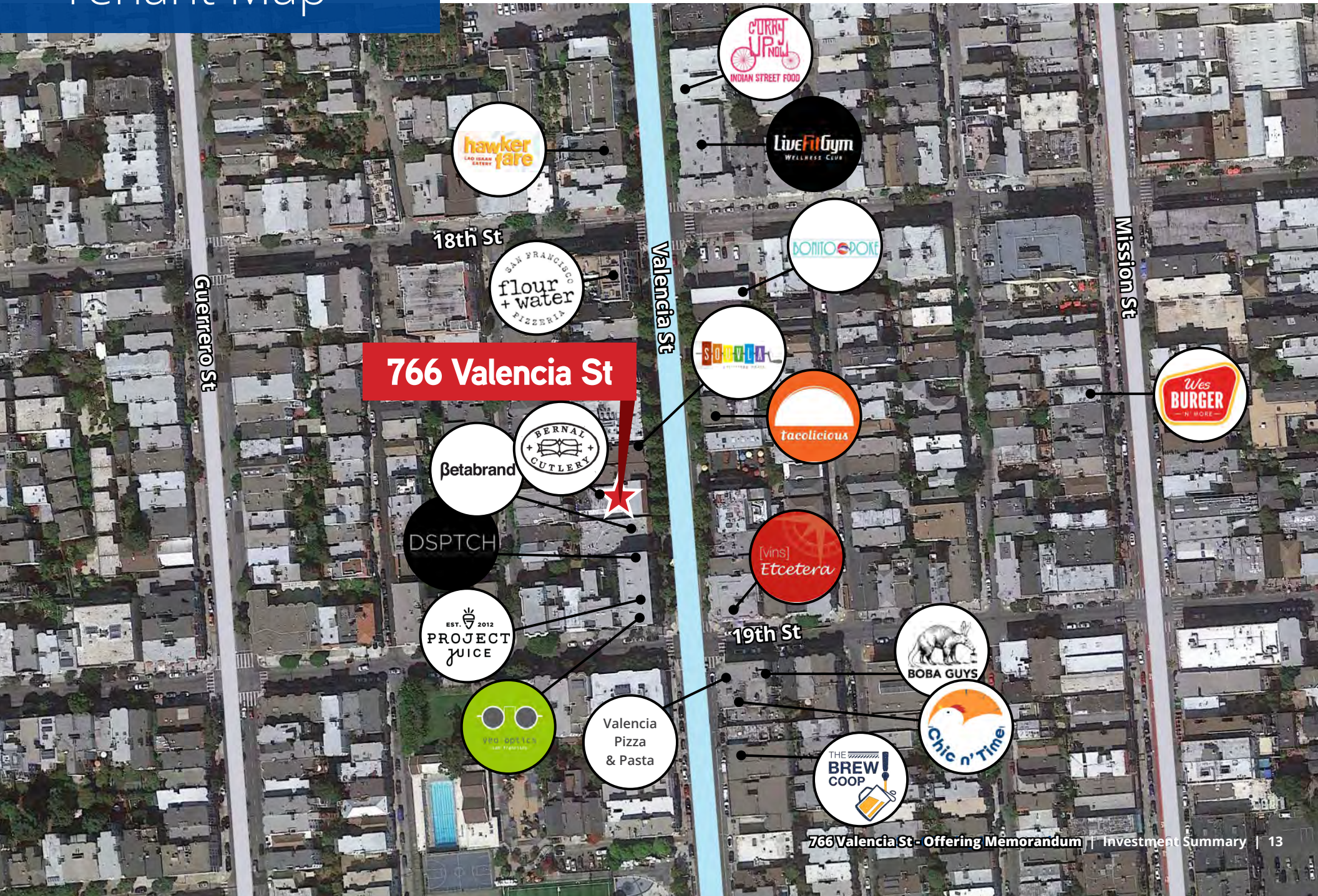
Property Photos

Clockwise from top:

- Office Space
- Operable Window View to Valencia Street
- Kitchen | Break Room
- Office Space



Tenant Map



766 Valencia St



18th St



Valencia St



Mission St



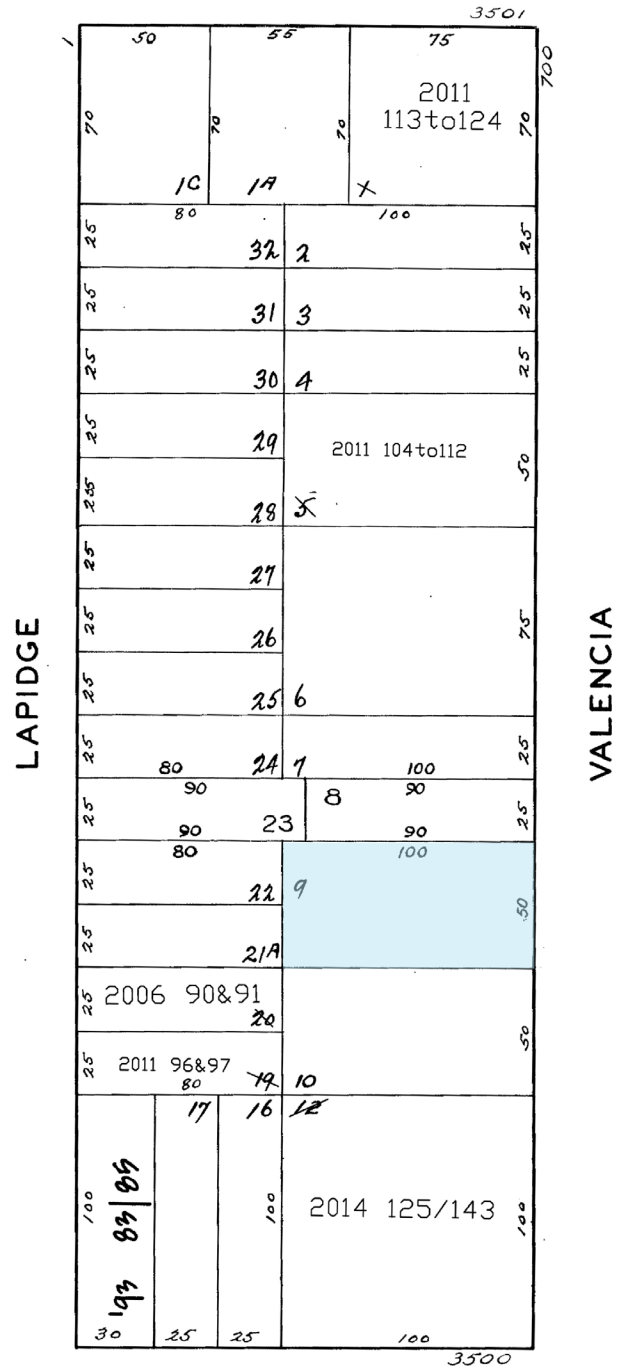
19th St



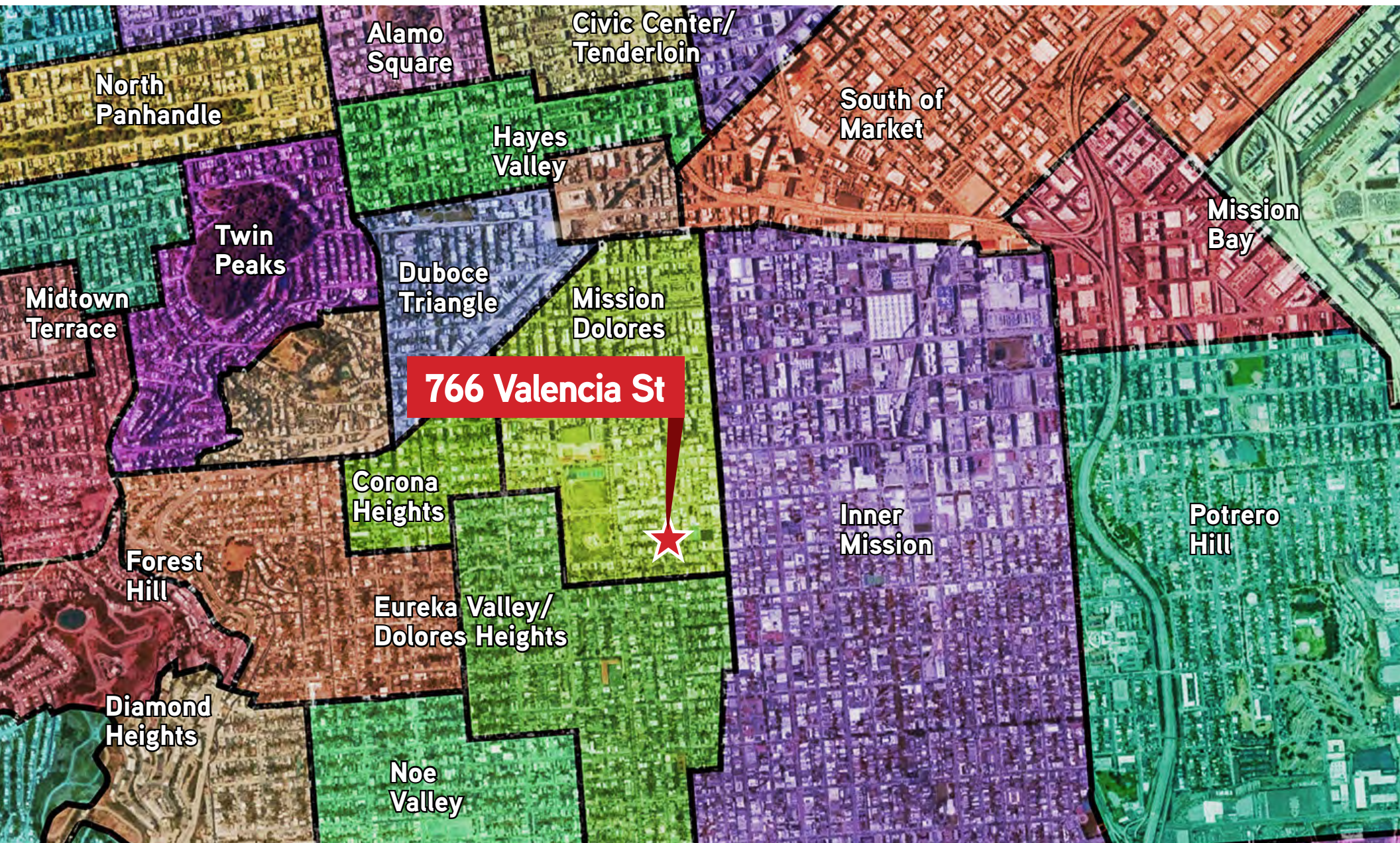
Area Map



Parcel Map



Map of Submarket



Lease Comparables

July 14, 2021



Tenant Property	Micromarket Property Type Class	Lease Type/Sublease Lease Size (SF) Term/Escalation	Contract Rate Effective Rate TI's/Free Rent	Sign Date Occupancy Date Expiration Date
Notion 2300 Harrison Street - 2300 Harrison St, San Francisco, California, USA	Potrero West Office B	New / Y 41,843 45 mos / 3%	\$69.00 IG \$68.89 FSG --- / 4 mos	Jun 25, 2021 Jul 1, 2021 Mar 31, 2025
<i>Notes: \$69.00 IG start with 3% increases and 4 months free rent. 45 month term. \$68.89 FSG effective, \$4 added in expenses. TI's: as-is</i>				
Square Redlick Building - 2101 Mission St, San Francisco, California, 94110	Potrero West Office B	New / --- 19,000 132 mos / 3%	\$85.00 IG \$102.97 FSG --- / ---	Feb 11, 2020 May 1, 2020 Apr 30, 2031
<i>Notes: \$85 IG start with 3% increases and no free rent. 132 month term. \$102.97 FSG effective. TI's: \$10</i>				
Origin 75 14th Street - 75 14th St, San Francisco, California, 94103 Floor - Mezzanine	Potrero West Industrial B	New / --- 10,175 60 mos / 3%	\$62.00 FSG \$65.83 FSG \$0.00 / 0 mos	Jan 15, 2019 Apr 1, 2019 Mar 31, 2024
<i>Notes: \$58.00 IG start with 3% increases and no free rent. 60 month term. \$65.83 FSG effective, \$4 added in expenses to gross up to FS. No TI's</i>				
Amitree, Inc 3004 16th Street - 3004 16th St, San Francisco, California, 94103 Floor - 4	Potrero East Office B	New / --- 2,518 46 mos / 3%	\$58.00 NoJ \$64.54 FSG \$120.00 / 0 mos	Jul 1, 2017 Aug 1, 2017 May 31, 2021
<i>Notes: \$58.00 NoJ start with 3% increases and no free rent. 46 mo term. \$64.54 FSG effective. Add \$4.00 to gross up to FS. TI's: \$120 build out from shell condition</i>				
Dynalectric Company The Koret Bldg - 375 Alabama St, San Francisco, California, 94110 Floor - 3	Potrero West Office B	Renewal / --- 7,370 36 mos / 3%	\$14.28 IG \$18.28 FSG \$0.00 / 0 mos	May 1, 2017 Aug 1, 2017 Jul 31, 2020
<i>Notes: \$14.28 IG start with no increases. 36 mo term. Add \$4.00 to gross up to FS. TI's as-is</i>				
Cosmosupplylab, Ltd 3030 17th Street - 3030 17th St, San Francisco, California, 94110	Potrero West Office C	New / --- 16,238 84 mos / 3%	\$58.00 IG \$66.54 FSG \$0.00 / 0 mos	Apr 1, 2017 Apr 3, 2017 Mar 31, 2024
<i>Notes: \$58 IG start with 3% increases and no known free rent. 84 mo. term. \$66.54 FSG effective with \$4 added to gross up to FS. TI's as-is</i>				
H&H Imaging The Koret Bldg - 375 Alabama St, San Francisco, California, 94110 Floor - 1	Potrero West Office B	New / --- 15,295 60 mos / 3%	\$16.20 IG \$21.20 FSG \$0.00 / 0 mos	Jan 15, 2017 Feb 1, 2017 Jan 31, 2022
<i>Notes: \$16.20 IG start with 3% increases with no free rent. 60 mo. term. \$21.20 FSG effective. \$4 added to gross up to FS. Ground floor PDR use</i>				

Demographics



	.25 mile	.5 mile	1 mile
2020 Summary			
Population	10,189	31,042	95,275
Households	4,602	14,081	42,402
Families	1,436	4,393	14,025
Average Household Size	2.19	2.17	2.19
Housing Units	4,815	14,867	45,212
Owner Occupied Housing Units	21.0%	22.0%	27.0%
Renter Occupied Housing Units	75.0%	73.0%	66.0%
Median Age	36.6	38.0	38.4
Median Household Income	\$135,822	\$120,876	\$137,087
Average Household Income	\$188,894	\$168,675	\$187,126
2025 Summary			
Population	10,290	32,085	100,337
Households	4,647	14,481	44,830
Families	1,452	4,568	14,763
Median Age	37.4	38.9	39.1
Median Household Income	\$135,822	\$120,876	\$137,087
Average Household Income	\$188,894	\$168,675	\$187,126

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