

4480 MISSION STREET | SAN FRANCISCO, CA

MIXED USE PROPERTY
AVAILABLE **FOR SALE**



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IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt it's accuracy, ParaSell, Inc. along with SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

ParaSell, Inc. along with SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. The listing agent and owner have not had the opportunity to verify the size of each unit, and have approximated the size of each unit. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property.



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CONTACT

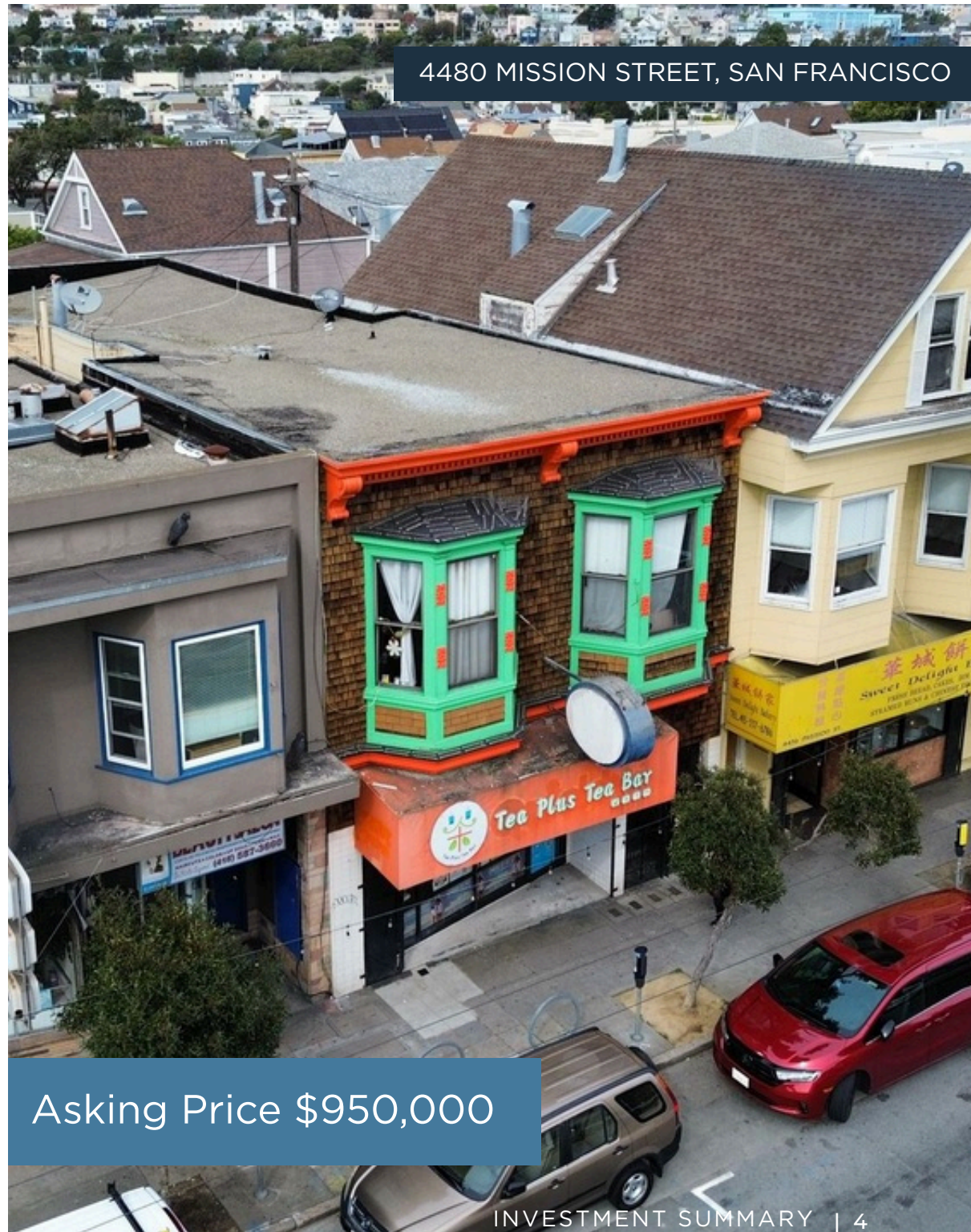


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THE OFFERING

SC Properties is pleased to exclusively offer for sale 4480 Mission Street, San Francisco



PROPERTY OVERVIEW

Property Address	4480 Mission Street, San Francisco
Price	\$950,000
Building Size	3,200 SF (per county records)
Price per SF	\$296.87
Tenant Mix	1 Retail below - 2 apartments upstairs (1BD/1BA units)
Lot Size	2,500 SF (per county records)
Year Built	1910
Parcel Number	6796-008
Zoning	<u>NC3</u>
Roof Type	Tar and gravel
Exterior	Wood shingle siding

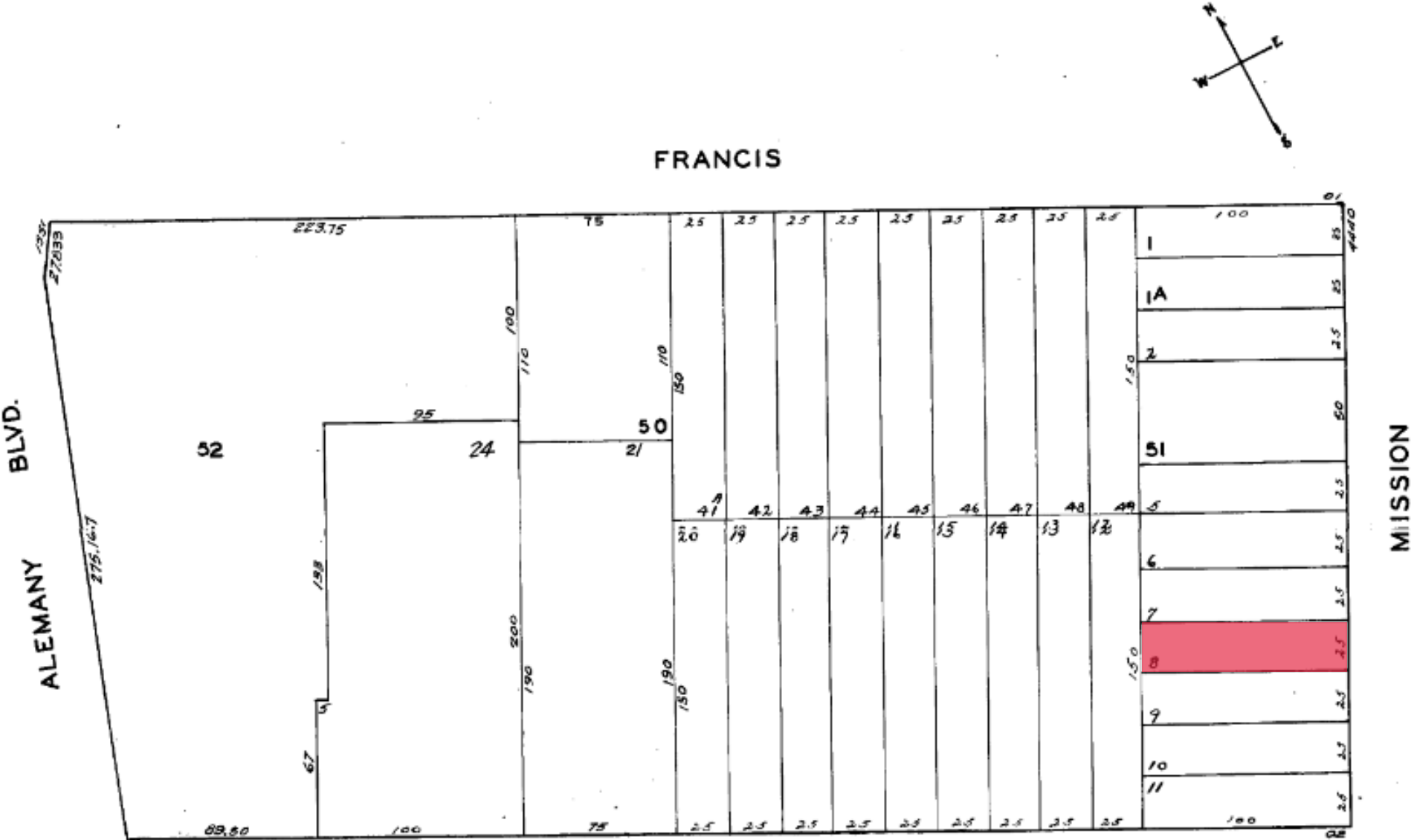




INVESTMENT HIGHLIGHTS

Unit Mix	1 Retail ground floor & 2 apartment units upstairs
Rental Amounts	Retail space : \$2,100.00
	4480A : \$1,096.00
	4480B : VACANT - \$3,000 (projected income)
Use Type	Mixed use
Lease Start	Retail & 4480A - Month to month / 4480B vacant
Lease Expiration	3/31/35
Monthly Gross Income	\$6,196.00 (projected fully occupied)
Annual Gross Income	\$75,000.00 (projected fully occupied)

SITE PLAN



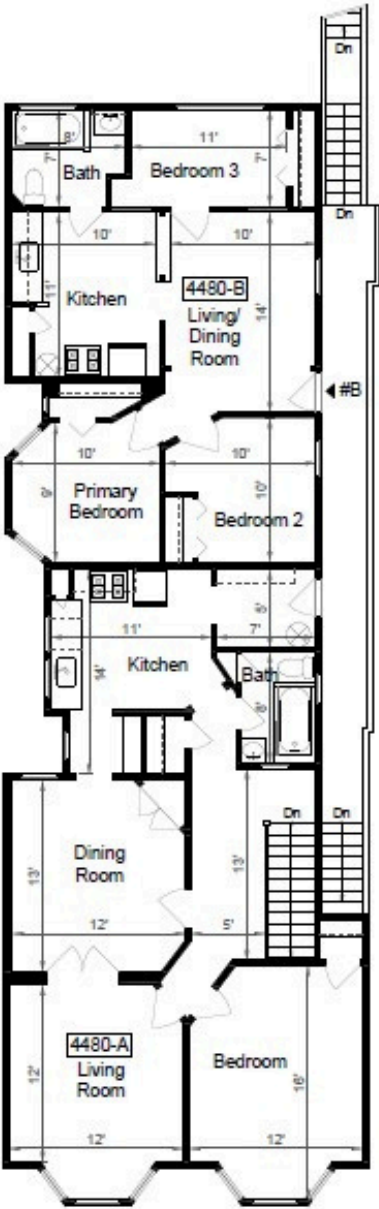
EXCLUSIVE OFFERING MEMORANDUM

FLOOR PLAN

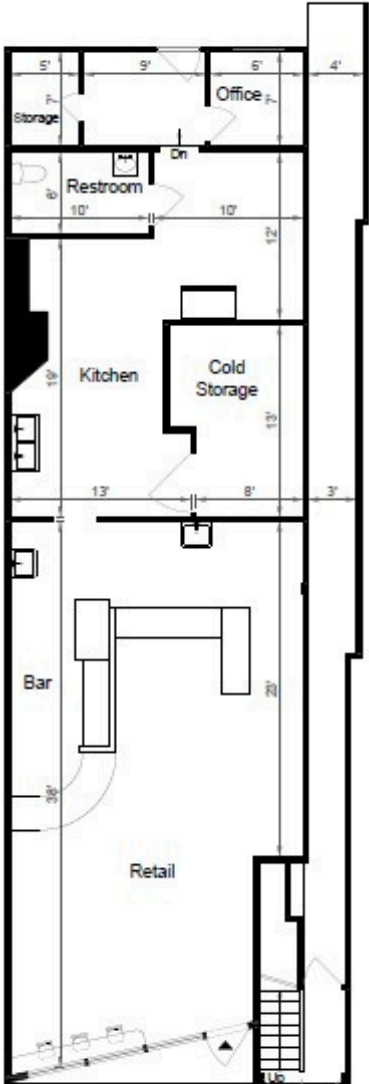
4480 MISSION STREET, SAN FRANCISCO

Estimated Total
Square Footage: 1,635 SQ FT
*Calculated from outside face of exterior walls
and center line of demising walls.*

- #4480-A: 975 SQ FT
- #4480-B: 660 SQ FT



Estimated Total
Square Footage: 1,450 SQ FT
Calculated from outside face of exterior walls.



PROPERTY PHOTOS



AREA OVERVIEW

OUTER MISSION - SAN FRANCISCO

Nestled in the southern edge of San Francisco, the Outer Mission offers a rare blend of city convenience and neighborhood charm. Known for its diverse community, classic architecture, and walkable streets, this vibrant district is perfect for families, professionals, and small business owners alike.

Enjoy easy access to BART, Muni, and major freeways, while being just minutes from parks, local eateries, and cultural hotspots. Whether you’re looking to plant roots or invest in a growing area, Outer Mission is where urban living meets authentic San Francisco spirit.



DISTRICT 8 - QUICK FACTS

Size:	0.6 sq. mi.
Population:	17,000
Estimated Median Age:	40.1
Estimated Median Income:	\$98,500
Estimated Median Home Value:	\$995,000
Estimated number of employees:	4,800



DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2024 Total Population	228,484	943,860	1,112,918
Average Age 2024	44.2	41.3	41.6
Households HH	64,932	344,407	446,540
Income Avg HH Size	\$159,352	\$152,533	\$152,457
2024 Ave HH Vehicles	2	1	1

EXCLUSIVE OFFERING MEMORANDUM

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