

1299 BUSH STREET | San Francisco, California

# MOTIVATED SELLER

## PRICE REDUCED TO \$795K

*Introductory Interest Rate of 6.5% Seller Carry Financing*

### Ground Floor

### Medical/Retail/

### Office Condo

## FOR SALE

*Including two (2) deeded parking spaces with an estimated value of \$150k, not included in the List Price.*



Colliers

OFFERING MEMORANDUM

# Perfect Owner User Space for All Medical / Retail / Office Uses

## ASKING PRICE **REDUCED**

From ~~\$975,000~~ to \$795,000

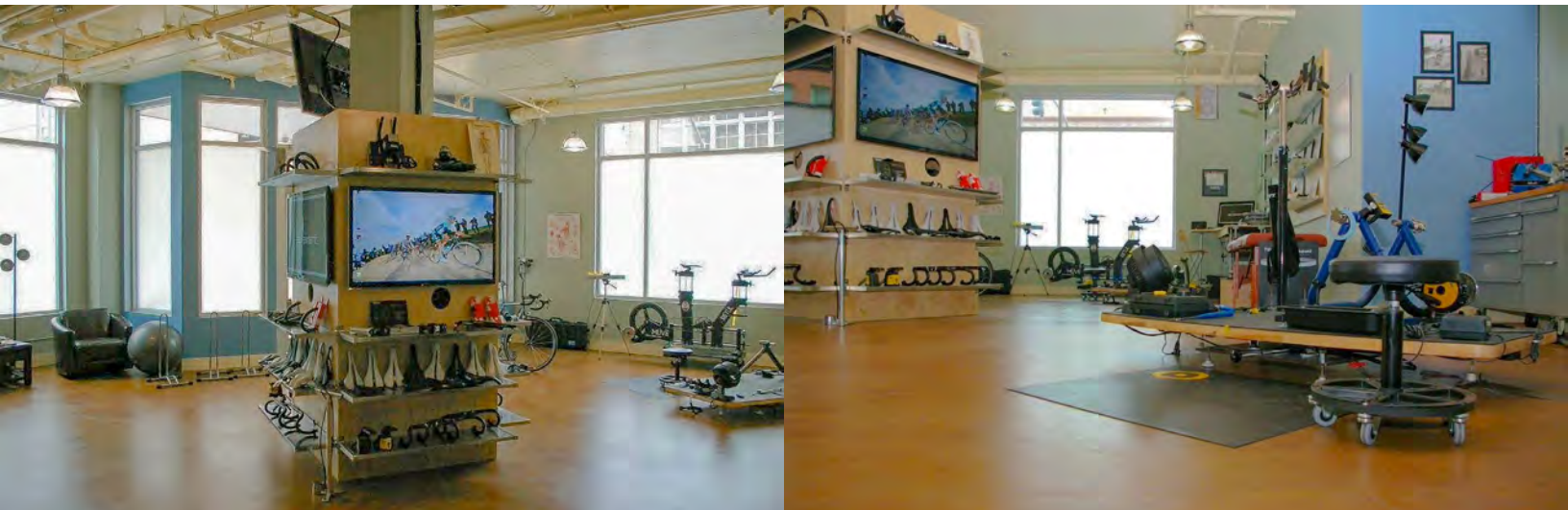
Address	1299 Bush Street Suite C San Francisco CA 94109
Product Type	Commercial Condominium
Building Area	±1,161 SF
Year Built	2009
APN	0279-030
Zoning	NCD—Polk Street Neighborhood Commercial

Colliers International as Exclusive Advisors to the Seller, are pleased to present the opportunity to acquire 1299 Bush Street, Suite C (“the Property”), an excellent investor or owner-user opportunity located in Nob Hill/Polk Gulch, a highly desirable San Francisco neighborhoods. The Property is a well-maintained commercial condominium on the ground level of a multi-unit condominium building, built in 2009. In addition to the ±1,161 square feet of commercial space, there are also two dedicated secure parking spaces and storage in the garage below. The property is currently occupied by 3D Bike Fit but will be delivered vacant upon close of escrow.

The Property is a unique opportunity for an owner-user or investor seeking a long-term investment in a centrally located San Francisco neighborhood easily accessed from Marin County or the East Bay. The commercial condominium sits on the high traffic corner of Bush Street and Larkin Street and is in very close proximity to CPMC and Dignity Health Saint Francis Memorial Hospital making it an ideal location for many ground floor retail users. There is convenient access to public transportation and surrounding neighborhoods include Nob Hill to the North, Civic Center to the South, Downtown San Francisco to the East, Pacific Heights and the Van Ness corridor to the West.



# INVESTMENT OVERVIEW



## Space

1299 Bush St., Ste. C

## Size

1,161 SF

**SELLER CARRY  
FINANCING  
AVAILABLE**

**AT 6.5%**

**Motivated Seller**

## Example Scenario of Seller Carry Financing

Suggested Pricing	\$795,000
Down Payment	\$200,000
Principle	\$595,000
Interest Only for 12 months*	6.5%
Monthly Payment	\$3,223.00

*\*After 12 months of promotional introductory interest rate, the seller carry financing will be available at the Market Rate*

# NOB HILL/POLK GULCH CO-TENANCY



**1299 BUSH STREET**



# DEMOGRAPHICS 2023

	0.25 mile radius	0.5 mile radius	1 mile radius
<b>POPULATION SUMMARY</b>			
Total Population	16,039	59,090	165,655
Total Daytime Population	13,696	54,989	289,146
Workers	8,604	32,781	226,545
Residents	5,092	22,208	62,601
<b>HOUSEHOLD SUMMARY</b>			
Households	9,773	34,502	88,561
Average Household Size	1.56	1.62	1.75
Families	5,100	21,898	68,985
Average Family Size	2.76	2.78	2.89
Median Household Income	\$82,255	\$72,414	\$84,374
Average Household Income	\$125,434	\$130,909	\$148,152
<b>HOUSING UNIT SUMMARY</b>			
Housing Units	11,141	39,327	100,953
<i>Owner Occupied Housing Units</i>	8.3%	10.9%	13.7%
<i>Renter Occupied Housing Units</i>	91.7%	89.1%	86.3%
<i>Vacant Housing Units</i>	12.3%	12.3%	12.3%
Median Home Value	\$1,153,409	\$1,231,557	\$1,412,928
<b>PER CAPITA INCOME</b>			
2023	\$76,507	\$76,489	\$80,096
2028 (Projected)	\$91,920	\$89,067	\$91,591
<b>MEDIAN AGE</b>			
Population	39.1	40.8	42.3
Male	40.1	41.4	42.5
Female	37.8	39.9	42.0





# INVESTMENT SERVICES

## SAN FRANCISCO

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Our team specializes in the leasing and sale of commercial assets on behalf of private and institutional ownerships. We offer a full-service, consultative approach throughout the transaction process, delivering exceptional results for our clients. With decades of combined experience in both investment sales and leasing, we bring extensive local market knowledge to our roster of clients which include landlords, investors, and developers. Our team goal is to build long-term relationships with clients, provide keen market insights, and leverage our national platform to distinguish ourselves from our competitors.



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| San Francisco, California

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