



Fully-Leased Retail Asset with Built-In Rent Upside

4089–4099 19th Avenue, San Francisco, CA 94132

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Property Overview

INGLESIDE HEIGHTS

Welcome to 4089–4099 19th Avenue — a six-unit retail storefront set on one of the busiest arteries in San Francisco’s Ingleside Terrace neighborhood. This is not your typical passive hold — this is a rare chance to capture immediate upside through strategic repositioning, rent stabilization, and brand visibility.

Sitting on a 5,353 SF fully detached corner lot, this ±4,832 SF structure is fully leased, but under market — making it ripe for revenue growth from day one. With high traffic exposure, stable neighborhood demand, and transit-rich access, this opportunity fits right into any investor’s value-add portfolio.

# of Units	6 Retail Storefronts
APN	7123-001
Building SF	4,832±
Cap Rate	6.5% (Current), 8.5% (Market)
Lot SF	5,353±
GRM	11.5
Zoning	NCD – Neighborhood Commercial
Price/SF	\$330
Price/Unit	\$265,833

Asking Price | \$1,595,000



RENT ROLL & FINANCIAL SUMMARY

Address	Tenant	Sq Ft (±)	Rent PSF	Monthly Rent	Lease Exp	Option
4089	19th Ave Laundry	1,177	\$2.24	\$2,642.00	9/31/2027	None
4091	Lloyd Krauss – Chair Lift Storage	420	\$2.14	\$900.00	Month to Month	None
4093	Pretty Girl Hair Salon	509	\$2.35	\$1,198.50	3/31/2027	None
4095	SF Study Center	1,124	\$2.25	\$2,529.00	Month to Month	None
4097	Signy's Pizza, LLC	1,000	\$2.22	\$2,220.00	2/28/2027	None
4099	19th Ave Cleaners	915	\$2.26	\$2,066.00	Month to Month	None

EXPENSES

Property Tax: \$18,698

Building Insurance: \$16,000

Monthly Gross Income (Current): \$11,555.50

Monthly Gross Income (Market): \$15,435

Annual NOI (Current): \$103,968

Annual NOI (Market): \$107,728

Zoning Overview: NCD

NEIGHBORHOOD COMMERCIAL DISTRICT

4089–4099 19th Avenue is zoned NCD (Neighborhood Commercial District) under the San Francisco Planning Code, offering a broad range of permitted and conditionally permitted uses for both commercial and residential components.

Development Potential:

Current zoning allows 7 units and you can double that with the state density bonus (1-2 units at 50% AMI, 1 unit at 120% AMI).

Why This Asset Works:

- Value-Add Rents — below-market leases allow room for rental upside
- Prime Visibility — high-traffic 19th Ave. location
- Flexible Configuration — six separately metered units
- Strong Cap Rate — 6.5% with potential for 8.5%
- Stable Leases — staggered expirations reduce turnover risk

Location = Leverage

Set in the Ingleside Terrace neighborhood, 4089–4099 19th Avenue is a highly visible corner site located near San Francisco State University, Stonestown Galleria, Lake Merced, and Ocean Avenue.

This stretch of 19th Avenue sees consistent vehicular and pedestrian traffic, making it ideal for local-serving retail, destination tenants, or curated commercial repositioning. The property is also near transit options and freeway access.





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