



1964 - 1966 UNION STREET
SAN FRANCISCO, CA

Prime Mixed-use Triplex with Development Potential

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COMPASS
COMMERCIAL

Property Profile



ADDRESS

1964-1966 Union Street, San Francisco

NEIGHBORHOOD

Cow Hollow

YEAR BUILT

1924

APN

0531 011

GROSS BUILDING SQFT

3,716

ZONING

NDC - Union Street
Neighborhood
Commercial

LAND AREA (SQFT)

3,846

HEIGHT LIMIT

40-X

Offering Summary

Operations Summary

	CURRENT
SCHEDULED GROSS RENT	\$189,240
VACANCY FACTOR (3.0%)	\$(5,485)
ADJUSTED GROSS INCOME	\$183,775
OPERATING EXPENSES	\$(53,717)
NET OPERATING INCOME	\$130,038

Property Details

PRICE	\$2,800,000
UNITS	2 Residential + Retail
PRICE/UNIT	\$933,333
RENTABLE SQFT	3,716
PRICE / SQ. FT.	\$753
CURRENT CAP RATE	4.6%
CURRENT GRM	14.8

Financing

Loan amount of \$1,175,000.
5-year loan at 5.85% interest rate.
Quoted by the Rego Team at Citizens' Private Bank.
(7/31/25)

Rent Roll

UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT
Bonobos	RETAIL	8/17/2017	\$6,875
1966 A	1 BED X 1 BATH	7/15/25	\$4,395
1966 B	2 BED X 1 BATH	11/10/2024	\$4,500
		MONTHLY	\$15,770
		ANNUAL	\$189,240

Expense Detail

ESTIMATED EXPENSES	
NEW PROPERTY TAXES (1.18%)	\$33,040
INSURANCE (ESTIMATED)	\$6,500
PGE (ESTIMATED)	\$300
WATER (ESTIMATED)	\$2,108
FIRE & SAFETY (ESTIMATED)	\$500
MAINTENANCE/REPAIRS (ESTIMATED)	\$3,000
MANAGEMENT FEE 4.5%	\$8,269
TOTAL EXPENSES	\$53,717
% OF EGI	30%

1966 Union Street



1964 Union Street

RETAIL STORE DETAILS

BASE RENT

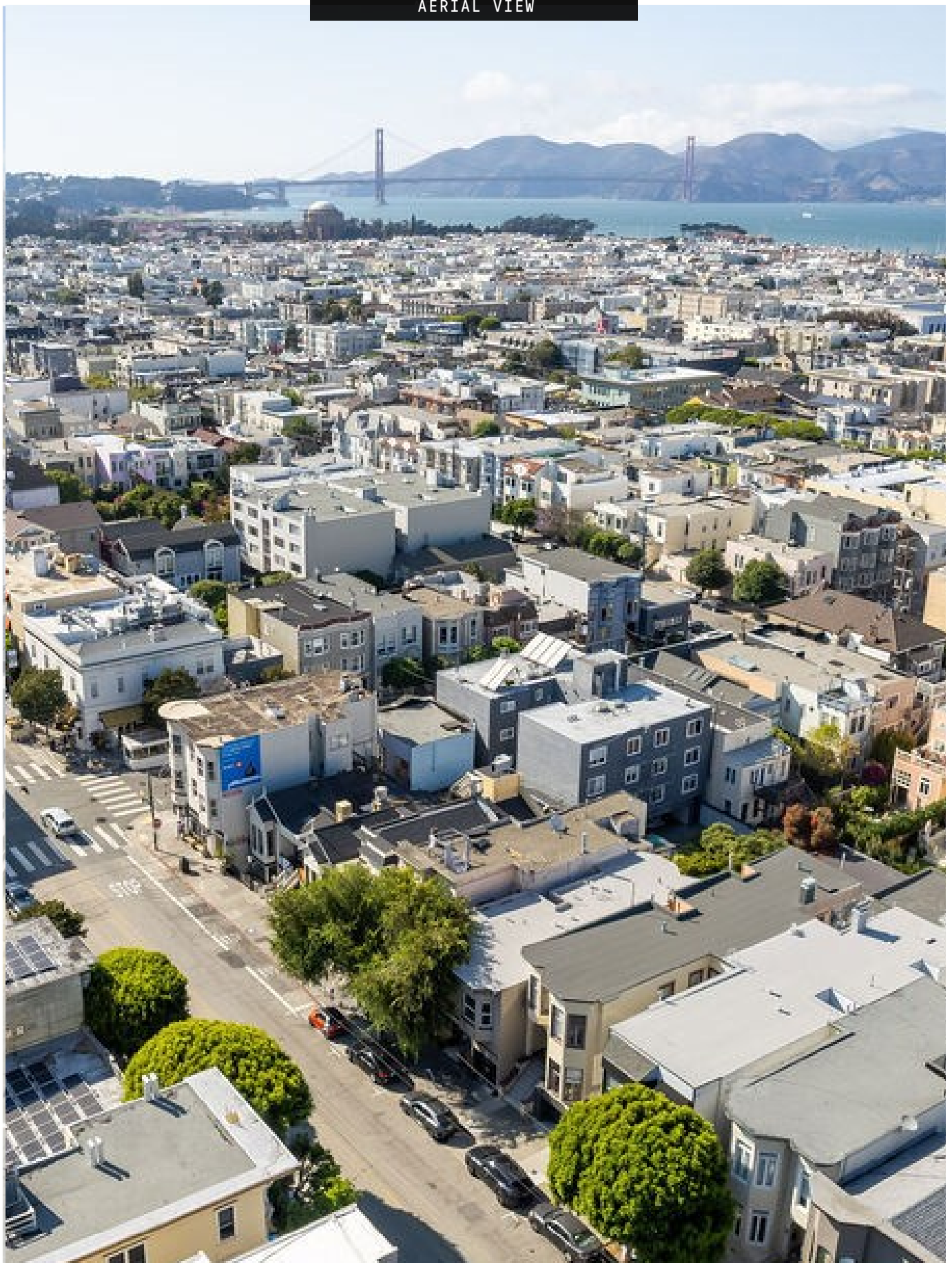
4/22/2024 - 8/31/2027 \$6,875.00 per month

9/1/2027 - 8/31/2028 \$7,081.25 per month

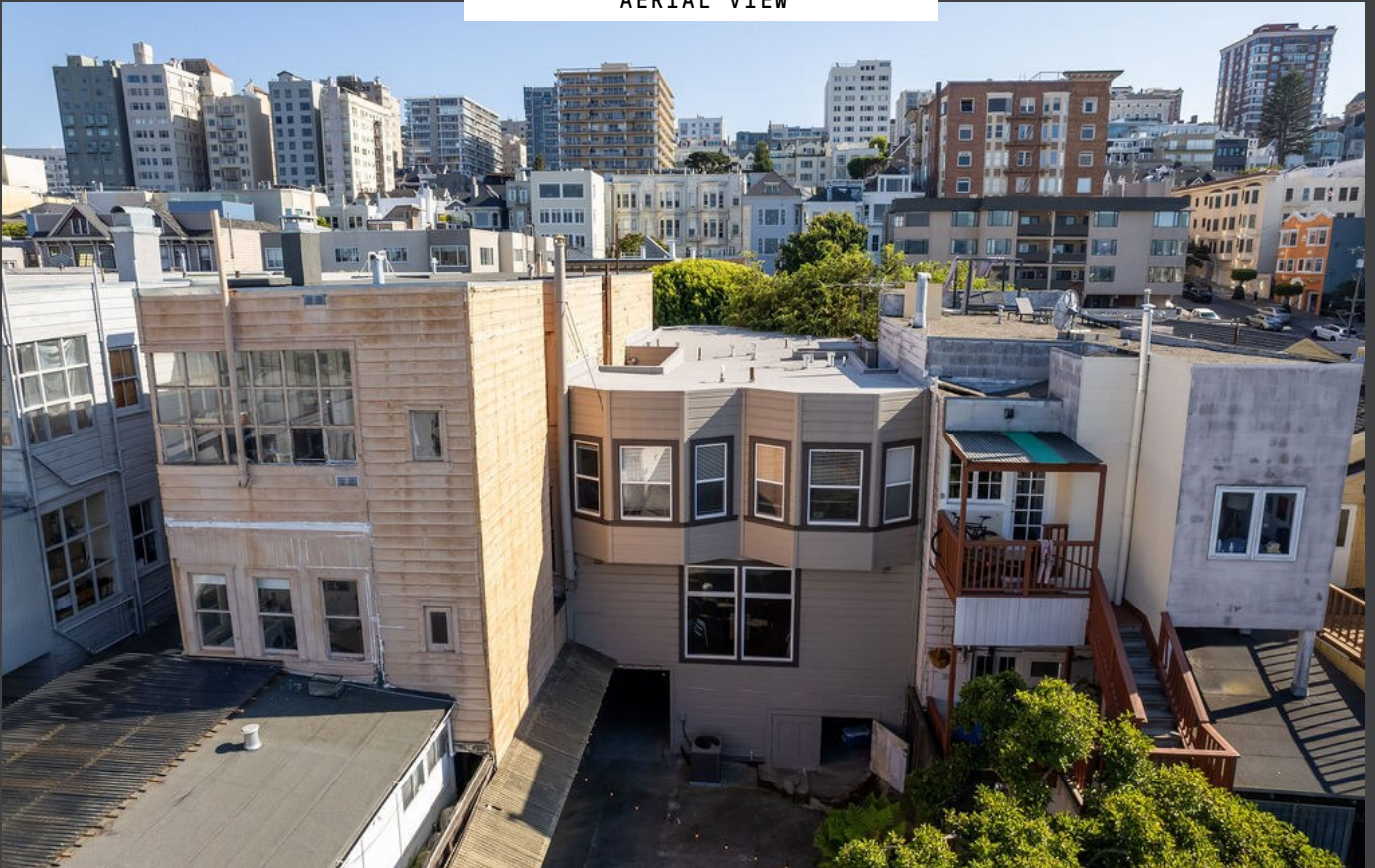
9/1/2028 - 8/31/2029 \$7,295.19 per month



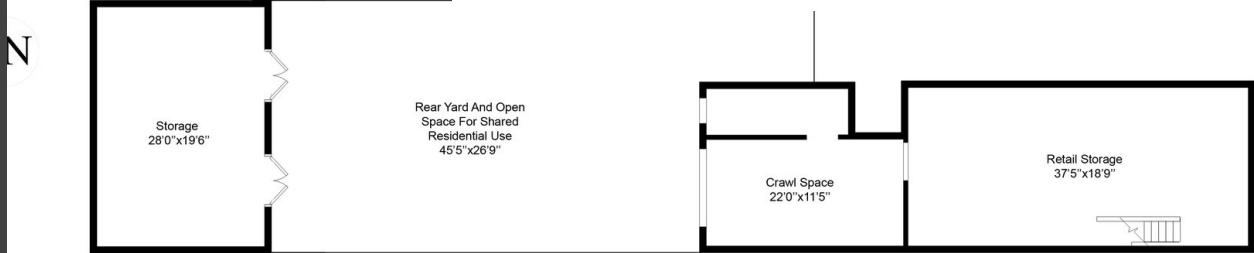
AERIAL VIEW



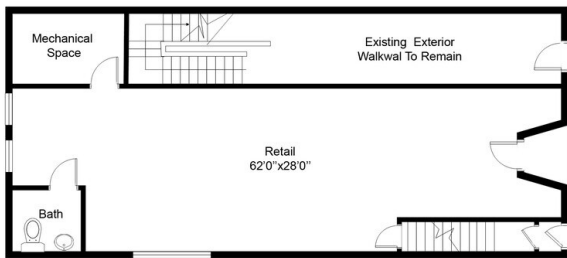
AERIAL VIEW



FLOORPLANS



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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es must be directed to the agent, vendor or party representing this floor plan.

RETAIL STORAGE:
GROUND FLOOR :
SECOND FLOOR :





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