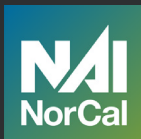


OWNER-USER/FUTURE DEVELOPMENT



FOR SALE | 76 Branded Gas Station | C-Store | Auto Repair

1798 ALEMANY BLVD, SAN FRANCISCO, CA 94112



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The background image shows a 76 gas station and convenience store. The building has a brown roof and a stone-textured lower half. A sign above the entrance says "CASHIER". To the right, there are gas pumps with the 76 logo. The sky is blue with some clouds. In the foreground, there are some green plants.

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$6,499,000

BUILDING SIZE
1,884 SF

LOT SIZE
16,553

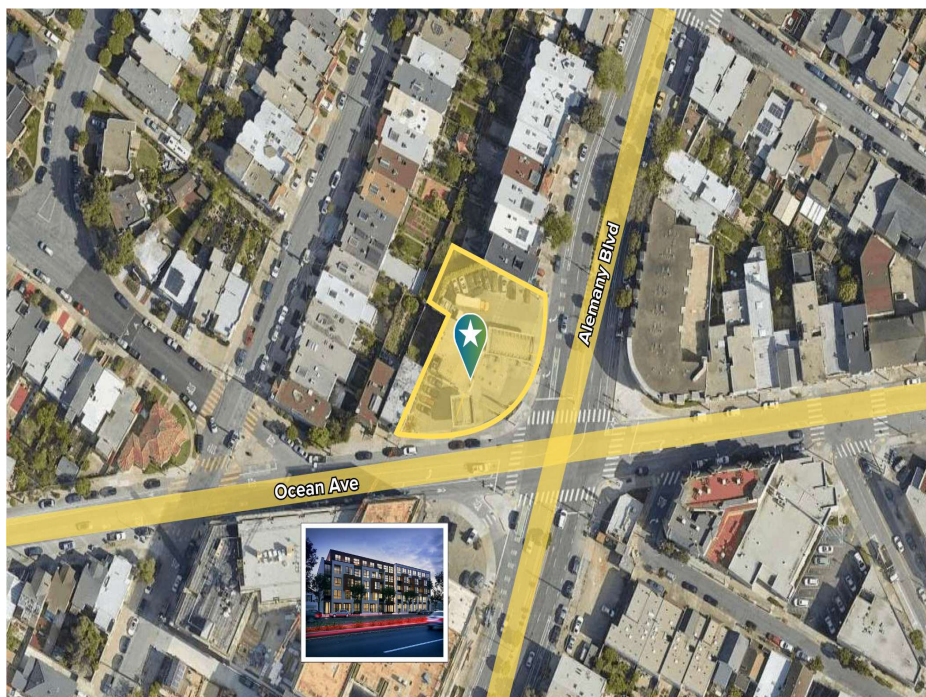
Other Details

Offering Price:	\$6,499,000
Price / SF:	\$3,449.58
Building Size:	1,884 SF
Lot Size:	16,553 SF
Year Built:	1937

Property Highlights

- C-Store and Automotive Repair Retail Operation
- Two Fuel Island Canopies - Five (5) Dispensers
- ARE Fueling System upgraded 2013
- Double wall 12,000 Gallon Tank or Premium & Regular Unleaded installed 1994
- Prime hard corner lot with ample frontage and four (4) curb cuts on Ocean Ave & Alemany Blvd
- Prime Hard Corner at Alemany Blvd & Ocean Ave with a traffic MPSI estimate of 11,000+
- Zoned NCD for diverse retail opportunities
- Giberco Passport installed 2018
- Owner Operator Opportunity
- Future Development Opportunity

Property Description



Property Description

Presenting an exceptional value add opportunity for retail investors in the heart of San Francisco. This 1,884 SF Service Station, built in 1937 and zoned NCD, offers 100% occupancy, C-store and Auto Repair.

Equipped with two (2) fuel island canopies and five (5) gas dispensers featuring double tank walls, a branding contract that extends until 2026, and permits for lotto and cigarette sales, this property is an ideal investment, owner/users, or development opportunity. ARE Fueling System upgraded in 2013.

Location Description

Just a short distance from iconic attractions like Twin Peaks and the San Francisco Zoo, the area offers a blend of urban convenience and natural beauty. Near major BART and Muni stations provide easy access to the rest of the city. Investors will appreciate the dynamic energy of this area, where opportunities for networking and growth abound. Additionally, a new development completed in 2022, Ventana, offers 116 units of newly developed 4-star mid-rise multifamily apartments, and contributes to the area's appeal, making it an exciting opportunity for retail investors seeking to be part of San Francisco's thriving business community. Prime Hard Corner at Alemany Blvd & Ocean Ave with a traffic MPSI estimate of 11,000+ benefitting from high commuter traffic flow.

Additional Photos

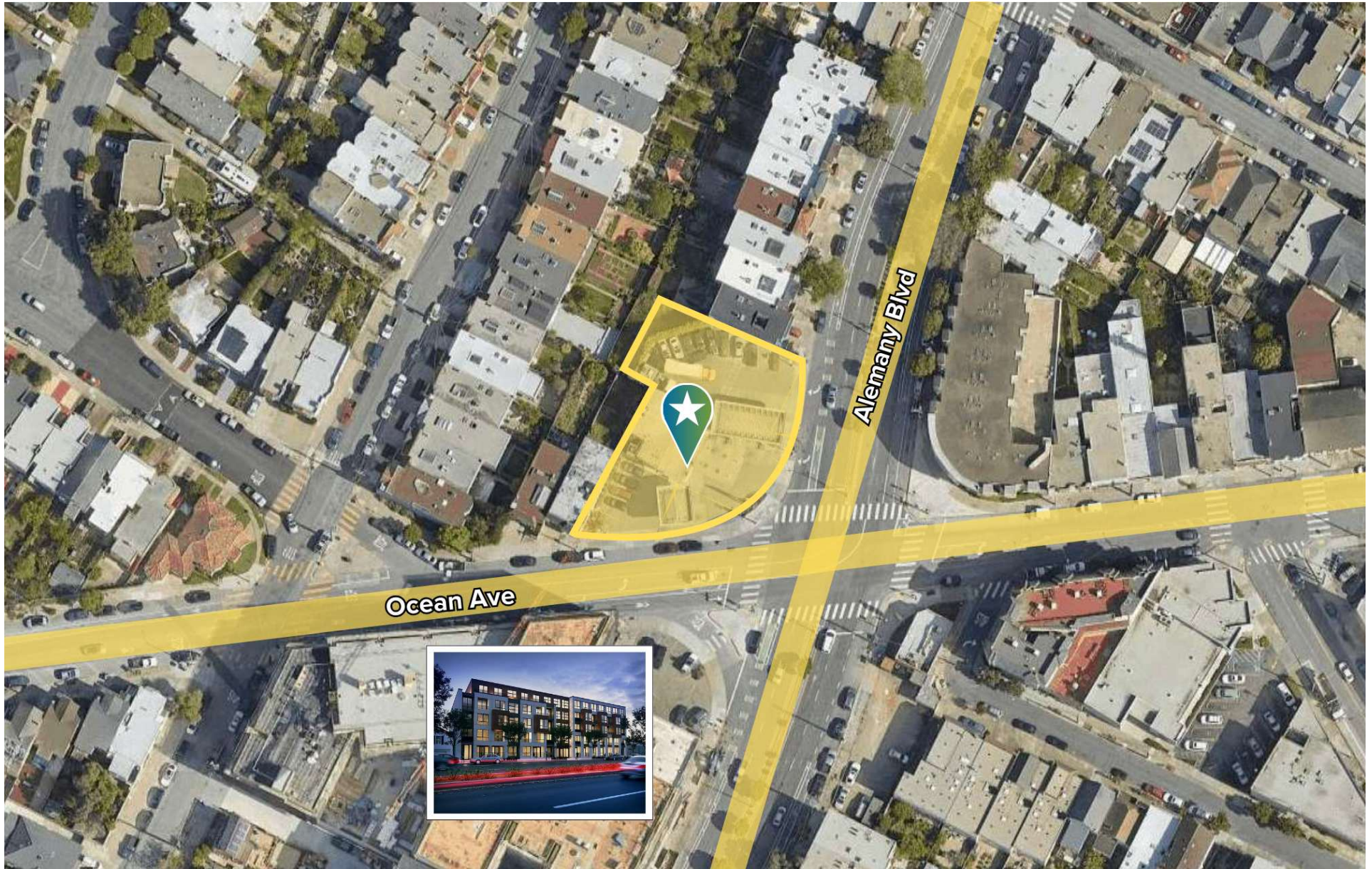




SECTION 2

Location Information

Aerial Map



Retailer Map



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	7,532	18,195	59,156
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,234	5,326	18,141
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$167,423	\$174,240	\$183,491
Average House Value	\$1,304,385	\$1,292,679	\$1,329,875

Demographics data derived from AlphaMap

