



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

**COLDWELL BANKER REALTY**

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**2843-2845 GEARY BOULEVARD**  
MIXED-USE 2-UNIT COMMERCIAL INVESTMENT PROPERTY  
San Francisco, CA 94118

OFFERING MEMORANDUM

# 2843-2845 Geary Blvd.

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*Exclusively Marketed by:*

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# 2843-2845 GEARY BLVD.

## 01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	2843-2854 Geary Blvd. San Francisco CA 94118
COUNTY	San Francisco
MARKET	San Francisco
SUBMARKET	Laurel Heights
BUILDING SF	2,400 SF
LAND ACRES	.07
LAND SF	3,125 SF
YEAR BUILT	1902
YEAR RENOVATED	2024
APN	1091-025
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,650,000
PRICE PSF	\$687.50
OCCUPANCY	97.00%
NOI (125664)	\$80,203
NOI (Pro Forma)	\$110,975
CAP RATE (125664)	4.86%
CAP RATE (PRO FORMA)	6.73%
GRM (125664)	13.13
GRM (PRO FORMA)	11.22

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	74,356	530,619	818,705
2026 Median HH Income	\$166,681	\$137,718	\$142,891
2026 Average HH Income	\$236,334	\$204,783	\$207,690

- Coldwell Banker Realty is pleased to present this 2-unit mixed-use income generating commercial property in the Laurel Heights neighborhood of San Francisco. The investment is a 2-story property with an updated retail unit on the ground floor and 2nd floor 3-bedroom 1-bath residential apartment with a large balcony and kitchen. The retail property has long term lease and long terms tenants of 6-years for the residential apartment. The backyard has a large lot that has two storage sheds and can accommodate flexible uses. Take this opportunity to own this income generating fully occupied located centrally near Golden gate park, the Presidio, and the pacific heights neighborhood.

# 2843-2845 GEARY BLVD.

## 02 Location

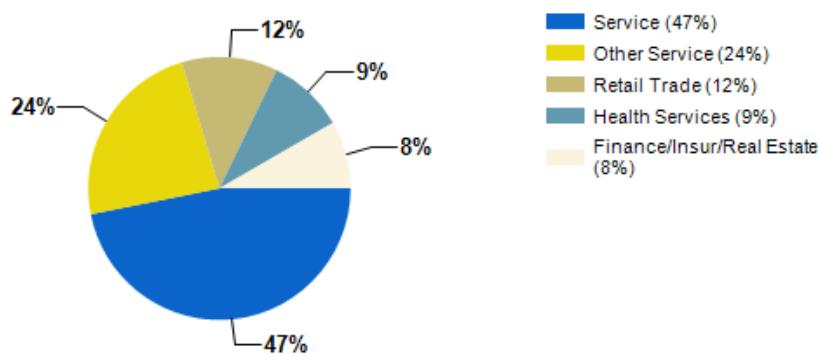
Location Summary  
Local Business Map

- Laurel Heights is a highly sought-after residential and mixed-use neighborhood located in north-central San Francisco, immediately south of the Presidio and adjacent to Presidio Heights and the Richmond District. The area is defined by strong neighborhood demographics, proximity to major institutions, and convenient access to retail, transit, and regional amenities.

The neighborhood features a stable, upper-middle-income residential base with a mix of Edwardian and Victorian homes and modern multifamily developments, creating a strong local customer and employee population. Laurel Heights benefits from significant institutional anchors including California Pacific Medical Center, the University of San Francisco, and former UCSF facilities, contributing to steady daytime population and employment activity.

Retail and commercial activity is concentrated along California Street and Geary Boulevard, with the Laurel Village Shopping Center serving as a primary neighborhood retail node off

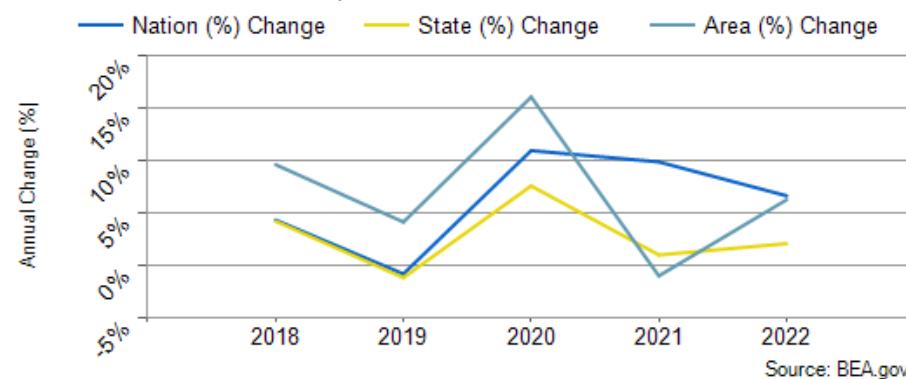
### Major Industries by Employee Count



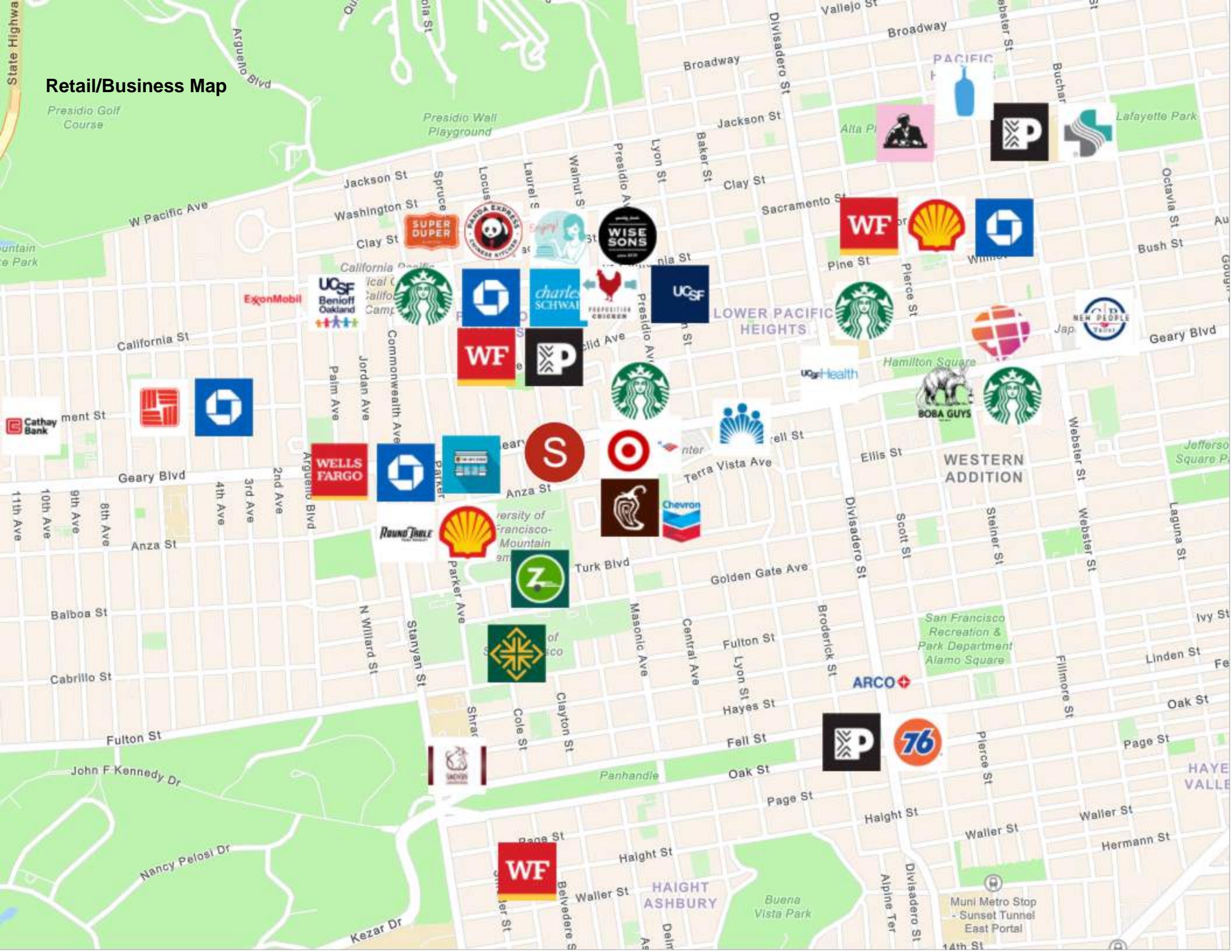
### Largest Employers

University of California, San Francisco	34,690
City and County of San Francisco	32,749
San Francisco Unified School District	10,506
Salesforce	8,000
Wells Fargo & Co.	7,747
Kaiser Permanente	6,659
Sutter Health	5,359
Uber Technologies, Inc.	5,000

### San Francisco County GDP Trend



## Retail/Business Map



# 2843-2845 GEARY BLVD.

## 03 Property Description

[Property Features](#)

[Local Business Map](#)

[Property Images](#)

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## GLOBAL

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NUMBER OF UNITS	2
BUILDING SF	2,400
LAND SF	3,125
LAND ACRES	.07
# OF PARCELS	1
YEAR BUILT	1902
YEAR RENOVATED	2019
ZONING TYPE	NCD
BUILDING CLASS	C
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2

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## MULTI-FAMILY VITALS

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NUMBER OF PARKING SPACES	None
WASHER/DRYER	1
NUMBER OF UNITS	1
CURRENT OCCUPANCY	100.00%
HEATER	Yes
FIRE SPRINKLERS	No
PRIVATE BALCONIES	Yes

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## COMMERCIAL VITALS

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NUMBER OF UNITS	1
CURRENT OCCUPANCY	100.00%
HEATING/COOLING	Yes
FIRE SPRINKLERS	No
LEASE TYPE	Gross

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## CONSTRUCTION

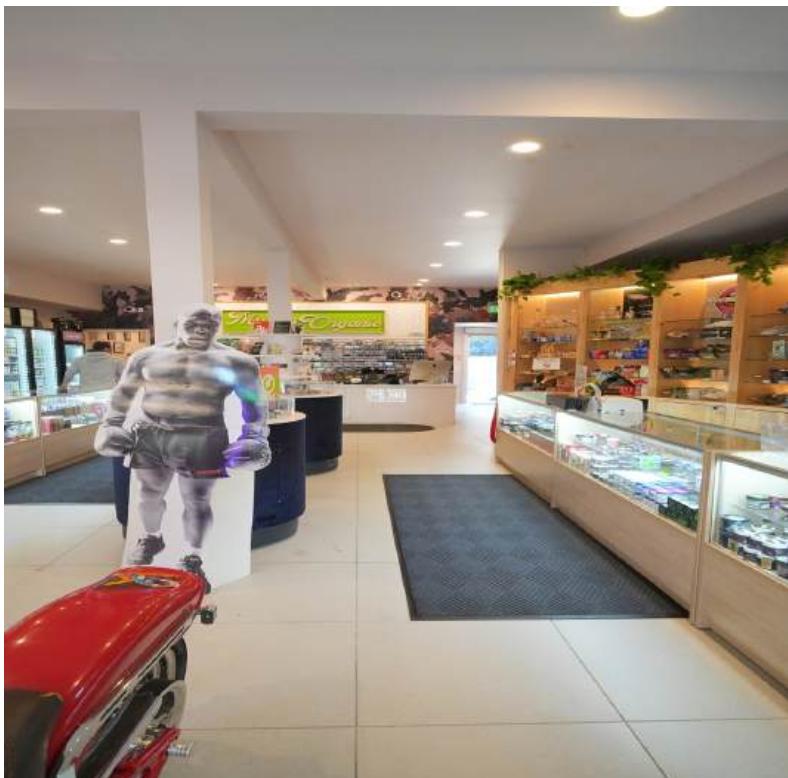
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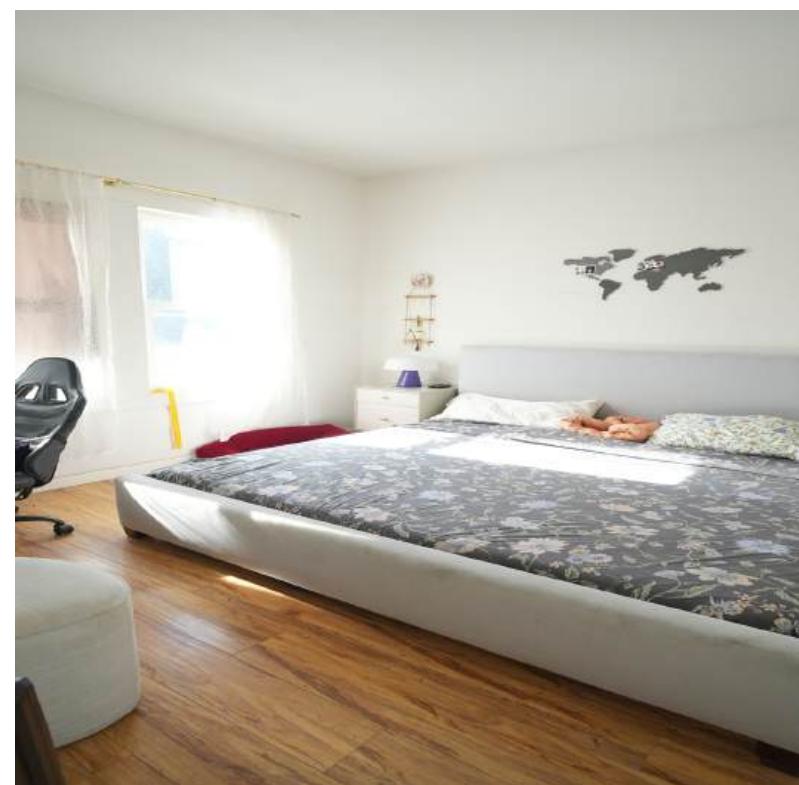
FRAMING	Wood
EXTERIOR	Wood Siding
PARKING SURFACE	None
LANDSCAPING	Yes, backyard



## Residential - 2nd Level Floor Plan

Not to scale







Digitally altered image



Digitally altered image



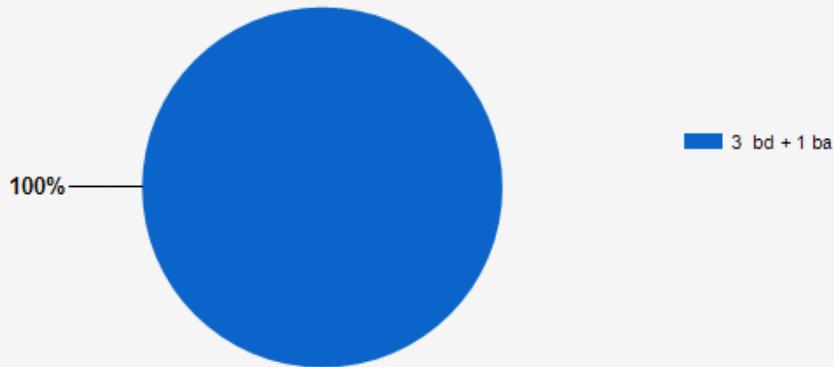
# 2843-2845 GEARY BLVD.

## 04 Rent Roll

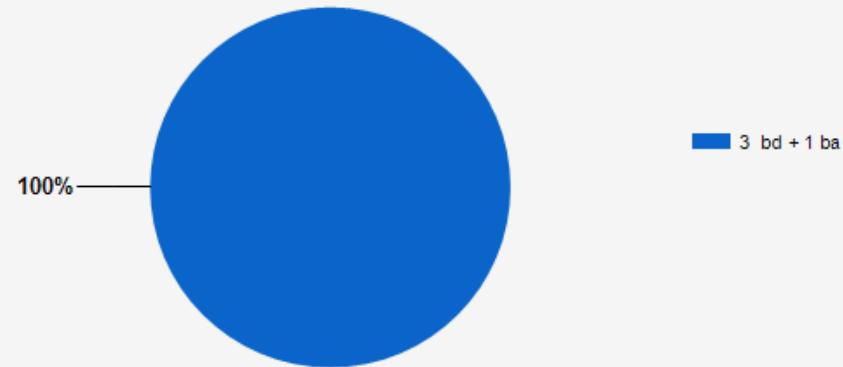
Multi-Family Unit Mix  
Rent Roll  
Lease Expiration

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 1 ba	1	1,200	\$4,292	\$3.58	\$4,292	\$5,252	\$4.38	\$5,252
Totals/Averages	1	1,200	\$4,292	\$3.58	\$4,292	\$5,252	\$4.38	\$5,252

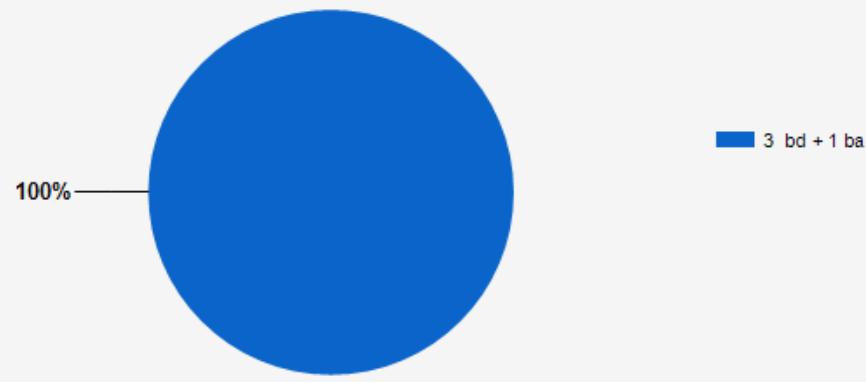
**Unit Mix Summary**



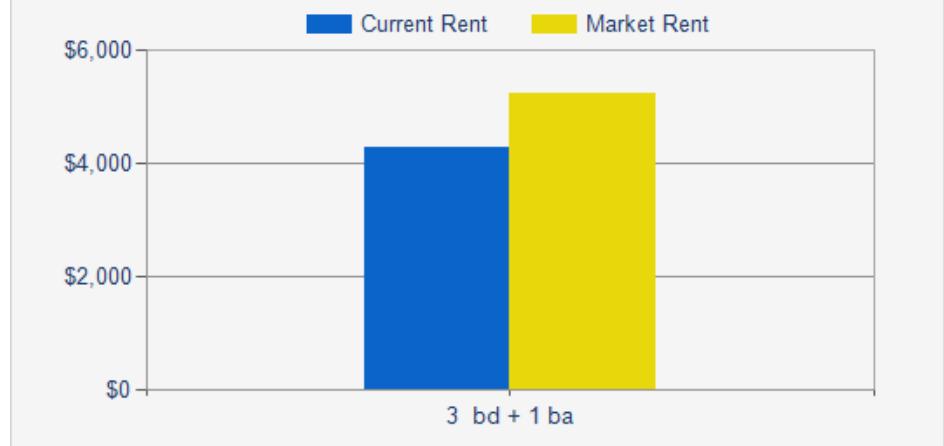
**Unit Mix SF**



**Unit Mix Revenue**



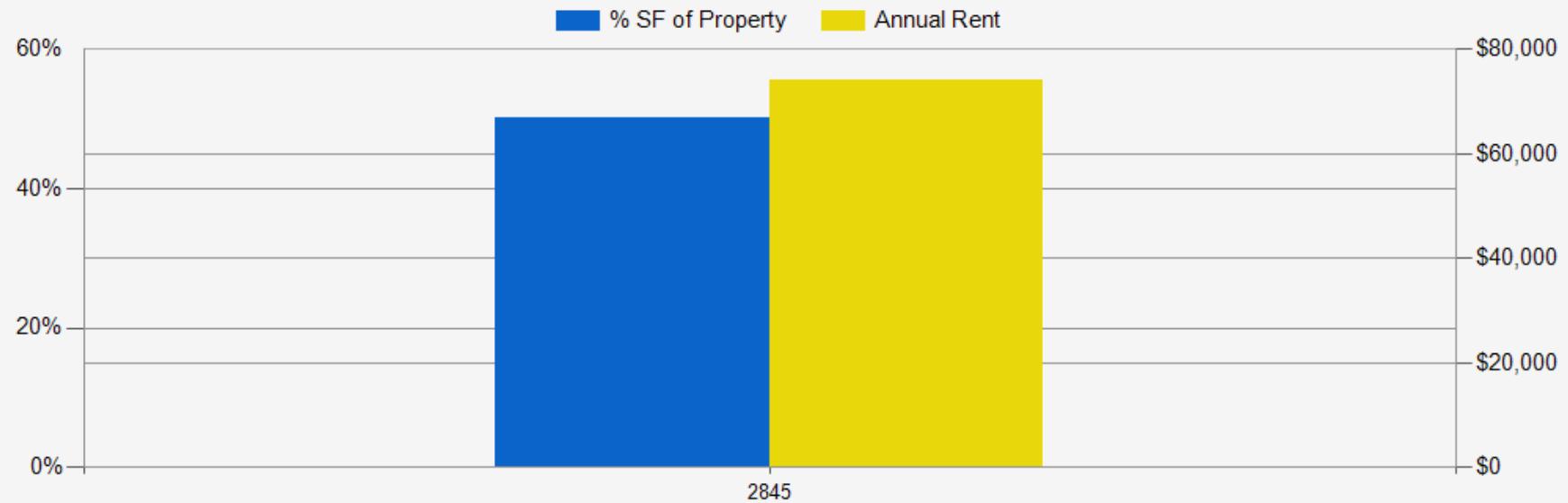
**Actual vs. Market Revenue**



## COMMERCIAL

			Lease Term			Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
2845	Mission Organic	1,200	50.00%			CURRENT	\$6,180	\$5.15	\$74,160	\$61.80		Mod Gross	
						06/24/2024	\$6,365	\$5.30	\$76,385	\$63.60			
Totals:			1,200						\$6,180	\$74,160			

## Tenant SF Analysis

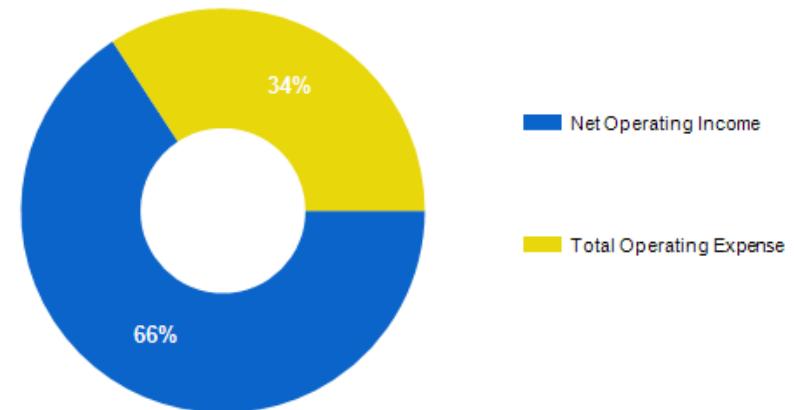


# 2843-2845 GEARY BLVD.

## 05 Financial Analysis

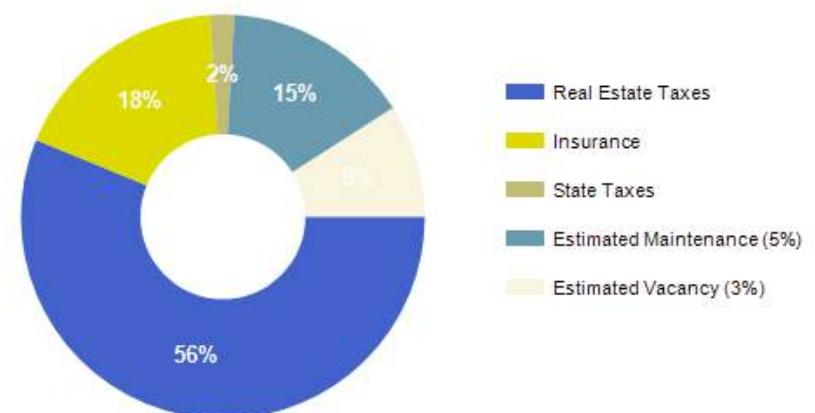
Income & Expense Analysis

INCOME	125664	PRO FORMA		
Residential Rent	\$74,160	59.0%	\$84,000	57.1%
Commercial Rent	\$51,504	41.0%	\$63,024	42.9%
<b>Gross Potential Income</b>	<b>\$125,664</b>		<b>\$147,024</b>	
Vacancy & Collection Loss	-3.00%		-3.00%	
<b>Effective Gross Income</b>	<b>\$121,894</b>		<b>\$142,613</b>	
Less Expenses	\$41,691	34.20%	\$31,638	22.18%
<b>Net Operating Income</b>	<b>\$80,203</b>		<b>\$110,975</b>	



## DISTRIBUTION OF EXPENSES

EXPENSES	125664	PRO FORMA	
Real Estate Taxes	\$23,430		\$23,430
Insurance	\$7,408		\$7,408
State Taxes	\$800		\$800
Estimated Maintenance (5%)	\$6,283		
Estimated Vacancy (3%)	\$3,770		
<b>Total Operating Expense</b>	<b>\$41,691</b>		<b>\$31,638</b>
Expense / SF	\$17.37		\$13.18
% of EGI	34.20%		22.18%



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

# 2843-2845 GEARY BLVD.

## 06 Demographics

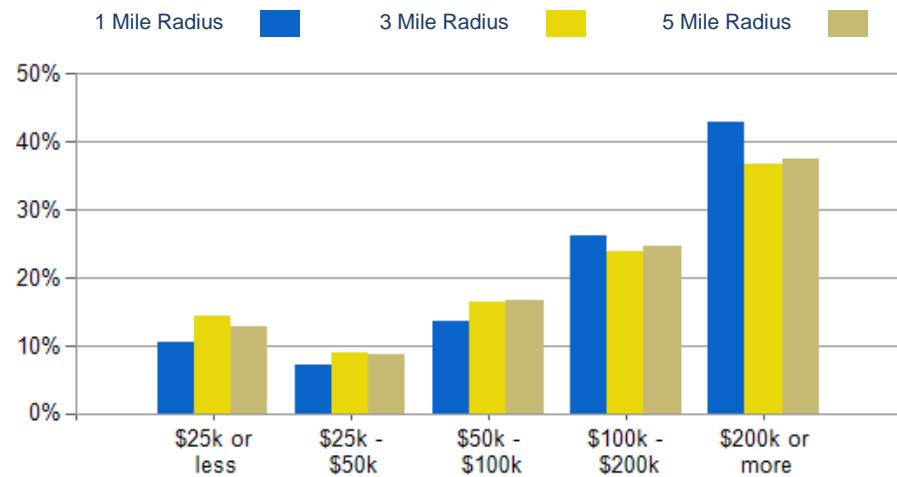
General Demographics  
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	71,980	482,062	736,466
2010 Population	72,066	490,038	761,255
2026 Population	74,356	530,619	818,705
2031 Population	74,093	525,643	809,988
2026 African American	3,921	23,761	38,926
2026 American Indian	238	4,076	6,410
2026 Asian	17,920	161,276	285,520
2026 Hispanic	8,067	75,745	131,363
2026 Other Race	3,571	37,061	68,332
2026 White	40,116	246,471	330,769
2026 Multiracial	8,447	56,772	86,483
2026-2031: Population: Growth Rate	-0.35%	-0.95%	-1.05%

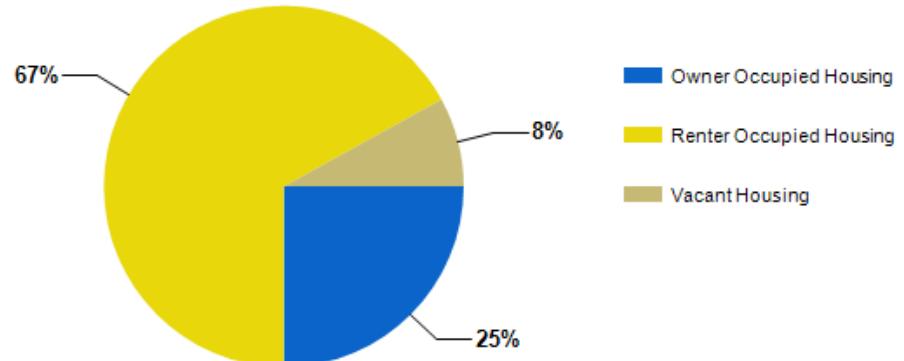
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,340	24,450	30,713
\$15,000-\$24,999	1,258	12,016	15,282
\$25,000-\$34,999	1,029	9,792	13,322
\$35,000-\$49,999	1,366	13,097	18,353
\$50,000-\$74,999	2,047	20,045	28,633
\$75,000-\$99,999	2,558	22,047	31,433
\$100,000-\$149,999	4,813	33,807	48,721
\$150,000-\$199,999	4,108	27,344	39,836
\$200,000 or greater	14,556	94,308	135,675
Median HH Income	\$166,681	\$137,718	\$142,891
Average HH Income	\$236,334	\$204,783	\$207,690



#### 2026 Household Income



#### 2026 Own vs. Rent - 1 Mile Radius

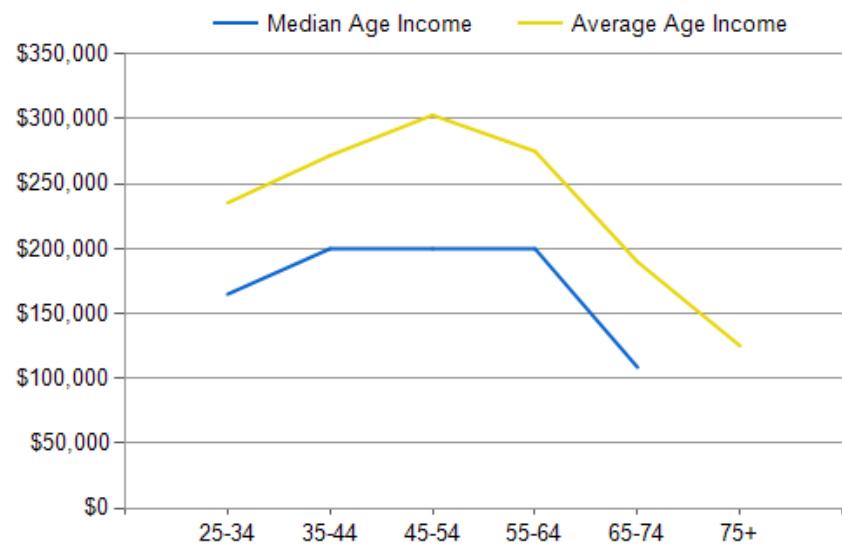
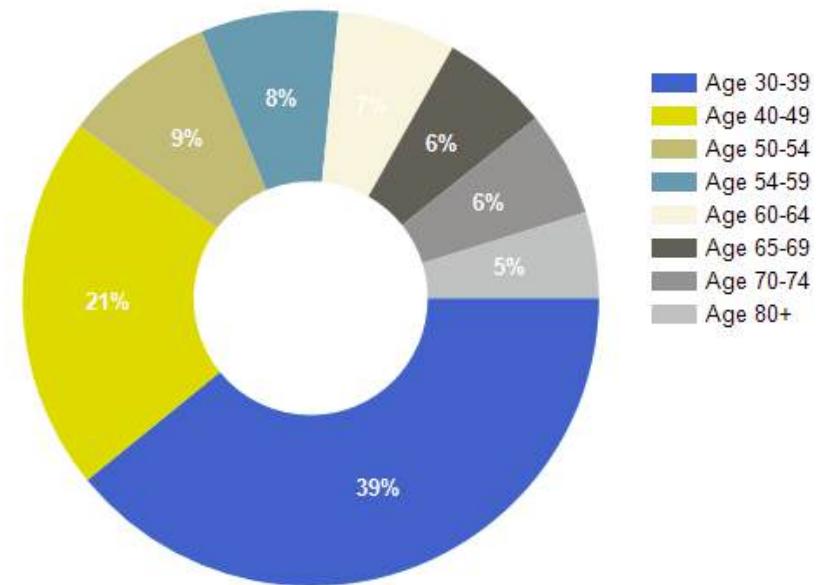


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	10,277	69,730	99,272
2026 Population Age 35-39	7,599	55,372	80,919
2026 Population Age 40-44	5,375	41,147	62,777
2026 Population Age 45-49	4,254	32,488	51,128
2026 Population Age 50-54	3,939	31,747	50,290
2026 Population Age 55-59	3,531	29,679	46,894
2026 Population Age 60-64	3,043	26,734	43,074
2026 Population Age 65-69	2,772	24,452	39,732
2026 Population Age 70-74	2,701	22,573	36,566
2026 Population Age 75-79	2,206	18,547	29,489
2026 Population Age 80-84	1,612	11,662	17,688
2026 Population Age 85+	1,782	13,114	19,244
2026 Population Age 18+	65,755	472,557	716,954
2026 Median Age	36	39	39
2031 Median Age	37	40	41

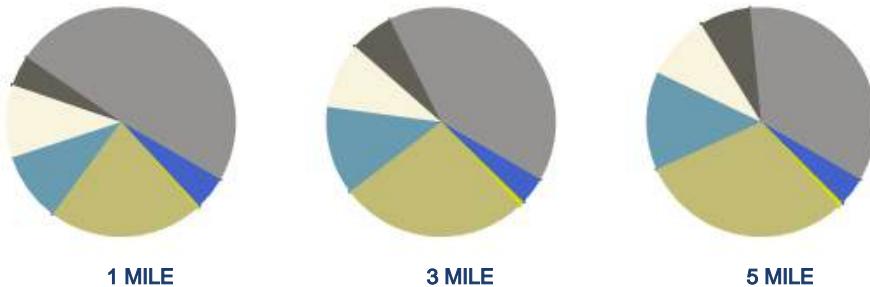
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$164,934	\$144,910	\$149,834
Average Household Income 25-34	\$235,363	\$211,411	\$215,293
Median Household Income 35-44	\$200,001	\$186,934	\$192,775
Average Household Income 35-44	\$271,847	\$246,546	\$250,292
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$302,947	\$258,328	\$261,656
Median Household Income 55-64	\$200,001	\$165,015	\$173,021
Average Household Income 55-64	\$275,087	\$226,573	\$231,180
Median Household Income 65-74	\$108,608	\$77,750	\$84,718
Average Household Income 65-74	\$189,921	\$152,767	\$155,673
Average Household Income 75+	\$125,134	\$105,902	\$105,646

Population By Age



diversity index	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	77	78
Diversity Index (current year)	70	75	78
Diversity Index (2020)	68	74	77
Diversity Index (2010)	61	68	72

#### POPULATION BY RACE



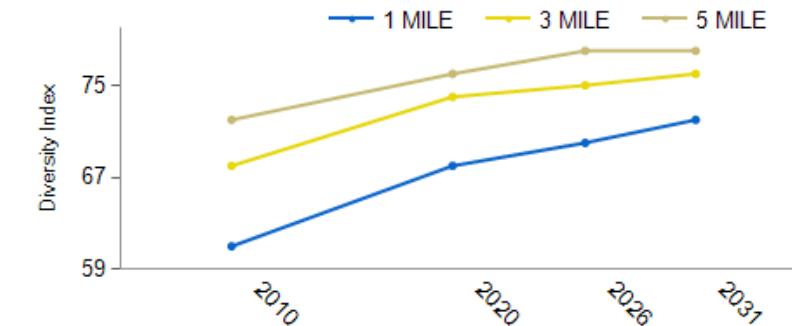
1 MILE

3 MILE

5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	4%	4%
American Indian	0%	1%	1%
Asian	22%	27%	30%
Hispanic	10%	13%	14%
Multiracial	10%	9%	9%
Other Race	4%	6%	7%
White	49%	41%	35%

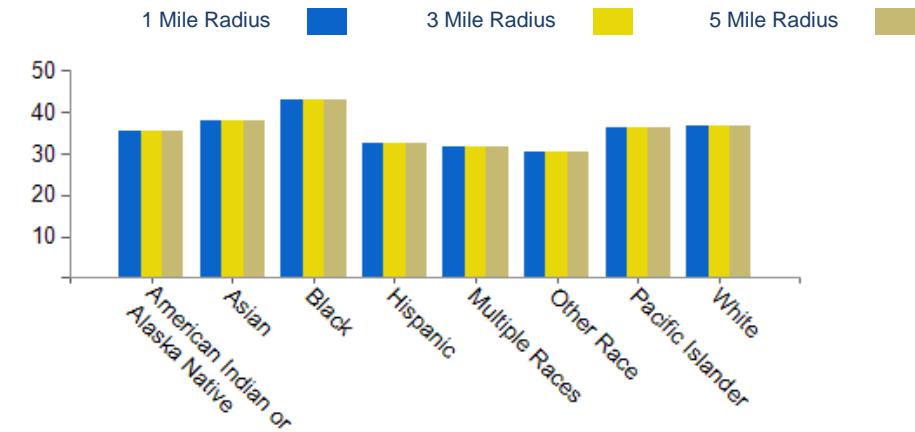
#### POPULATION DIVERSITY



#### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	39	38
Median Asian Age	38	42	42
Median Black Age	43	44	43
Median Hispanic Age	32	35	35
Median Multiple Races Age	32	33	33
Median Other Race Age	30	36	36
Median Pacific Islander Age	36	41	38
Median White Age	37	39	39

#### 2026 MEDIAN AGE BY RACE



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