

SALE

364-366 10TH STREET SAN FRANCISCO CA 94103

364-366 10th Street San Francisco, CA 94103



SALE PRICE

\$1,750,000.00

Ben Gilliam

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Lex Montiel

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Steven Caravelli

Sr. Commercial Associate Broker
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CalDRE #00879834

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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CONTENTS

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Confidentiality & Disclaimer

Property Summary

Property Description

Photos

Complete Highlights

Regional Map

Location Map

Aerial Map

Retailer Map

Demographics Map & Report

Broker Contacts

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity and a rare owner/user "work/live" building in the heart of South of Market (SOMA), San Francisco. This historic 3,900 +/- SF two-story building, constructed in 1909, offers an ideal location in the RCD (Regional Commercial District) zoning area. Currently boasting 100% occupancy, this property presents a lucrative prospect for retail and street retail investors seeking a reliable income stream in a coveted commercial district. For the owner/user buyer, the current leases are cancelable within 90 days. With its rich history and enviable location, this property promises enduring value and potential for future growth.

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	2722 SF
Building Size:	+/-4000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,606	9,507	49,546
Total Population	3,783	20,935	102,402
Average HH Income	\$204,560	\$185,799	\$160,877

PROPERTY HIGHLIGHTS

- Approximately 3,900+/- SF historic building
- Constructed in 1909
- Zoned RCD (Regional Commercial District)
- Prime South of Market (SOMA) location
- 100% occupancy opportunity

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LOCATION DESCRIPTION

Discover the dynamic South of Market (SOMA) neighborhood, where technology, innovation, and culture converge. The area is renowned for its diverse mix of modern office spaces, trendy restaurants, and vibrant nightlife. Just minutes away from the property, you'll find the Moscone Center, a premier convention and exhibition complex, and the Yerba Buena Gardens, a stunning urban oasis. This prime location offers excellent access to public transportation and is surrounded by major tech companies, making it an ideal choice for office building investors seeking a thriving and forward-thinking community. Arts Activities are encouraged on all floors and Nighttime Entertainment uses are allowed on the First and Second Stories in historic buildings with Conditional Use authorization, except that Nighttime Entertainment uses are Principally Permitted in Article 10 Landmark Building No. 120 (currently St. Joseph's Church at 1401 Howard Street) and on properties fronting Folsom Street between 7th Street and Division Street. The property is well located in the Leather and LGBTQ Cultural District of San Francisco.

EXTERIOR DESCRIPTION

Two story retail storefront building with apartment and sky deck on the second floor.

INTERIOR DESCRIPTION

Currently a Dog day care center occupies the first floor retail space. A separate residential tenant occupies the second floor apartment.

ZONING

https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_pla0-0-25360#rid-0-0-0-57126

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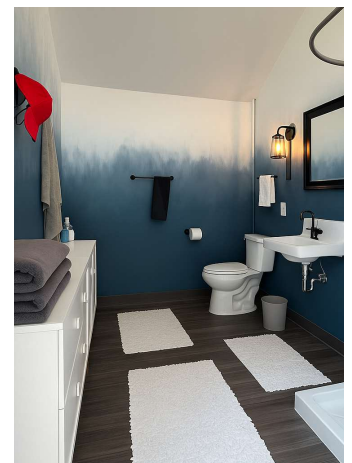
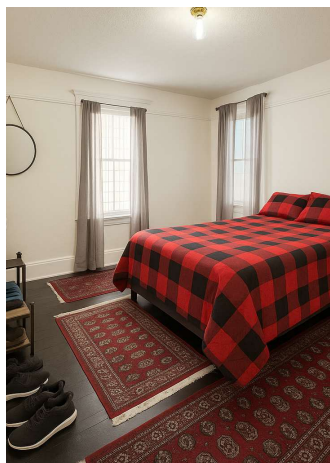
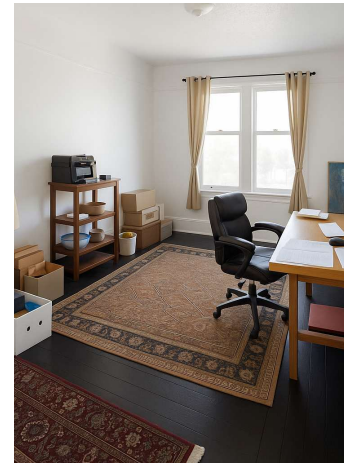
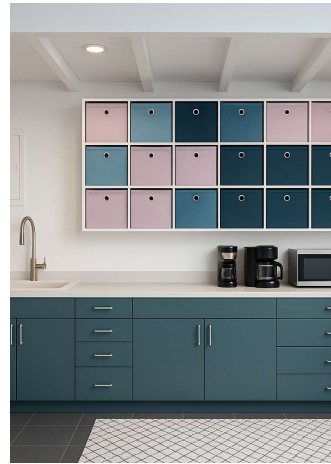
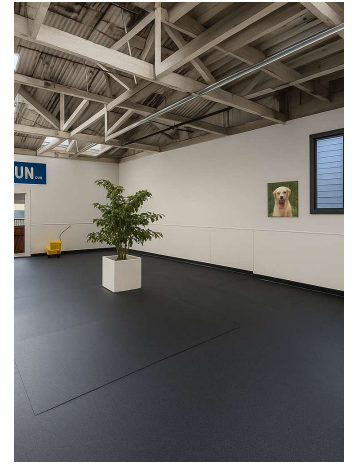
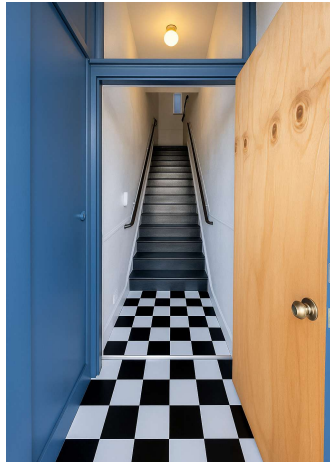
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PHOTOS 364-366 10TH STREET SAN FRANCISCO CA 94103

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PROPERTY HIGHLIGHTS

- 3,900 SF historic building
- Rare Owner/User "Work/Live" opportunity
- Constructed in 1909
- Zoned RCD (Regional Commercial District)
- Prime South of Market (SOMA) location
- Positive cash flow



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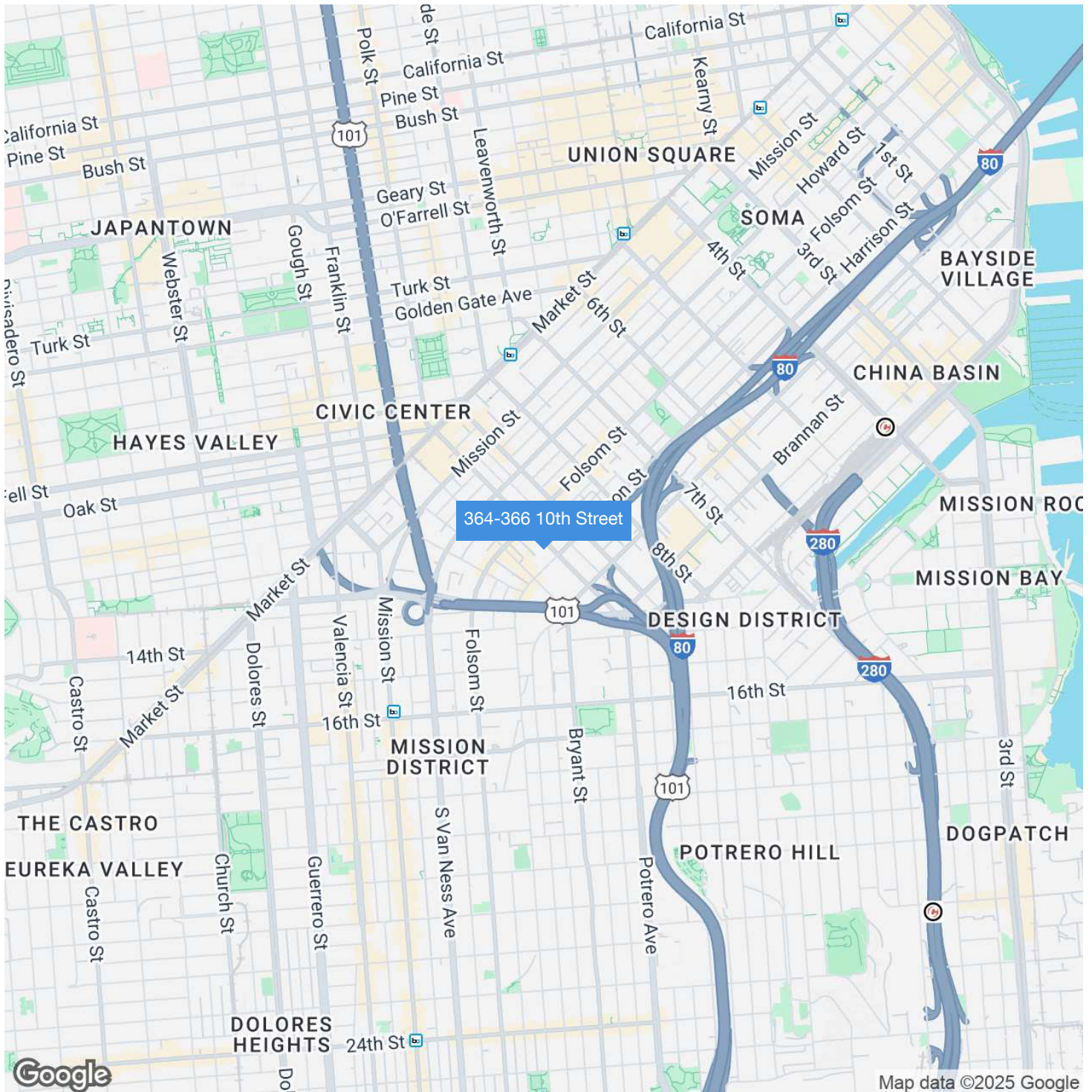


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REGIONAL

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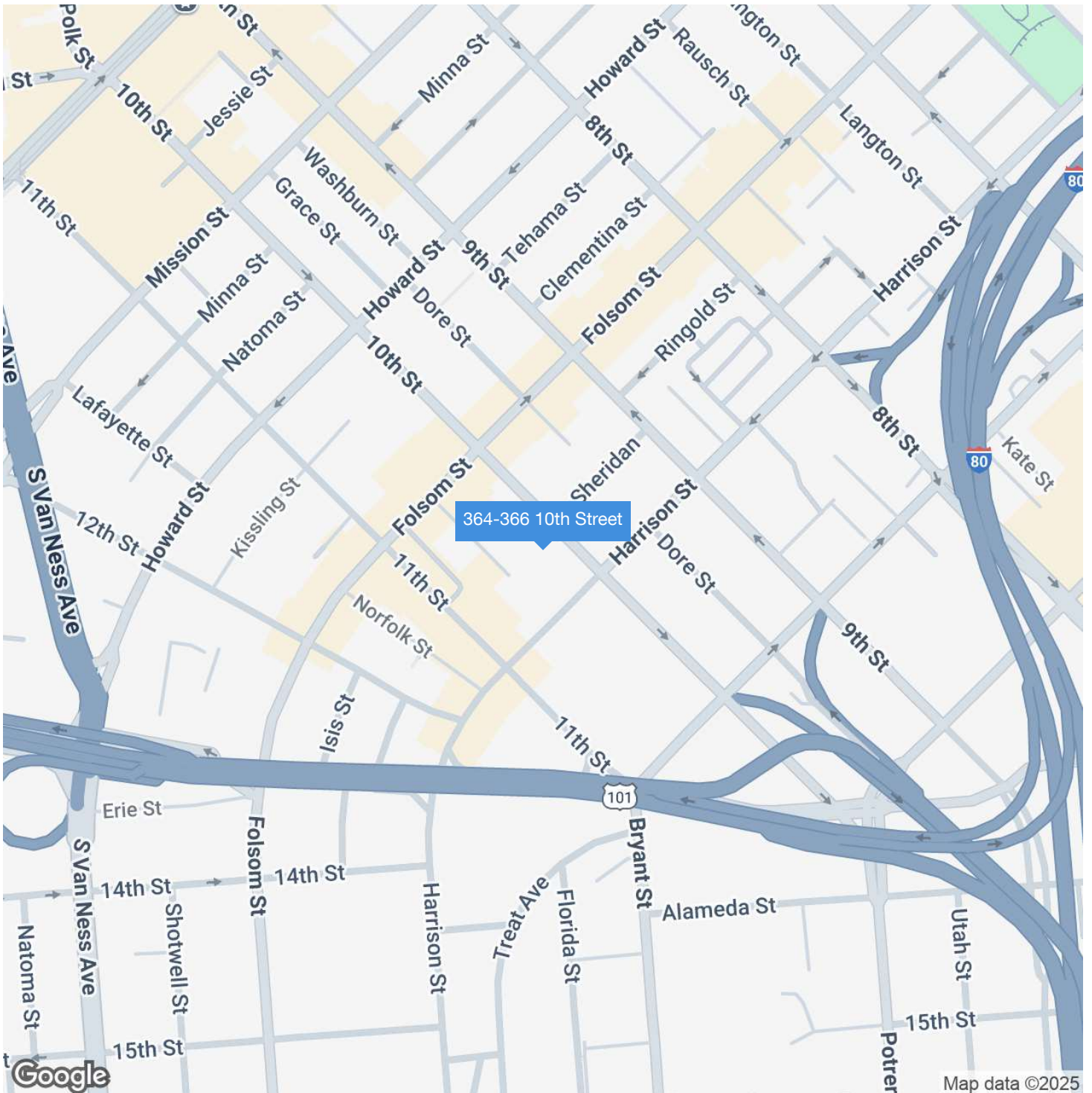


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LOCATION

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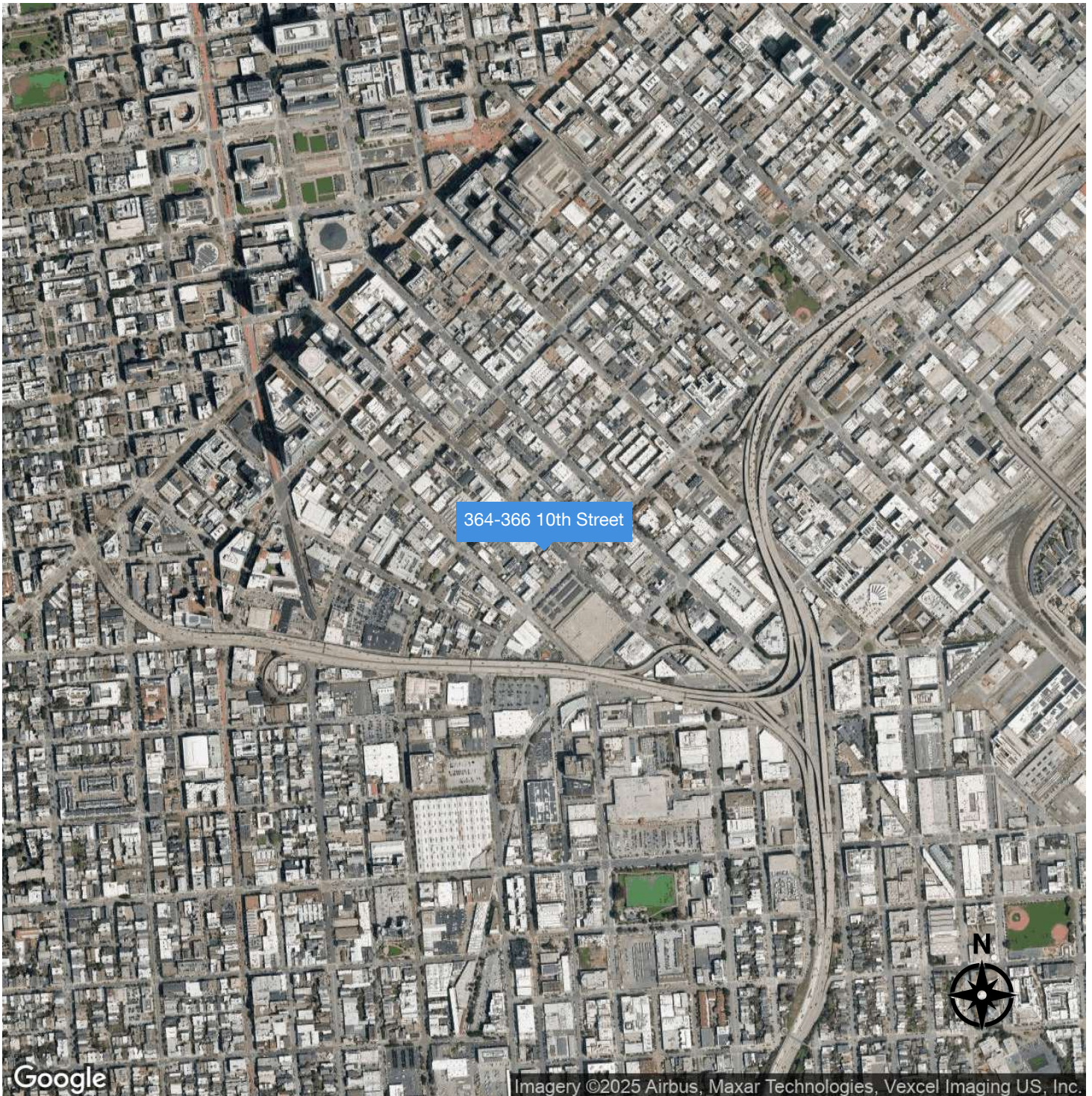


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AERIAL

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RETAILER 364-366 10TH STREET SAN FRANCISCO CA 94103

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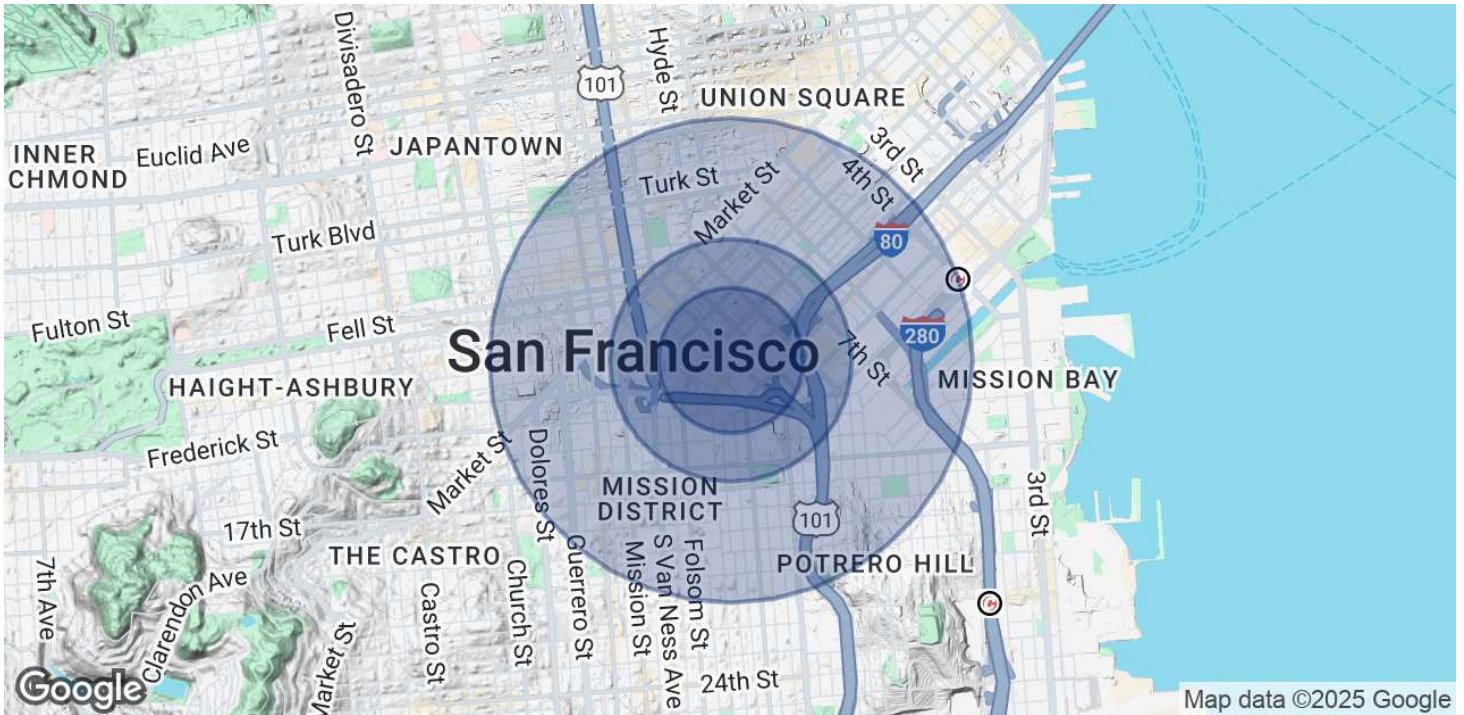


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,783	20,935	102,402
Average Age	39	38	42
Average Age (Male)	39	39	42
Average Age (Female)	39	38	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,606	9,507	49,546
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$204,560	\$185,799	\$160,877
Average House Value	\$1,558,545	\$1,046,479	\$1,120,401

Demographics data derived from AlphaMap

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