



## 2412-2414 LOMBARD STREET SAN FRANCISCO, CA 94123

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WCOMMERCIALRE.COM

MIXED USE PROPERTY FOR SALE



FOR MORE INFORMATION:

**RANDY WALLER**

707.843.1382

RANDY@WREALESTATE.NET

CALBRE #01382348

**TINA DEMARTINI**

707.225.1882

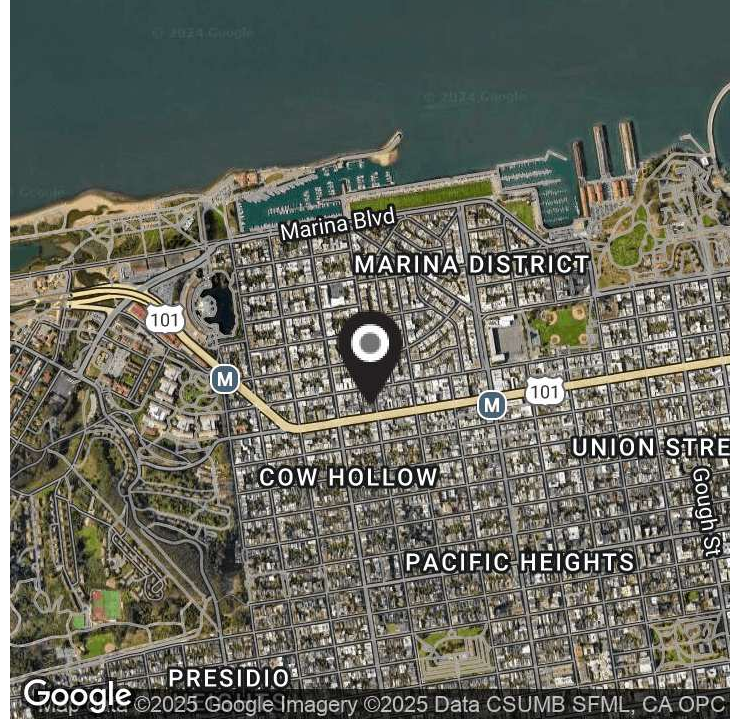
TINAD@WREALESTATE.NET

CALBRE #02122607

# 2412-2414 LOMBARD STREET

SAN FRANCISCO, CA 94123

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,350,000
Building Size:	3,493 SF
Available SF:	
Lot Size:	2,500 SF
Number of Units:	2
Price / SF:	\$959.06
Cap Rate:	9.2%
NOI:	\$311,000
Year Built:	1915

### PROPERTY OVERVIEW

Fully leased, Marina District mixed-use investment opportunity. The 2000+ square foot ground floor retail/commercial space is leased to an industry leading cannabis dispensary, The Apothecarium SF. Fully remodeled and updated with high quality finishes. With multiple years remaining on an absolute NNN lease and additional extensions in place this is a very stable tenant/investment. Yearly base rent increases plus a minimum percentage rent kicker help this property achieve above market rents and CAP rate. Accessed by private entrance off of Lombard, the second floor is comprised of a 1464 square foot, 3 bedroom / 2 bath apartment with stable tenants. Own a piece of San Francisco in a premier location.

### PROPERTY HIGHLIGHTS



**RANDY WALLER**  
707.843.1382  
RANDY@WREALESTATE.NET  
CALDRE #01382348

**TINA DEMARTINI**  
707.225.1882  
TINAD@WREALESTATE.NET  
CALDRE #02122607

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



2412-2414 LOMBARD STREET

SAN FRANCISCO, CA 94123

ADDITIONAL PHOTOS



RANDY WALLER

707.843.1382

RANDY@WREALESTATE.NET

CALDRE #01382348

TINA DEMARTINI

707.225.1882

TINAD@WREALESTATE.NET

CALDRE #02122607

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# 2412-2414 LOMBARD STREET

SAN FRANCISCO, CA 94123

## LOCATION



## SAN FRANCISCO, CALIFORNIA

The commercial real estate industry in San Francisco, California, has long been considered one of the most dynamic and lucrative markets in the United States. With its status as a major financial, technology, and cultural hub, San Francisco has attracted a wide range of investors and tenants, from small start-ups to multinational corporations.

One of the defining features of San Francisco's commercial real estate industry is the high demand for office space, particularly in the downtown and Financial District areas. Despite having some of the highest rental rates in the country, San Francisco remains an attractive destination for many businesses due to its highly educated workforce, world-class amenities, and proximity to Silicon Valley. In recent years, the city has become a hub for technology companies, with major players like Twitter, Uber, and Airbnb all calling San Francisco home. These companies have helped to fuel a highly competitive market, with landlords often able to command high rents and favorable lease terms.

Another key trend in the San Francisco commercial real estate market has been the rise of co-working and flexible office space providers. Companies like WeWork, Regus, and Knotel have all established a presence in the city, offering a range of flexible workspace solutions for companies of all sizes. This has created new opportunities for small businesses and entrepreneurs who may not have been able to afford traditional office space, while also providing larger companies with more flexible options for expansion and contraction.

In conclusion, the commercial real estate industry in San Francisco, California, has long been a dynamic and competitive market, with high demand and limited supply driving up prices and creating challenges for tenants and landlords alike. It is likely that San Francisco will remain an attractive destination for businesses in the years to come, due to its unique mix of amenities, talent, and innovation.



RANDY WALLER

707.843.1382

RANDY@WREALESTATE.NET

CALDRE #01382348

TINA DEMARTINI

707.225.1882

TINAD@WREALESTATE.NET

CALDRE #02122607

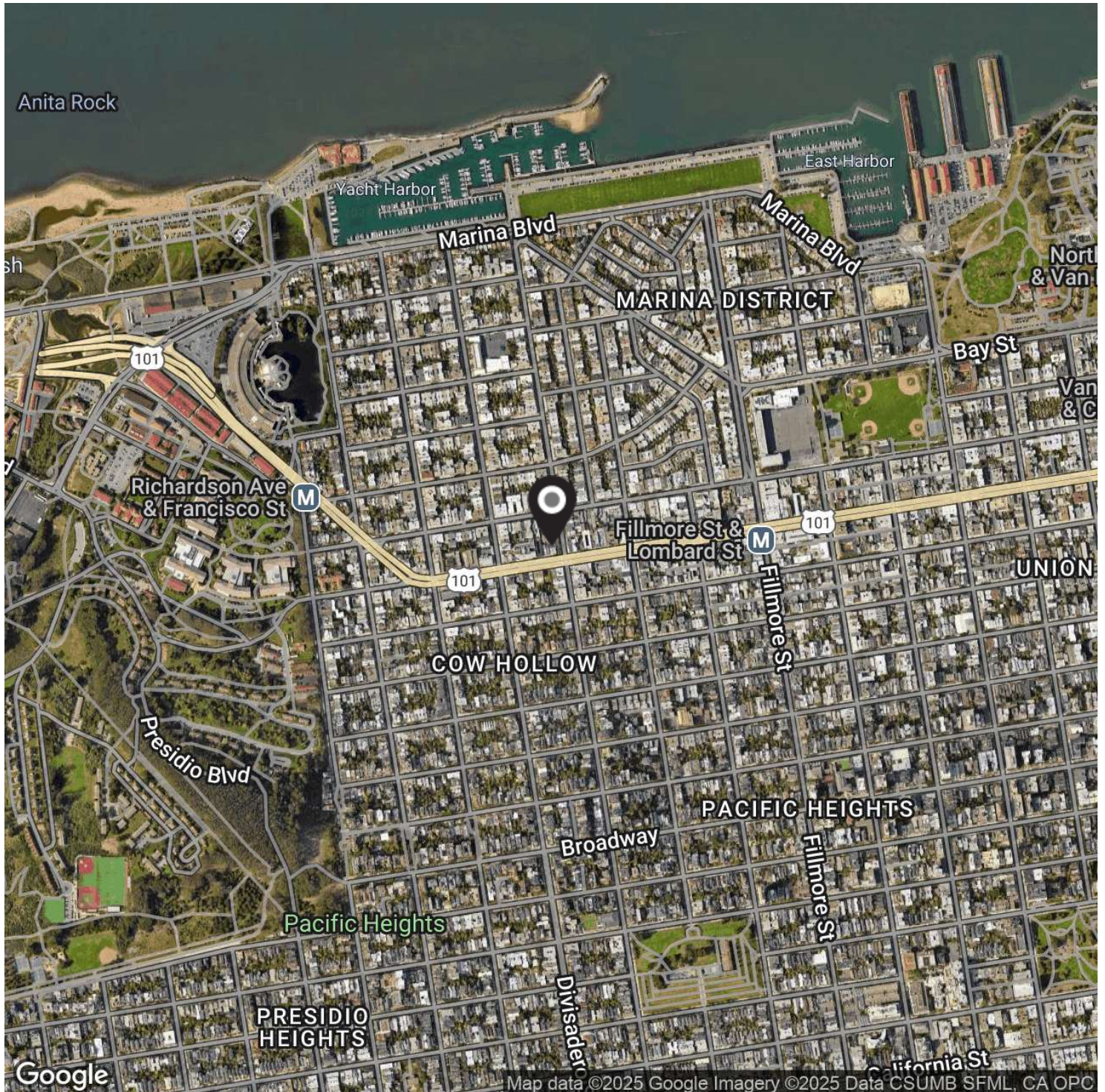
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



# 2412-2414 LOMBARD STREET

SAN FRANCISCO, CA 94123

LOCATION MAP



RANDY WALLER

707.843.1382

RANDY@WREALESTATE.NET

CALDRE #01382348

TINA DEMARTINI

707.225.1882

TINAD@WREALESTATE.NET

CALDRE #02122607

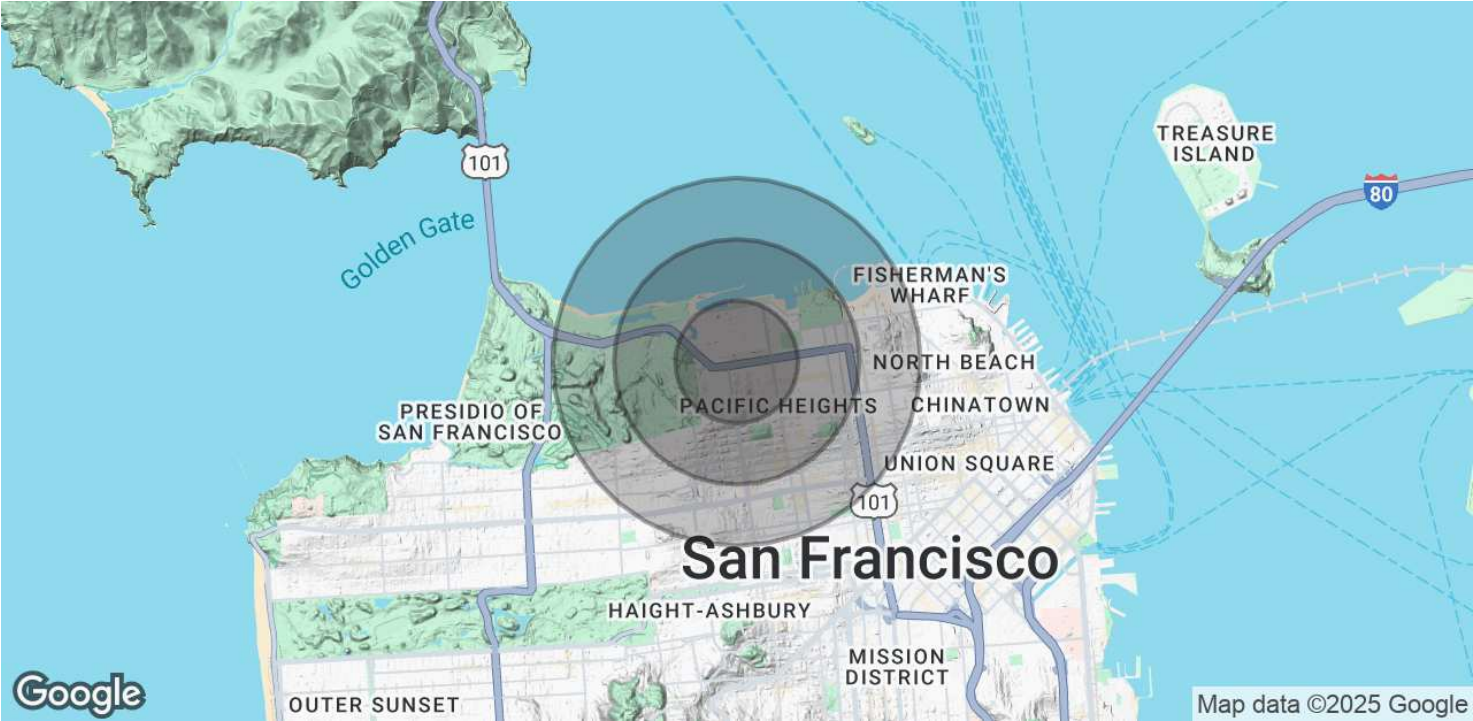
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



# 2412-2414 LOMBARD STREET

SAN FRANCISCO, CA 94123

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	15,055	43,150	98,459
Average Age	36.4	36.8	37.4
Average Age (Male)	38.7	37.4	37.1
Average Age (Female)	34.3	35.9	37.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	8,712	24,483	54,570
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$161,240	\$165,211	\$136,528
Average House Value	\$1,101,755	\$1,099,226	\$1,007,302

2020 American Community Survey (ACS)



RANDY WALLER  
707.843.1382  
RANDY@WREALESTATE.NET  
CALDRE #01382348

TINA DEMARTINI  
707.225.1882  
TINAD@WREALESTATE.NET  
CALDRE #02122607

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.