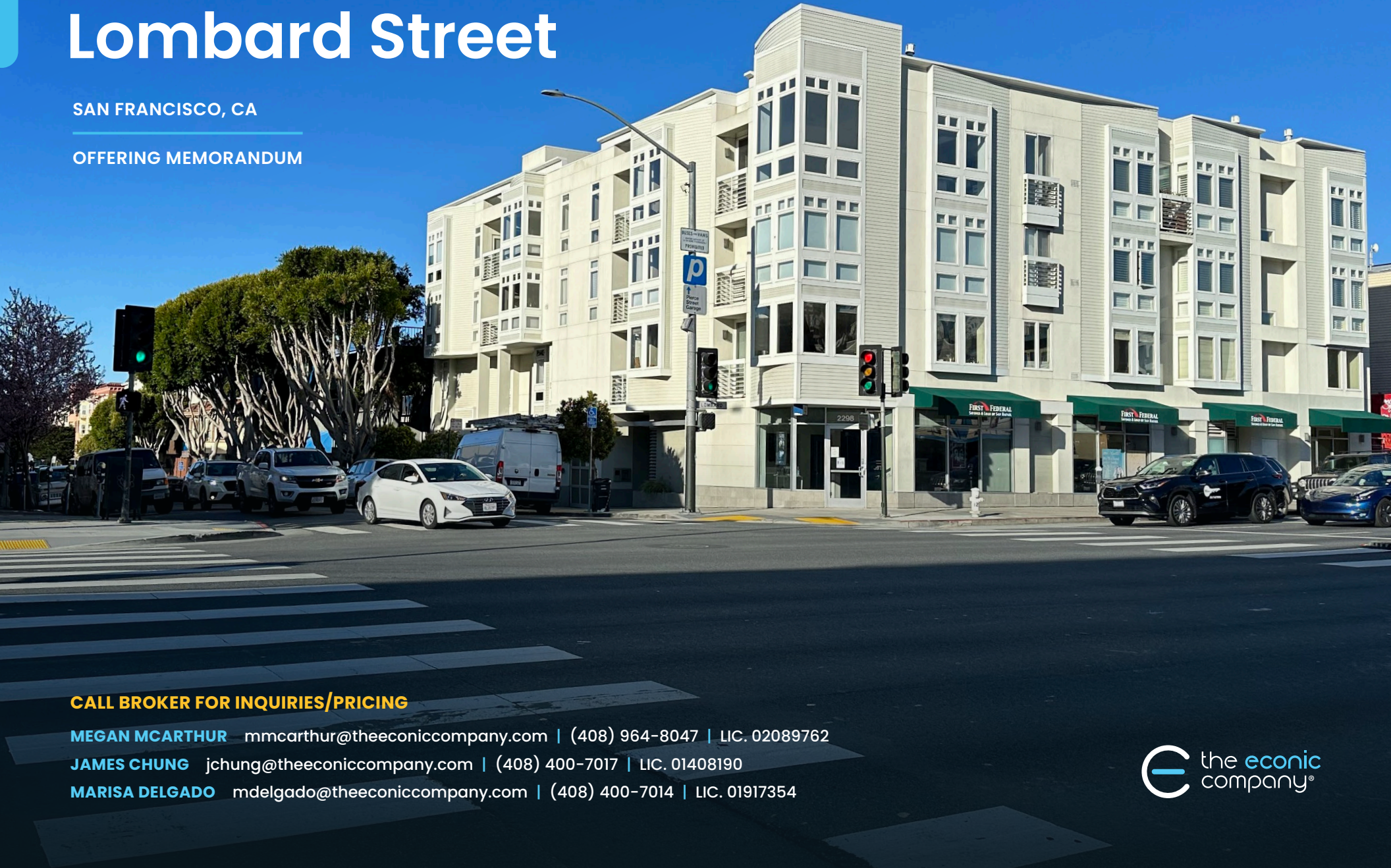


Retail Condo For Sale

# 2288-2298 Lombard Street

SAN FRANCISCO, CA

OFFERING MEMORANDUM



**CALL BROKER FOR INQUIRIES/PRICING**

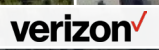
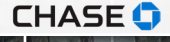
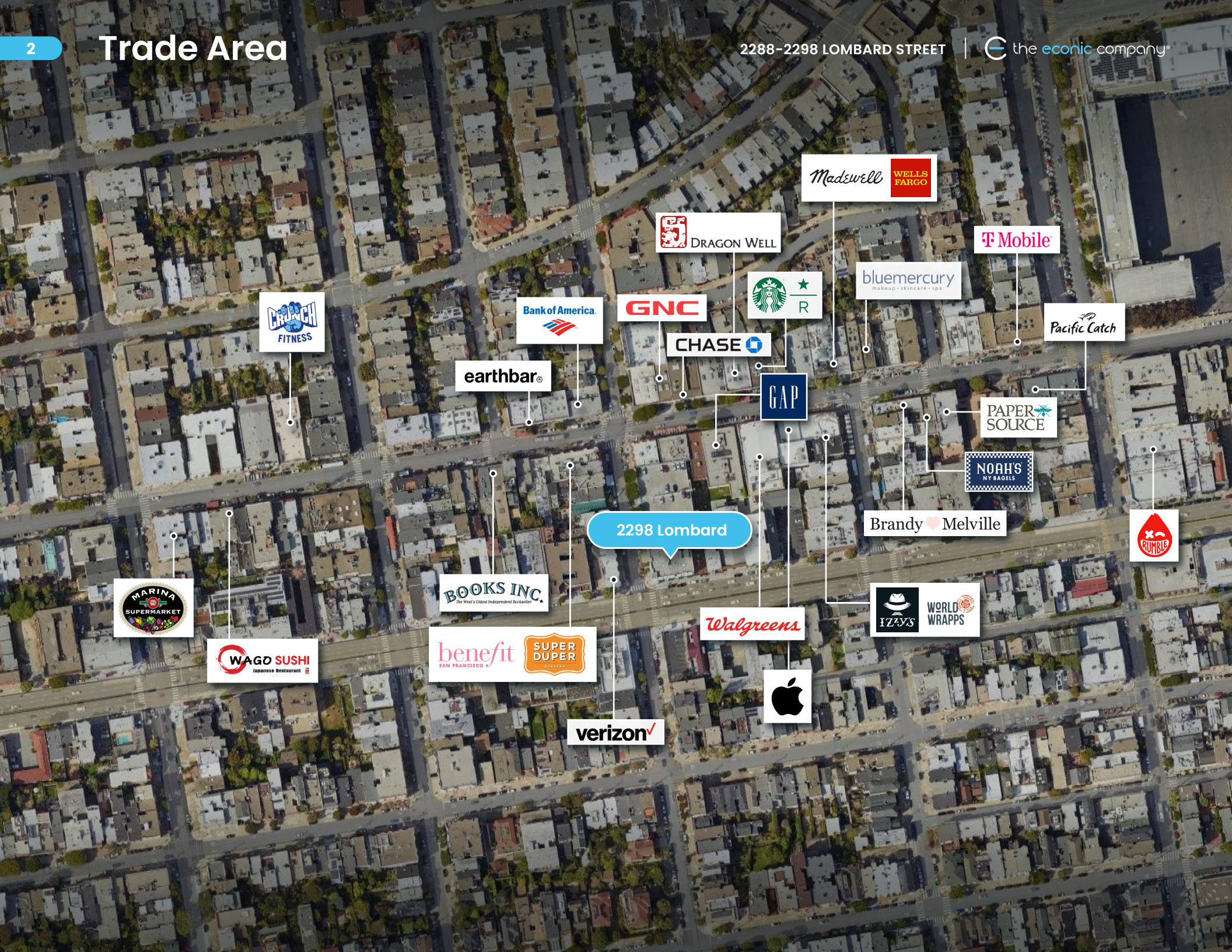
**MEGAN MCARTHUR** [mmcarthur@theeoniccompany.com](mailto:mmcarthur@theeoniccompany.com) | (408) 964-8047 | LIC. 02089762

**JAMES CHUNG** [jchung@theeoniccompany.com](mailto:jchung@theeoniccompany.com) | (408) 400-7017 | LIC. 01408190

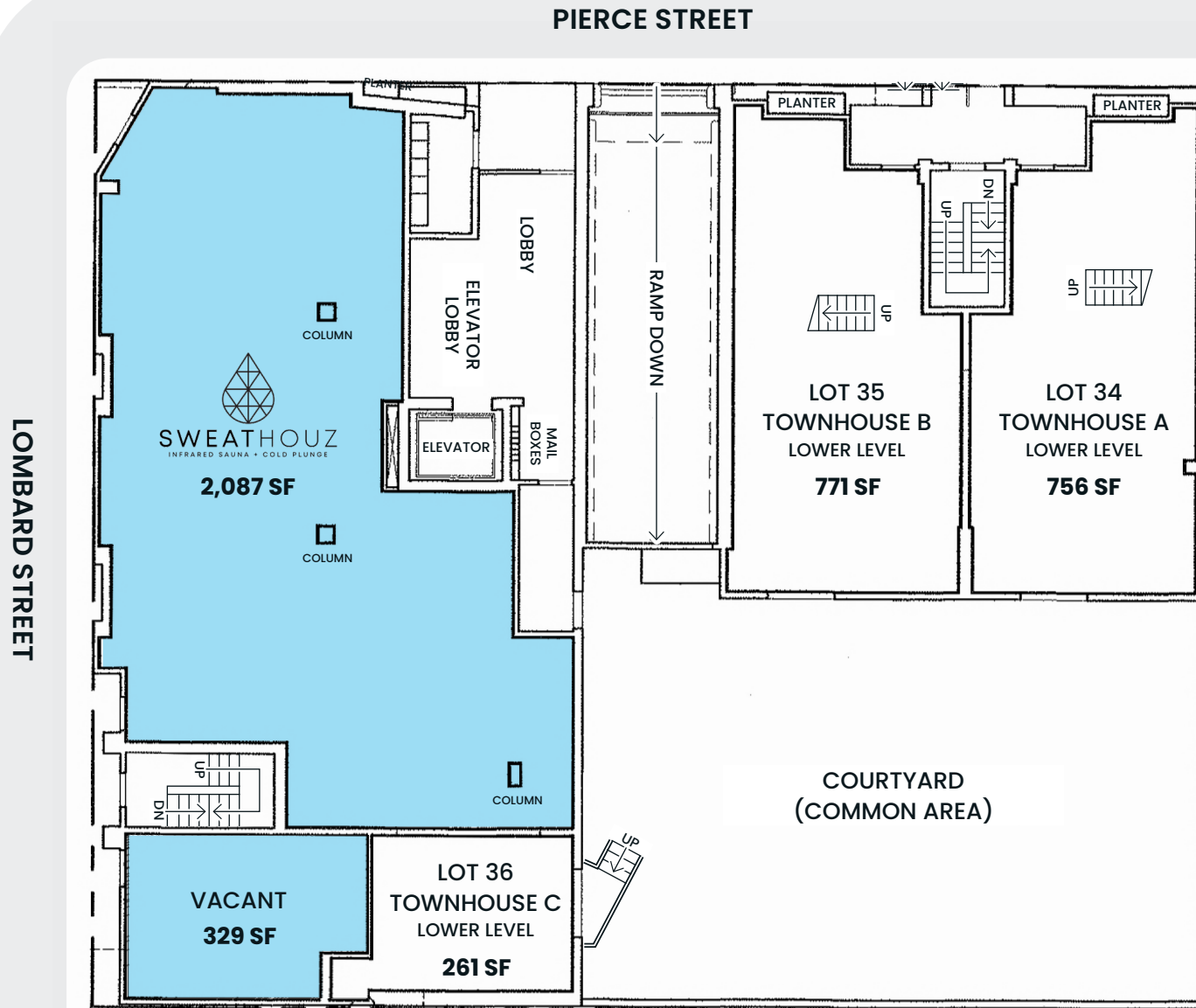
**MARISA DELGADO** [mdelgado@theeoniccompany.com](mailto:mdelgado@theeoniccompany.com) | (408) 400-7014 | LIC. 01917354











## 2288-2298 LOMBARD

## Highlights



Prime End Cap Retail Opportunity Fronting Lombard (Hwy 101)



High identity to Lombard



Close to Public Transportation



Full 10 Year Lease in Place with Guarantor



Affluent Marina/Cow Hollow Neighborhood



One Vacancy Providing Value Add Opportunity



Adjacent to Pierce St Parking Garage

CALL BROKER FOR PRICING

## DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
Population	19,940	33,643	56,640
Daytime Population	16,226	31,976	56,344
Average Household Income	\$271,846	\$270,638	\$263,499

## TRAFFIC COUNTS

Source: 2025 Esri.

Lombard Street	49,114 ADT
Pierce Street	13,668 ADT
Divisadero Street	32,323 ADT

## NOI

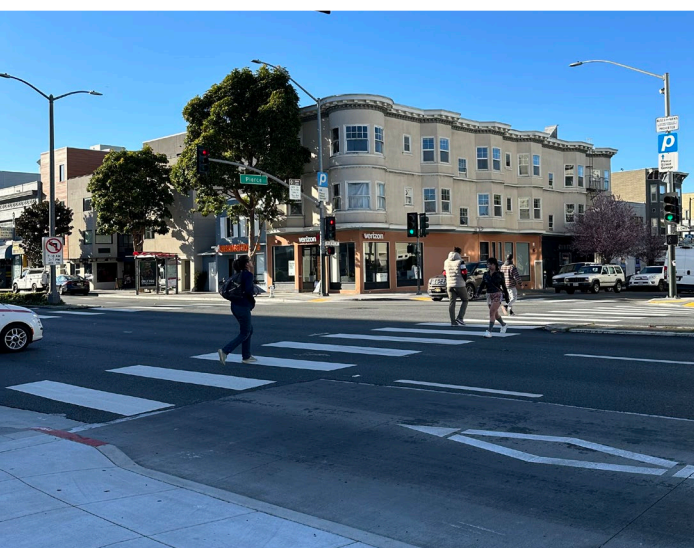
Year	Base Rent	Net Operating Income (NOI)
1	\$46.25	\$96,513.32
2 - 5	\$61.66	\$128,684.42
6 - 10	\$66.66	\$139,119.42

*\*Base rent 50% abated for first 6 months*

## PRO FORMA

#	Tenant	Space	Square Feet	Rent	Rent/Mo.	Rent/Annu.	NNN	Lease
1	SweatHouz	2298	2,087	\$61.66	\$10,723.70	\$128,684.42	\$1.19	NNN
2	Vacant	2288	329	\$54.00	\$1,480.50	\$17,766.00	\$1.19	NNN
Total SF: 2,416				Current NOI:		\$128,684.42		







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