

**\$3,300,000**

**maven**  
COMMERCIAL



**750 VALLEJO STREET**

NORTH BEACH | SAN FRANCISCO, CA

**MIXED-USE SRO BUILDING**

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## CONTACT

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750 Vallejo Street

EXECUTIVE SUMMARY

Listing Price	\$3,300,000
GRM	6.26
Cap Rate	6.66%
Price / Sq Ft	\$309
Price / Unit	\$94,286
Building Size	10,686 Sq Ft
Parcel Size	4,031 Sq Ft
Parcel Number	0130-012
Year Built	1907
Zoning	NCD



## 750 Vallejo Street

UNITS	35
2 BDRM, 2 BATH	1
SINGLE ROOMS	32
COMMERCIAL	2
VACANT	4 [1 Restaurant / 3 SRO Units]
FLOORS	3
FOUNDATION	TBD
STRUCTURE	Wood Frame
FAÇADE	Stucco & Wood Shiplap Siding
WINDOWS	Original Wood Sash & Vinyl
ROOF	Tar & Gravel
SPRINKLER SYSTEM	Units & Hallways
GAS	—
ELECTRICAL	Master Metered
SERVICE	TBD
SUB PANELS	TBD
PLUMBING	TBD
HEAT	Forced-Air Furnace
HOT WATER	Gas Tank
WASHER / DRYER	Off-Site

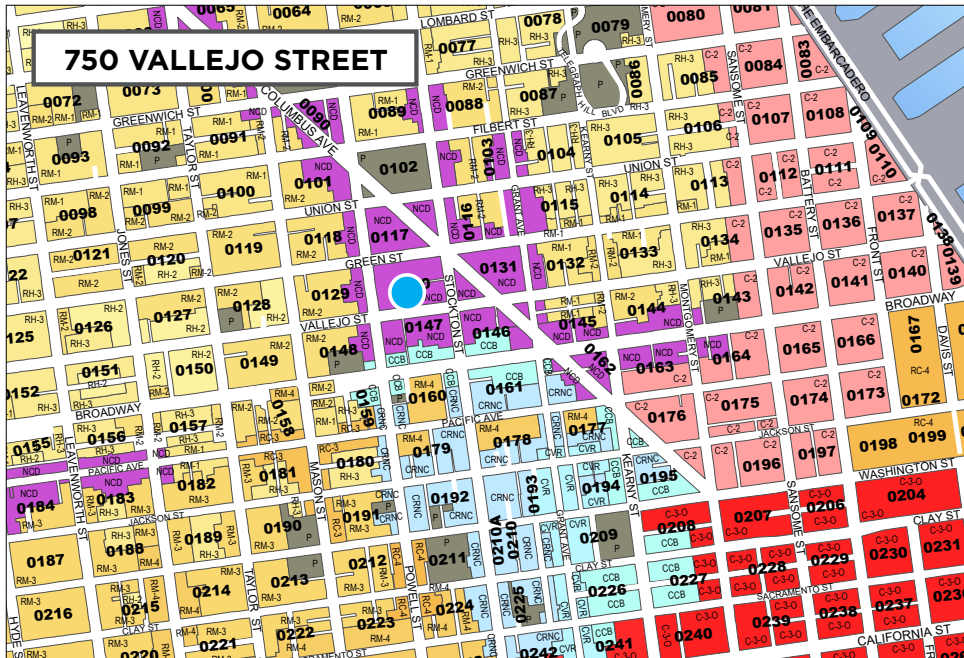
FIRE SYSTEM UPGRADE	TBD
FLOOD	Not Present
LIQUEFACTION	Not Present
SOFT STORY UPGRADE	Non - Compliant

## INVESTMENT HIGHLIGHTS

- Corner Mixed-Use SRO
- Stable Commercial Tenant  
[City & County of San Francisco]
- Rental Upside
- Heart of North Beach
- Value-Add Opportunity
- Soft Story Upgrade Required

## ZONING: NCD

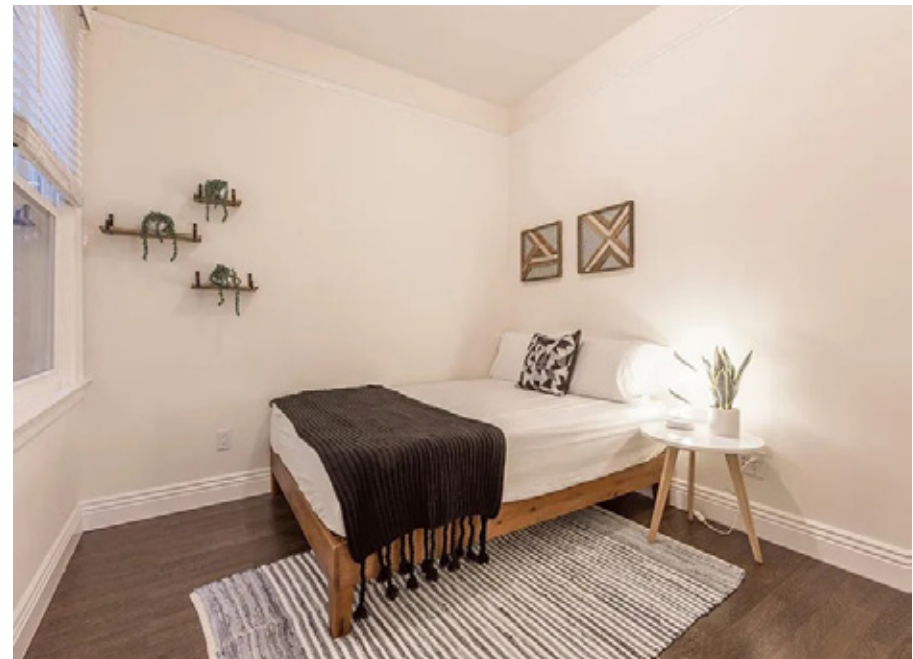
<b>RESIDENTIAL DENSITY</b>	1 unit per 400 square foot lot area
<b>HEIGHT LIMIT</b>	40 - X
<b>HISTORIC RESOURCE</b>	A - Historic Resource Present
<b>PARCEL</b>	0130-012
<b>PARCEL WIDTH &amp; DEPTH</b>	68 x 59
<b>BUILDING SIZE</b>	10,686 Sq Ft
<b>PARCEL SIZE</b>	4,031 Sq Ft



**NCD DISTRICTS:** The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

750 Vallejo Street  
**PHOTOGRAPHY**

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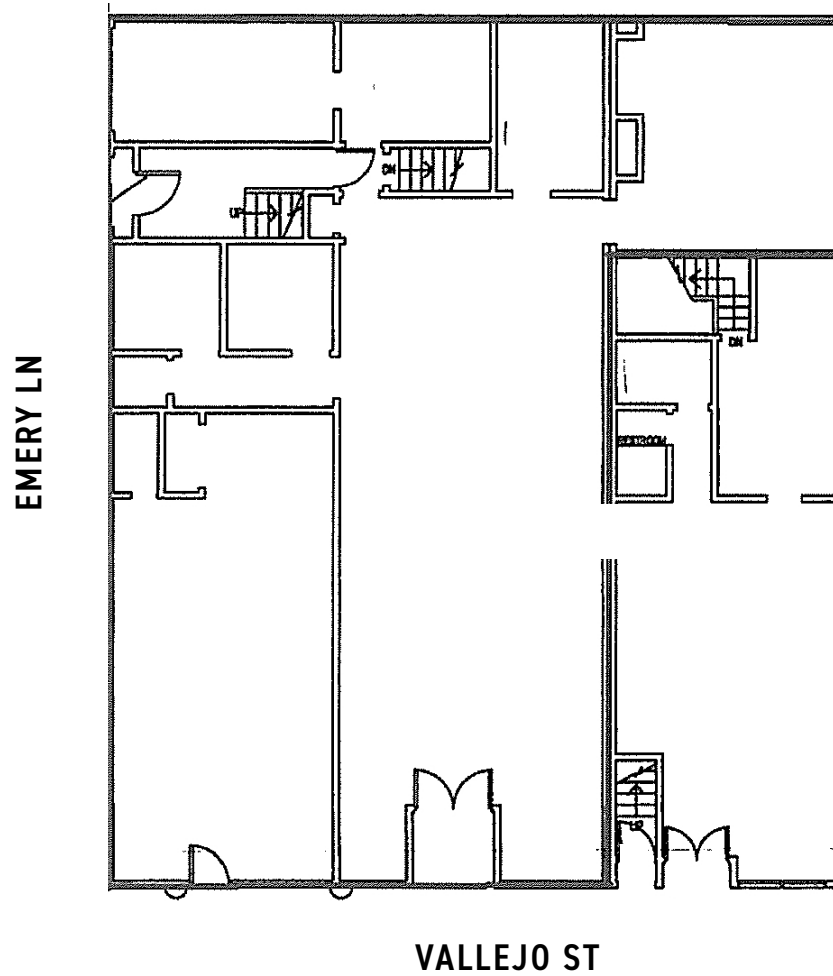




750 Vallejo Street

## FLOOR PLANS

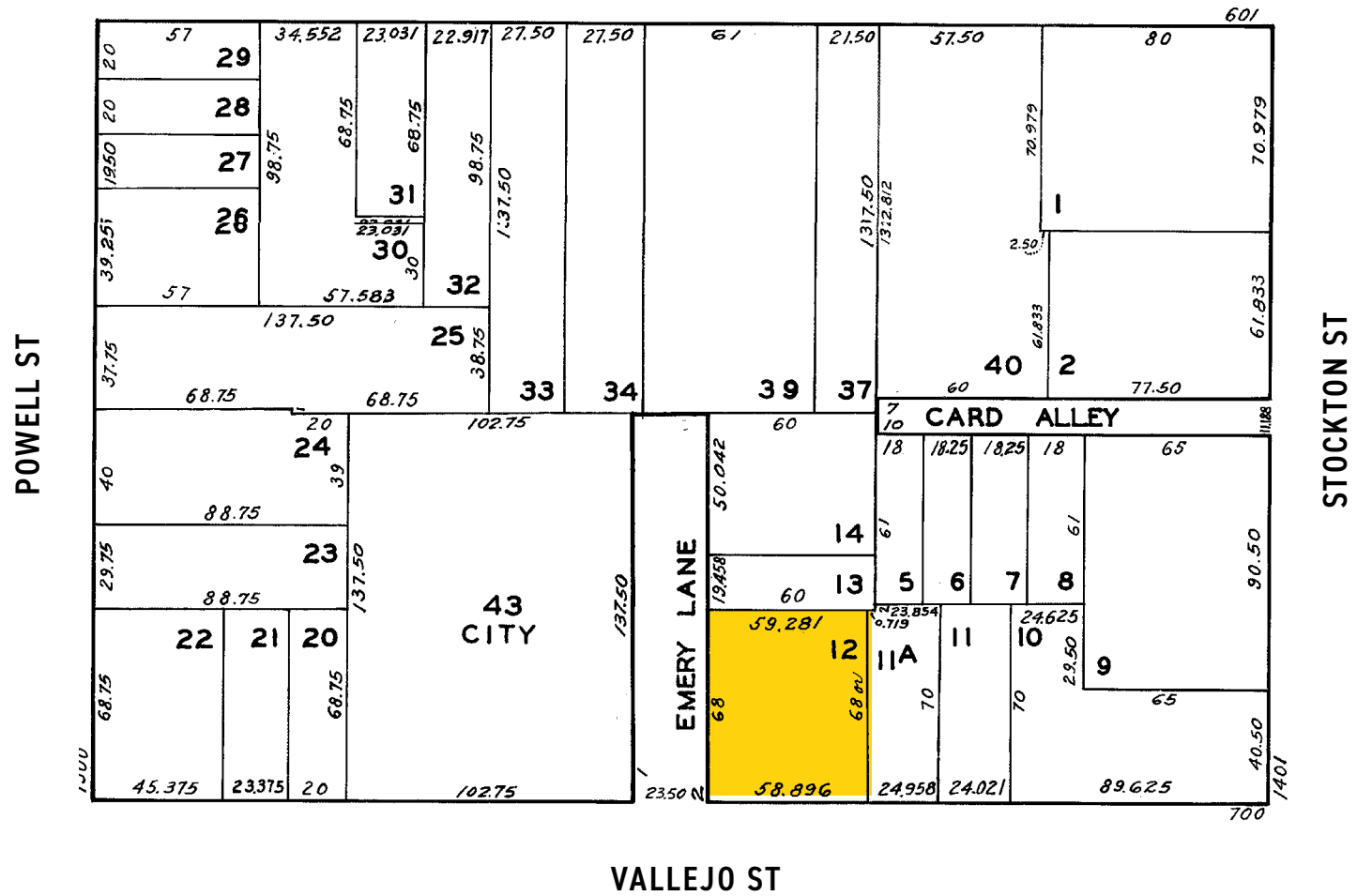
EXISTING FIRST FLOOR



750 Vallejo Street

## PARCEL MAP

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## 750 Vallejo Street

# RENT ROLL

UNIT	TYPE	MOVE-IN	CURRENT	MARKET
<b>COMMERCIAL</b>				
734 Vallejo	Restaurant	Vacant	\$5,800	\$5,800
752 (Police)	Office	8/1/17	\$10,999	\$10,999
<b>RESIDENTIAL</b>				
736 Vallejo St	2 Bdrm, 2 Bath	—	\$3,500	\$4,000
1A	Single Room	8/1/25	\$734	\$900
1	Single Room	8/1/25	\$700	\$900
2	Single Room	8/1/25	\$422	\$900
3	Single Room	12/1/25	\$700	\$900
4	Single Room	8/1/25	\$655	\$900
5	Single Room	8/1/25	\$700	\$900
6	Single Room	Vacant	\$900	\$900
7	Single Room	8/1/25	\$456	\$900
8	Single Room	Vacant	\$900	\$900
9	Single Room	8/1/25	\$650	\$900
10A	Single Room	8/1/25	\$700	\$900
10B	Single Room	8/1/25	\$650	\$900
11	Single Room	8/1/25	\$642	\$900
12	Single Room	8/1/25	\$800	\$900
13	Single Room	8/1/25	\$800	\$900
14	Single Room	8/1/25	\$650	\$900
15	Single Room	8/1/25	\$700	\$900
16	Single Room	8/1/25	\$213	\$900
17	Single Room	Vacant	\$900	\$900

## 750 Vallejo Street

### RENT ROLL CONTINUED

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UNIT	TYPE	MOVE-IN	CURRENT	MARKET
18	Single Room	8/1/25	\$800	\$900
19	Single Room	8/1/25	\$800	\$900
20A	Single Room	8/1/25	\$800	\$900
20B	Single Room	8/1/25	\$700	\$900
21	Single Room	8/1/25	\$623	\$900
22A/B	Single Room	8/1/25	\$1,005	\$900
23	Single Room	8/1/25	\$650	\$900
24	Single Room	8/1/25	\$1,500	\$900
25	Single Room	8/1/25	\$700	\$900
26	Single Room	8/1/25	\$700	\$900
27A	Single Room	8/1/25	\$800	\$900
27B	Single Room	8/1/25	\$700	\$900
28	Single Room	8/1/25	\$700	\$900
<b>INCOME [OTHER]</b>				
2 Emery Lane	Garage	Vacant	\$300	\$300
<b>INCOME [COMMERCIAL]</b>			<b>\$16,799</b>	<b>\$16,799</b>
<b>INCOME [RESIDENTIAL]</b>			<b>\$26,849</b>	<b>\$32,800</b>
<b>INCOME [OTHER]</b>			<b>\$300</b>	<b>\$300</b>
<b>INCOME [MONTHLY]</b>			<b>\$43,948</b>	<b>\$49,899</b>
<b>INCOME [ANNUAL]</b>			<b>\$527,381</b>	<b>\$598,793</b>

## 750 Vallejo Street UNDERWRITING

INCOME - GROSS	CURRENT	MARKET	NOTES
RESIDENTIAL	\$322,188	\$393,600	
VACANCY LOSS	(\$9,666)	(\$11,808)	3%
COMMERCIAL	\$201,593	\$201,593	
VACANCY LOSS	(\$69,600)	(\$19,680)	
INCOME [OTHER]	\$3,600	\$3,600	
<b>TOTAL INCOME</b>	<b>\$448,116</b>	<b>\$567,305</b>	
<b>PROJECTED EXPENSES</b>			
INSURANCE	\$50,000	\$50,000	Est
PROPERTY MANAGEMENT	\$31,643	\$35,928	6%
TAXES [PROPERTY]	\$38,657	\$38,657	New Value
<b>UTILITIES</b>			
ELECTRICITY	\$32,594	\$32,594	Est
GARBAGE & RECYCLING	\$12,000	\$12,000	Est
WATER & SEWER	\$19,336	\$19,336	Est
<b>MISCELLANEOUS</b>			
FIRE PROTECTION	\$6,500	\$6,500	Est
JANITORIAL	\$12,000	\$12,000	2025
OTHER	\$7,500	\$7,500	Est
REPAIRS & MAINTENANCE	\$16,000	\$16,000	[\$500 Unit]
<b>FEES / TAXES</b>			
ANNUAL UNIT USAGE REPORT	\$228	\$228	2025
BUSINESS LICENSE	\$99	\$99	Est
GROSS RECEIPTS TAX	\$500	\$500	Est
RENT BOARD FEE	\$944	\$944	[\$29.50 per room]
VECTOR CONTROL	\$218	\$218	2025
<b>TOTAL EXPENSES</b>	<b>\$228,220</b>	<b>\$232,504</b>	
INCOME/EXPENSE RATIO	51%	41%	
<b>NET OPERATING INCOME</b>	<b>\$219,896</b>	<b>\$334,800</b>	







CITY LIGHTS BOOKSTORE



LUKE'S LOCAL



BARBARA PINERIA



FLOUR + WATER



IL CASARO



LIBERIA PINO



TONY'S PIZZA



ORIGINAL JOE'S

## NORTH BEACH

Often referred to as San Francisco's Little Italy, North Beach features some of the City's best architecture and is situated alongside San Francisco's Russian Hill, Waterfront, Chinatown, and Jackson Square neighborhoods. Both locals and visitors appreciate the crackling mix of restaurants, bars, coffee shops, bakeries, nightclubs, and book shops that line the neighborhood. North Beach is anchored by Washington Square Park, which serves as the main gathering place and enjoys views of Coit Tower. Grant Avenue and Columbus Avenue are the two main commercial corridors, both rich with one-of-a-kind shops, restaurants and bars such as Original Joes, City Lights Bookstore, Tony's Pizza Napoletana, Victoria Pastry, and more.



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