

COMPASS  
COMMERCIAL

1580-1584 WALLACE AVENUE

SAN FRANCISCO CA 94124

INDUSTRIAL WAREHOUSE BUILDING | 4 UNITS

EXCLUSIVELY LISTED BY:

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## EXECUTIVE SUMMARY

### 1580-1584 WALLACE AVENUE

San Francisco CA 94124



Offered at \$1,850,000

APN 4829-008

Units Four (4)

Building Size  $\pm$  4,828 Sq Ft

Lot Size  $\pm$  7,496 Sq Ft

Zoning PDR-1-B

1580-1584 Wallace Avenue is a four-unit industrial warehouse building located in San Francisco's Bayview District. Built in 1975, the property offers approximately  $\pm$ 4,828 square feet of building area on a  $\pm$ 7,496 square foot lot.

Consisting of four units, the property is zoned PDR-1-B, providing flexibility for a variety of uses and making it an attractive opportunity for both investors and owner-users.

Additional highlights include a secure, gated lot, four on-site parking spaces, and roll-up doors for each unit. Its central Bayview location offers excellent access to major freeways, public transit, and San Francisco's industrial corridors.

- Four (4) Units
- Four (4) Car Parking
- Building Size:  $\pm$  4,282 Square Feet
- Lot Size:  $\pm$  7,496 Square Feet
- Secure, Gated Lot
- Zoning: PDR-1-B
- Year Built: 1975
- Bayview District



## RENT ROLL & FINANCIAL SUMMARY

UNIT	TYPE	CURRENT RENT	LEASE END DATE	OPTIONS	SQUARE FEET
1580	Warehouse	\$2,650	08/31/2025	-	1,250
1582	Warehouse	\$2,350	08/31/2025	-	1,250
1584-A	Storage	\$650	08/31/2025	-	562
1584	Warehouse	\$3,150	03/31/2026	One 2-year option	1,766
Monthly Income		\$8,800			
Annual Income		\$105,600			

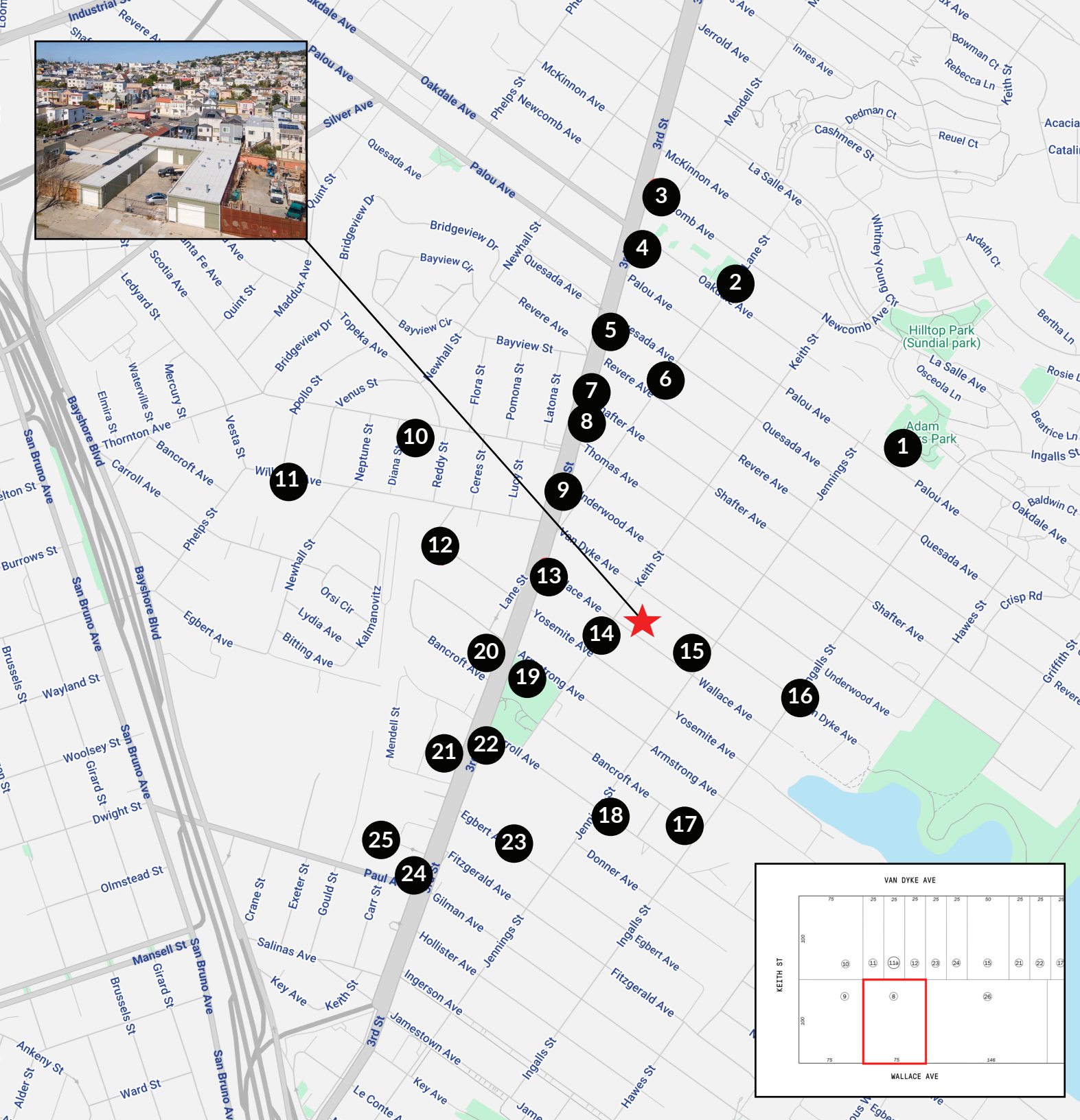
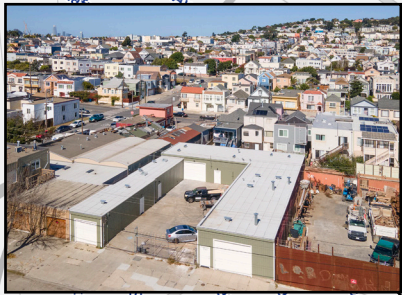
### ANNUALIZED OPERATING DATA

Asking Price	\$1,850,000
Scheduled Gross Income	\$105,600
Less Expenses (25.6%)	(\$26,846)
Net Operating Income	\$78,754
Cap Rate	4.3%
GRM	17.5

### ESTIMATED EXPENSES

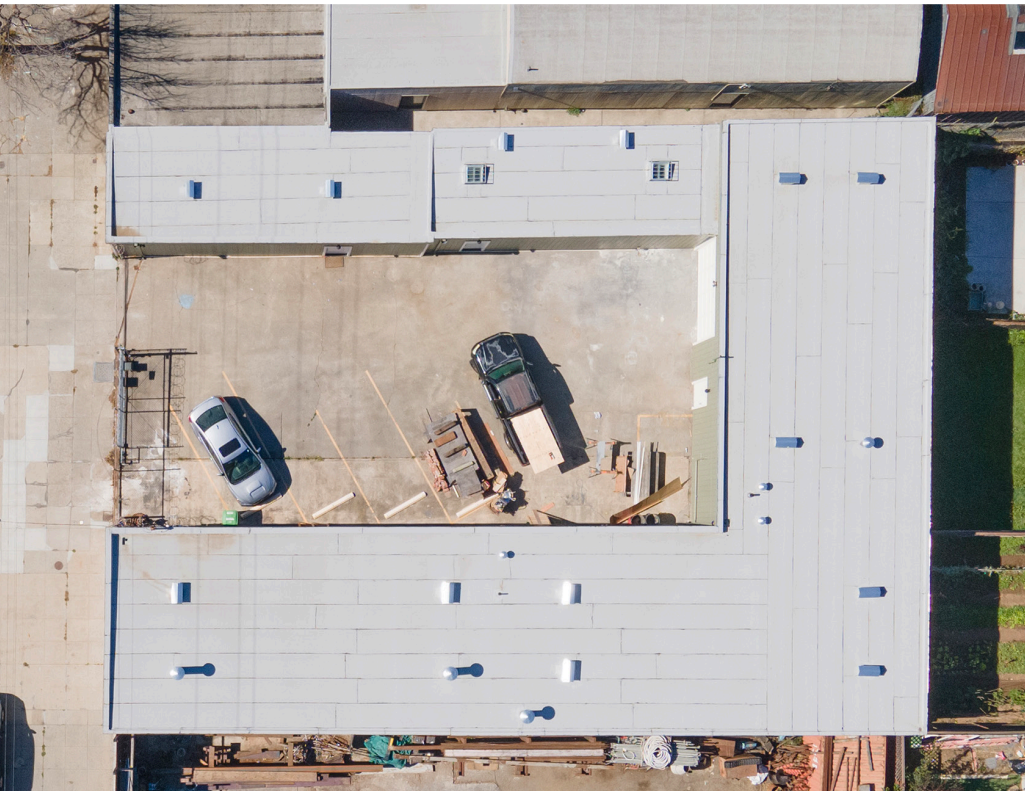
New Property Taxes (est. @ 1.1801%)	\$21,832
Insurance (New Estimate)	\$5,014
Total Est. Expenses	\$26,846





# LOCATION MAP

1. The Vegan Hood Chefs
2. Fords Grocery
3. Bayview Opera House
4. Old Skool Cafe
5. Bayview Branch Library
6. Bayview Hunter's Point YMCA
7. All Nite Pizza
8. Butchertown Coffee
9. Gratta Wines and Market
10. Florence Fang Community Farm
11. Foods Co
12. Canyon Cinema
13. McDonald's
14. Craftsman And Wolves
15. Gyros & Tzatziki
16. City Lunch Restaurant
17. Cheneral
18. Ken Cheung Noodle
19. Bayview KC Jones Park
20. Frank Grizzly's
21. Mi Rancho Supermarket
22. DSPTCH
23. Laughing Monk Brewing
24. B&J Burgers
25. SF Supply Master



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