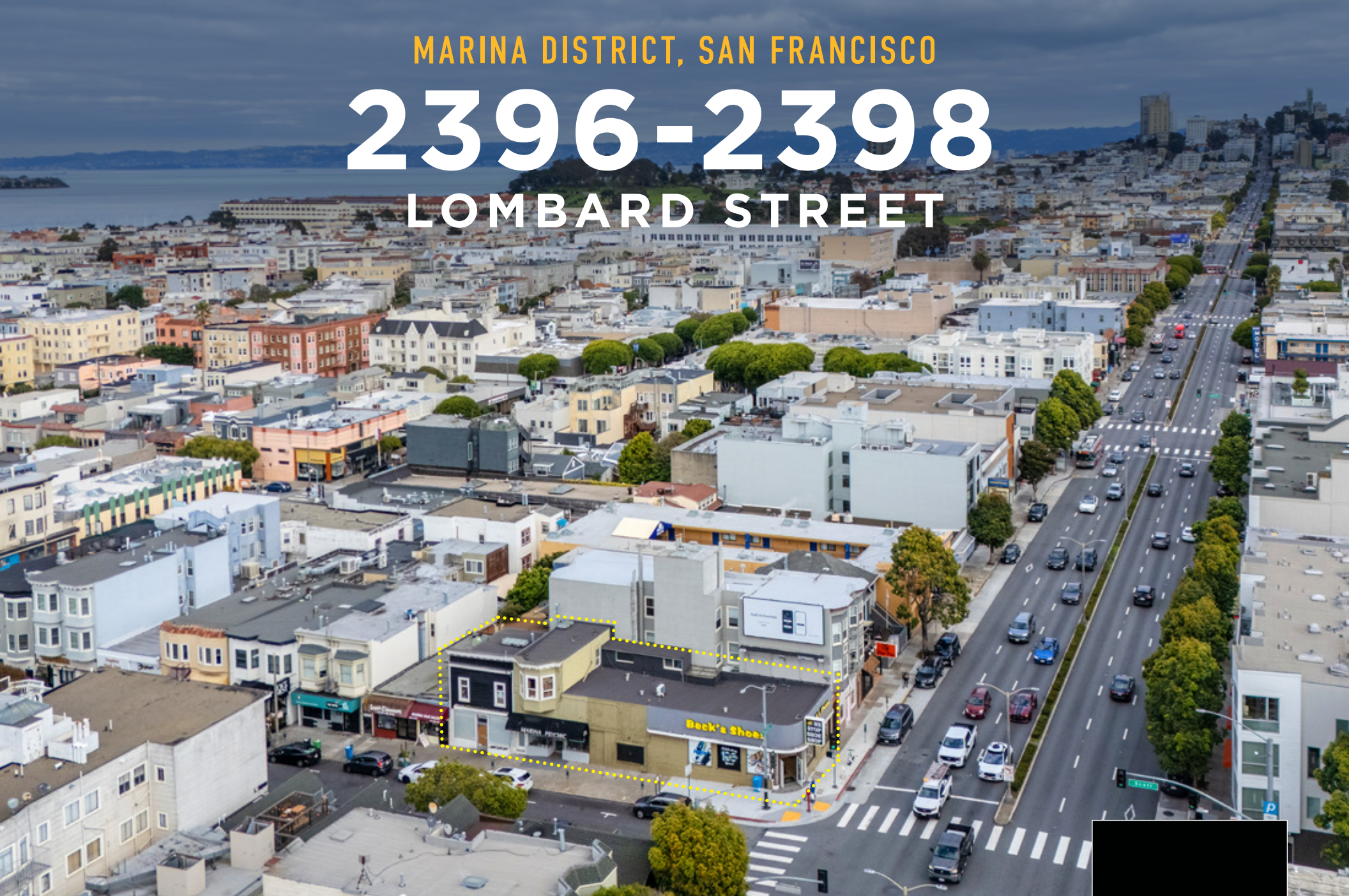


MARINA DISTRICT, SAN FRANCISCO

2396-2398  
LOMBARD STREET



100% OCCUPIED | NEXT LEASE EXPIRATION IN 2026 | 6.15% ESTIMATED CAP

**FOR SALE | LISTING PRICE \$3,000,000**

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# DISCLAIMER

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## CONTACT

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The logo for Maven Commercial, featuring the word "maven" in a large, white, serif font, with the word "COMMERCIAL" in a smaller, white, sans-serif font directly beneath it. The logo is centered within a dark square background.

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COMMERCIAL



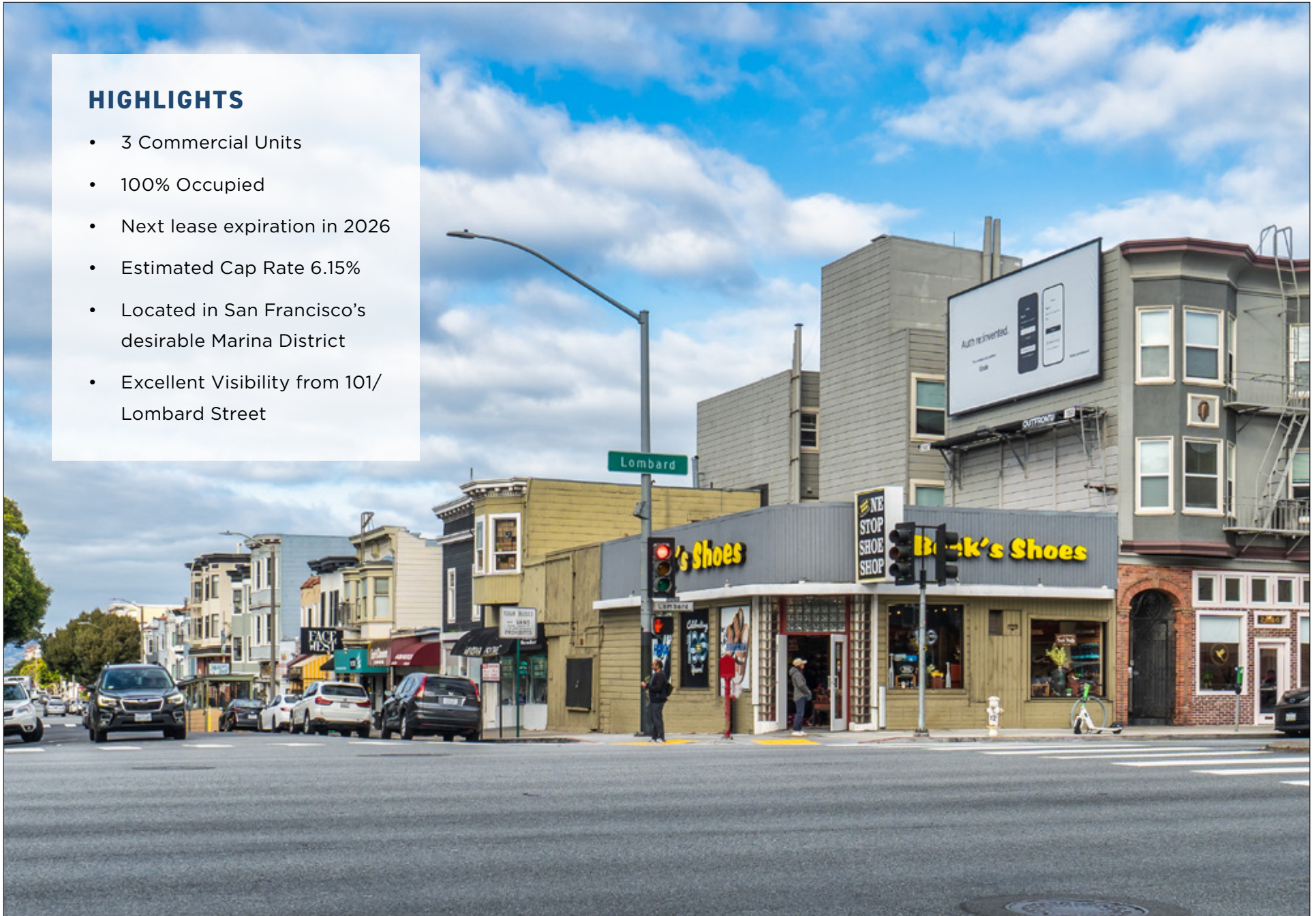


LISTING PRICE	\$3,000,000
NOI	\$184,525
CAP	6.15%
PRICE / SQ FT	\$787
BUILDING SIZE	3,814 SF
UNITS	3
PARCEL SIZE	2,760 SF
PARCEL NUMBERS	0489-022
YEAR BUILT	1908
ZONING	NC-3





## HIGHLIGHTS

- 3 Commercial Units
- 100% Occupied
- Next lease expiration in 2026
- Estimated Cap Rate 6.15%
- Located in San Francisco's desirable Marina District
- Excellent Visibility from 101/ Lombard Street







UNIT	TYPE	CURRENT	LEASE TYPE	LEASE EXPIRATION
3206 SCOTT	Retail	\$4,200	MG	4/30/2026
3208 SCOTT	 Little Original Joe's	\$5,628	MG	3/31/2029
2398 LOMBARD	 Beck's Shoes	\$5,628	MG	11/30/2026
Scheduled Gross Income (Monthly)		\$15,994		
Scheduled Gross Income (Annually)		\$191,928		
Estimated Percentage Rent (Actual 2024)*		\$38,986		
Potential Annual Gross Income		\$230,915		
Estimated Operating Expenses				
Insurance		\$11,245		
Property Taxes (new)		\$35,143		
Estimated Operating Income (Annually)		\$184,525		

\* Beck's Shoes pays 8% of sale of gross sales over \$800,000 as additional percentage rent. (Note: The tenant paid \$925 in percentage rent in 2022 and \$7,705 in 2023.)



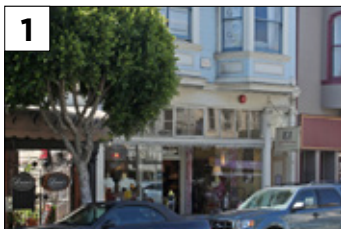




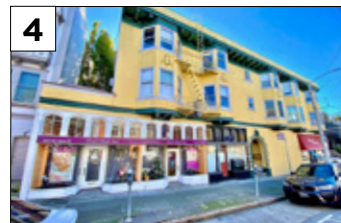
	ADDRESS	DATE	PROPERTY TYPE	SQ FT	PRICE	PPSF	CAP RATE
1	1861-1863 Union St	Jan-25	Retail	6,000	\$3,400,000	\$567	N/A
2	2197 Chestnut St	Dec-23	Retail	4,532	\$4,700,000	\$1,037	N/A
3	2300 Lombard St	Jul-22	Retail	8,900	\$5,000,000	\$562	5.30%
4	2277-2287 Union St	Jul-22	Retail	6,348	\$3,900,000	\$614	N/A
5	2283 Chestnut St	Jun-21	Retail	4,425	\$3,610,000	\$815	5.08%
6	2275 Chestnut St	Dec-21	Retail	2,983	\$2,830,000	\$947	N/A
AVERAGES				5,531	\$3,906,667	\$757	5.19%
2396-2398 Lombard (Subject Property)				3,814	\$3,000,000	\$787	7.21%




## 1861-1863 UNION ST

<b>1</b>		PRICE	SALE DATE
		\$3,400,000	Jan-25
		BUILDING SF	PRICE PER SF
		6,000	\$567

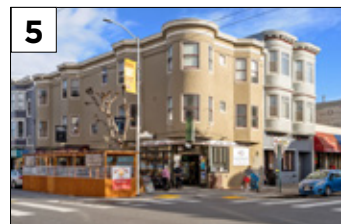
## 2277-2287 UNION ST

<b>4</b>		PRICE	SALE DATE
		\$3,900,000	Jul-22
		BUILDING SF	PRICE PER SF
		6,348	\$614


## 2197 CHESTNUT ST

<b>2</b>		PRICE	SALE DATE
		\$4,700,000	Dec-23
		BUILDING SF	PRICE PER SF
		4,532	\$1,037

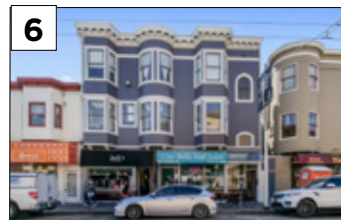
## 2283 CHESTNUT ST

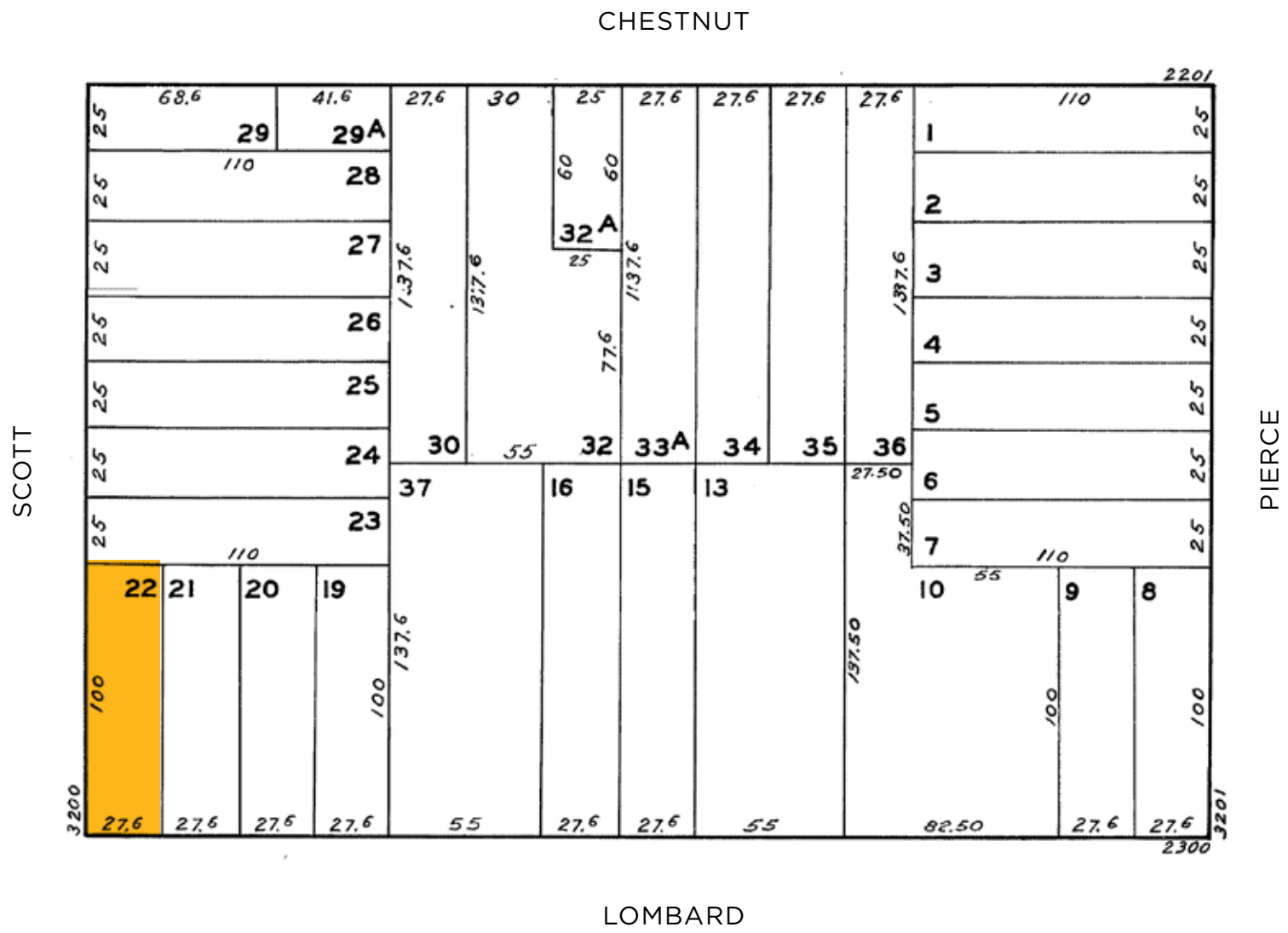
<b>5</b>		PRICE	SALE DATE
		\$3,610,000	Jun-21
		BUILDING SF	PRICE PER SF
		4,425	\$815

## 2300 LOMBARD ST

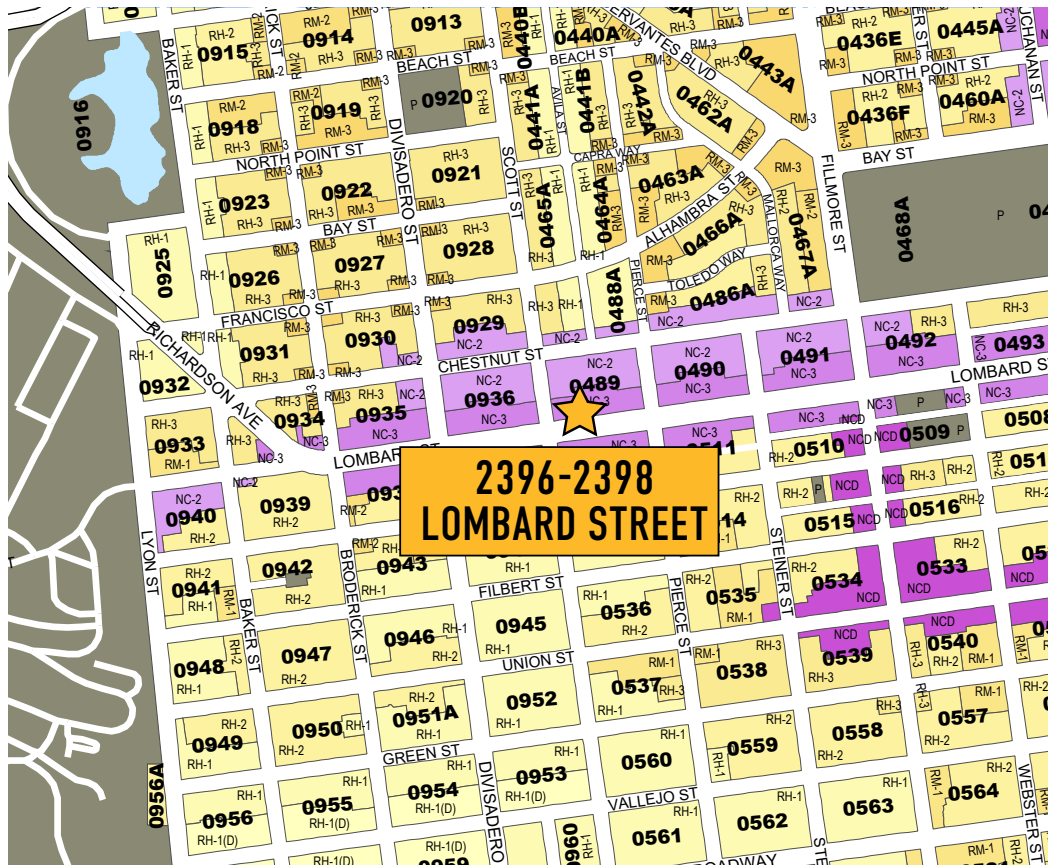
<b>3</b>		PRICE	SALE DATE
		\$5,000,000	Jul-22
		BUILDING SF	PRICE PER SF
		8,900	\$562

## 2275 CHESTNUT ST

<b>6</b>		PRICE	SALE DATE
		\$2,830,000	Dec-21
		BUILDING SF	PRICE PER SF
		2,983	\$947







## ZONING DISTRICT | NC-3

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection 207(c)(4) of this Code.



3,814 Sq. Ft.  
**BUILDING SIZE**



2,760 Sq. Ft.  
**PARCEL SIZE**



B - Age Eligible  
**HISTORIC RESOURCE**



1 Unit per 600 SF  
**RESIDENTIAL DENSITY**



40-X  
**HEIGHT LIMITS**



100x 27.6  
**PARCEL WIDTH & DEPTH**







**MAMANOKO**



**SOUVLA**



**IZZY'S STEAKHOUSE**



**CRUNCH FITNESS**



**A16**



**BARRY'S MARINA**



**BLACKWOOD**



**CAUSWELLS**



**ROMA ANTICA**





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