

FOR SALE



4110-4118 Judah St & 1385-
1399 46th Ave

San Francisco, CA 94122

Daniel Eng | CCIM

469.916.8888 x801

daniel.eng@expcommercial.com
www.expcommercial.com

Sharon Lei

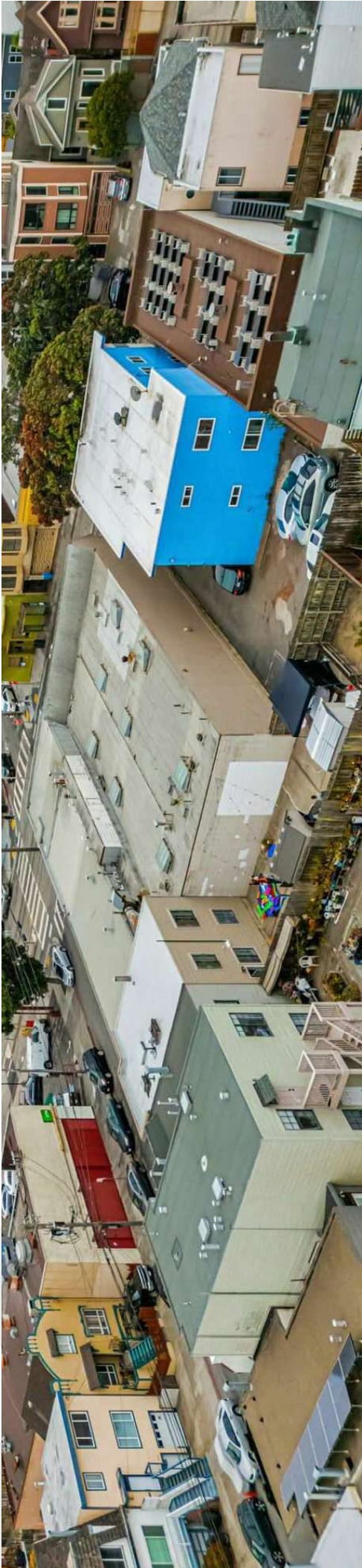
415.271.3306

sharonleisf@gmail.com

Property Summary

4110-4118 Judah St & 1385-1399 46th Ave, San Francisco, CA 94122

FOR SALE



VIDEO

PROPERTY DESCRIPTION

The sale includes two adjacent parcels in high-demand Outer Sunset: 4110-4118 Judah St & 1385-1399 46th Ave (to be sold together). Approx. 8,250 sq ft (lot + building). NC1 zoning, current use as a church with a commercial kitchen. Feasibility study outlines potential for up to 42 residential units + ~3,000 SF commercial space. Property sold "AS IS".
Call, text, or email Sharon Lei for appointments/disclosure/offer details/questions.

LOCATION DESCRIPTION

Two adjacent parcels in high-demand Outer Sunset: 4110-4118 Judah St & 1385-1399 46th Ave. Just blocks from Ocean Beach, the newly designated Great Highway Park promenade, and Muni lines. Surrounded by popular cafes and local charm—an excellent opportunity for investors, developers, nonprofits, or public-sector partnerships.

OFFERING SUMMARY

Sale Price:	\$3,795,000		
Lot Size:	8,250 SF		
Building Size:	8,250 SF		
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,873	3,944	10,051
Total Population	4,657	10,244	27,199
Average HH Income	\$159,173	\$181,348	\$195,226

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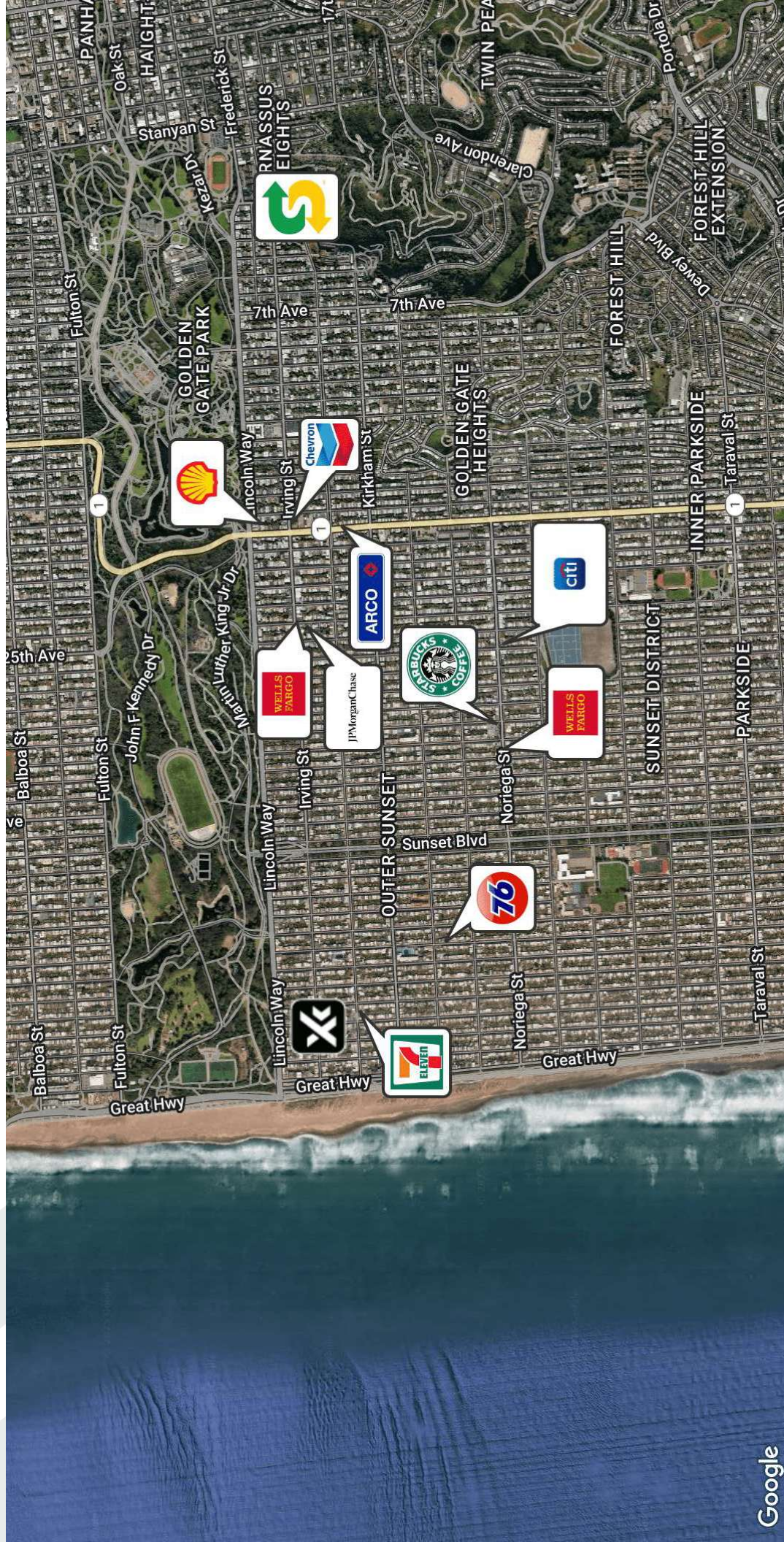


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Retailer Map

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Sharon Lei

415.271.3306

sharon.lei@gmail.com

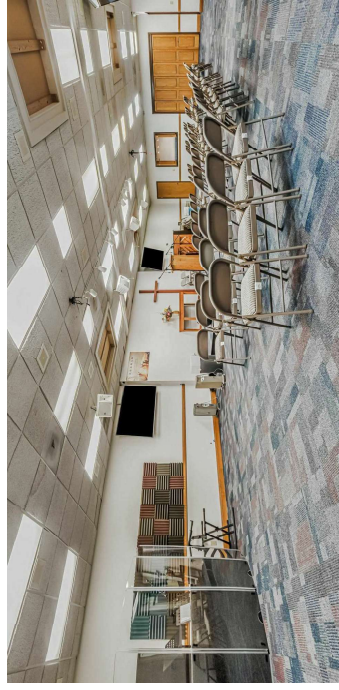
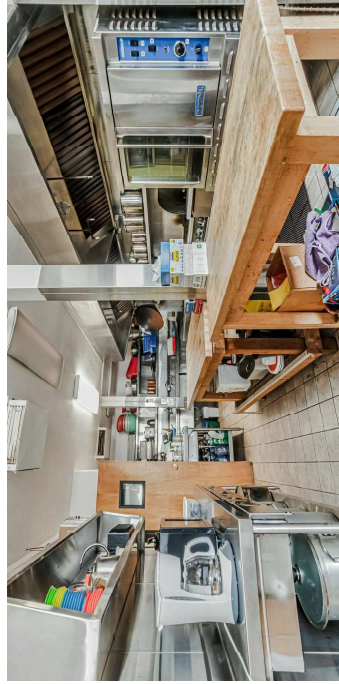
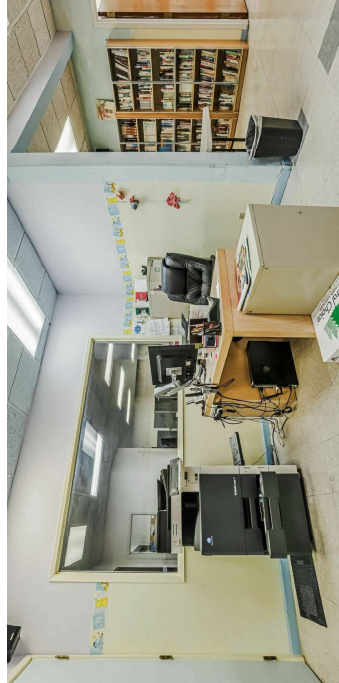
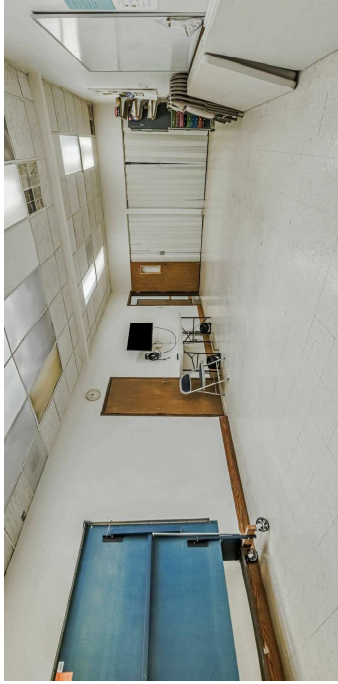
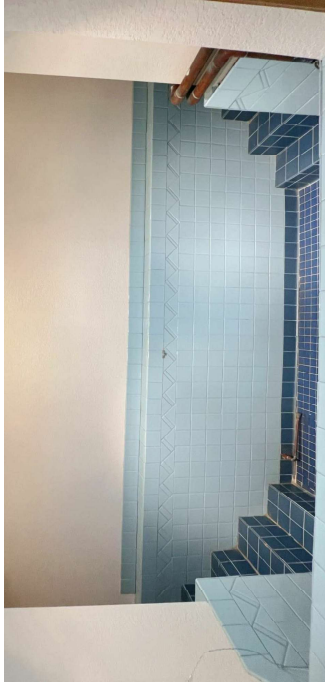
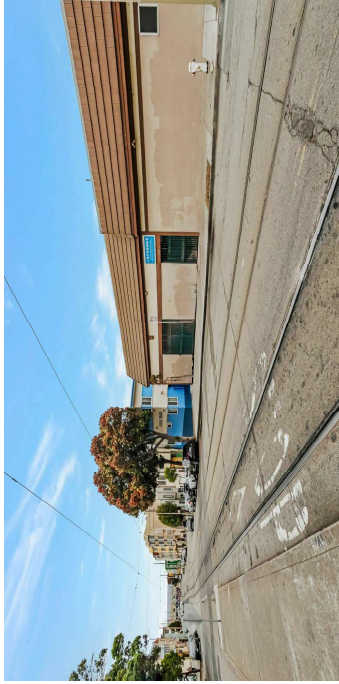
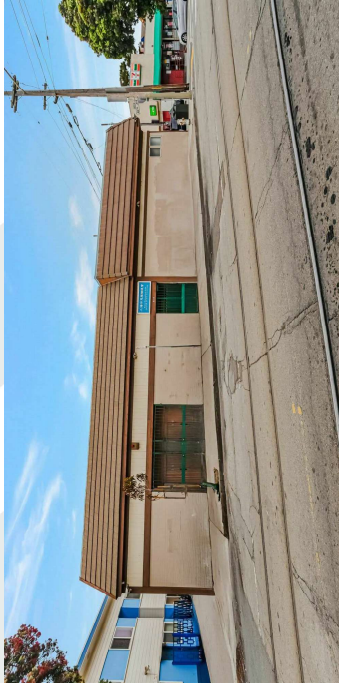


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Additional Photos

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Sharon Lei

415.271.3306

sharon.lei@gmail.com



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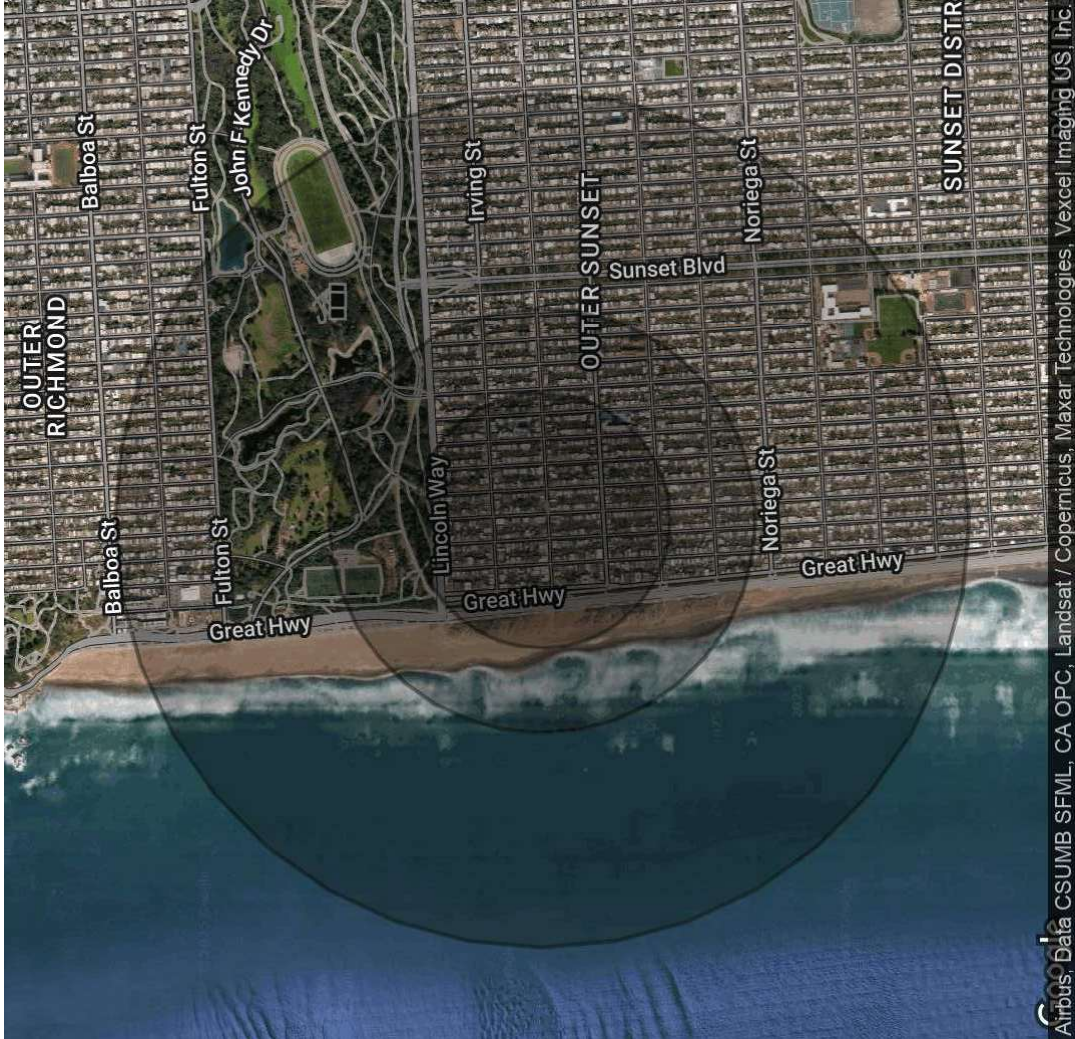
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,657	10,244	27,199
Average Age	42	43	44
Average Age (Male)	42	42	43
Average Age (Female)	43	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,873	3,944	10,051
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$159,173	\$181,348	\$195,226
Average House Value	\$1,361,255	\$1,391,038	\$1,455,000

Demographics data derived from AlphaMap



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Sharon Lei

415.271.3306

sharon.lei@gmail.com



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Meet the Team

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DANIEL ENG I CCIM

Direct: 469.916.8888 x801 **Cell:** 214.926.3666
daniel.eng@expcommercial.com



EXP COMMERCIAL
9600 Great Hills Trl Ste 150W, Austin, TX 78759
469.916.8888 x801

TX #514529



SHARON LEI

Realtor

Direct: 415.271.3306
sharonleisf@gmail.com



EXP REALTY
2603 Camino Ramon Suite 200 , San Ramon, CA 94583
415.271.3306

CalDRE #01807425

Daniel Eng I CCIM

469.916.8888 x801

daniel.eng@expcommercial.com

Sharon Lei

415.271.3306

sharonleisf@gmail.com



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

eXp Commercial	-	-	855.450.0324
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-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Eng CCIM	TX #514529	daniel.eng@expcommercial.com	469.916.8888 x801
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date