



**COLDWELL BANKER
COMMERCIAL
REALTY**

HIGH VISIBILITY COMMERCIAL BUILDING

4811 Geary Blvd. | San Francisco, CA 94118

FOR SALE



Dan McGue
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CaIDRE #00656579

SALE

SINGLE TENANT RETAIL BUILDING | INNER RICHMOND

4811 Geary Blvd San Francisco, CA 94118



PROPERTY HIGHLIGHTS

- Single Tenant Commercial Building
- Excellent Inner Richmond Location!
- Located on Geary Blvd. between 12th Ave & Funston Street
- 1 Block From Main Thoroughfare, Park Presidio Blvd.
- Cannabis Storefront & Consumption Permitted
- Abundant Use Possibilities
- High Visibility
- Great Accessibility
- Excellent Signage
- Current Monthly Rent: \$17,554.88
- Current Annual Rent: \$210,658.62
- See DD File for Additional Lease Terms

OFFERING SUMMARY

OFFERED AT: \$2,350,000

Cap Rate:	6.8%
Building Size:	Approx. 2,050 SF*
Lot Size:	Approx. 2,495 SF*
Lot Dimensions:	Approx. 50' x 100'
Year Built:	1921*
Zoning:	NC3*
APN:	1532-032F*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

4811 Geary Blvd. is a single tenant retail building excellently located in the Inner Richmond neighborhood of San Francisco. It consists of 2,500 square feet of fully renovated ground level space. There is 25 feet of frontage on Geary Blvd with excellent curb appeal, high visibility, and elegant signage. Current tenant is a full service cannabis experience, Urbana, which has occupied the space since 2016. Tenant is currently paying \$17,554.88/month (\$210,658.62/annually) with automatic renewal options until 2034 (see attached Rent Schedule). Located on one of San Francisco's main commercial arteries it is centrally located with easy access to Hwy 101. And just one block East of Park Presidio. It is well served by public transportation.



LOCATION DESCRIPTION

Conveniently located on Geary Blvd. this building is highly visible to both passing automobiles and foot traffic. On Geary Blvd., there are many restaurants, bars, grocery markets, and retail shopping stores. Inner Richmond is in a state of renewal with many projects taking place to revamp housing, restructure roadways to accommodate traffic, and tree planting to spruce up the streets. Inner Richmond provides easy access to the Presidio, Laurel Heights, Golden Gate Park, and the Western Addition. It is easily accessible from all parts of the city by bus or car and offers easy access to main freeways. Park Presidio Blvd. provides easy vehicular access north to Golden Gate Bridge and Marin and South to the Peninsula. Geary Blvd is main thoroughfare from the Pacific Ocean and the west side of the City to the Financial District, Downtown, and the San Francisco Bay.



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INCOME & EXPENSE PROFORMA

Scheduled Annual Gross Income **\$210,659**

Annual Property Expenses:

Property Tax (Estimated at 1.1776% of \$2.35M) \$27,674

Insurance 12,000

Professional Management (Estimated at 3% of Scheduled Gross) 6,312

Maintenance Reserve (Estimated at 2% of Scheduled Gross) 4,213

Estimated Annual Operating Expenses: **(50,206)**

Estimated Net Operating Income: **\$160,453**

1. Insurance estimate provided by owner. In today's market insurance rates fluctuate and have substantially increased. Buyer should obtain and use their own estimate for insurance.
2. Buyer should obtain and use their own estimate for professional management and maintenance reserve.

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RENT SCHEDULE

Rent Schedule

Lease Year	Period beginning	Period ending	Monthly rent	Annual Rent
1	January 1, 2020	December, 31, 2020	\$15,900.00	\$190,800.00
2	January 1, 2021	December, 31, 2021	\$16,218.00	\$194,616.00
3	January 1, 2022	December, 31, 2022	\$16,542.36	\$198,508.32
4	January 1, 2023	December, 31, 2023	\$16,873.21	\$202,478.49
5	January 1, 2024	December, 31, 2024	\$17,210.67	\$206,528.06

Renewal or extension terms

- A. Following the initial term of this Lease (ending on December 31, 2024) the lease will automatically renew for a second term of five years as indicated below:

Lease Year	Period beginning	Period ending	Monthly rent	Annual rent
6	January 1, 2025	December, 31, 2025	\$17,554.88	\$210,658.62
7	January 1, 2026	December, 31, 2026	\$17,905.98	\$214,871.79
8	January 1, 2027	December, 31, 2027	\$18,264.10	\$219,169.23
9	January 1, 2028	December, 31, 2028	\$18,629.38	\$223,552.61
10	January 1, 2029	December, 31, 2029	\$19,001.97	\$228,023.66

- B. Following the second term of this Lease (ending on December 31, 2029) the lease will automatically renew for a third term of five years as indicated below:

Lease Year	Period beginning	Period ending	Monthly rent	Annual rent
11	January 1, 2030	December, 31, 2030	\$19,382.01	\$232,584.14
12	January 1, 2031	December, 30, 2031	\$19,769.65	\$237,235.82
13	January 1, 2032	December, 31, 2032	\$20,165.04	\$241,980.53
14	January 1, 2033	December, 31, 2033	\$20,568.35	\$246,820.15
15	January 1, 2034	December, 31, 2034	\$20,979.71	\$251,756.55

- C. Following the third term of this Lease (ending on December 31, 2034) the lease will be renewable subject to good faith negotiations between Tenant and Landlord, but in no event shall monthly rent in any renewal or extension of this lease be less than a 2% increase in rent paid in the final month of the third term of this lease.

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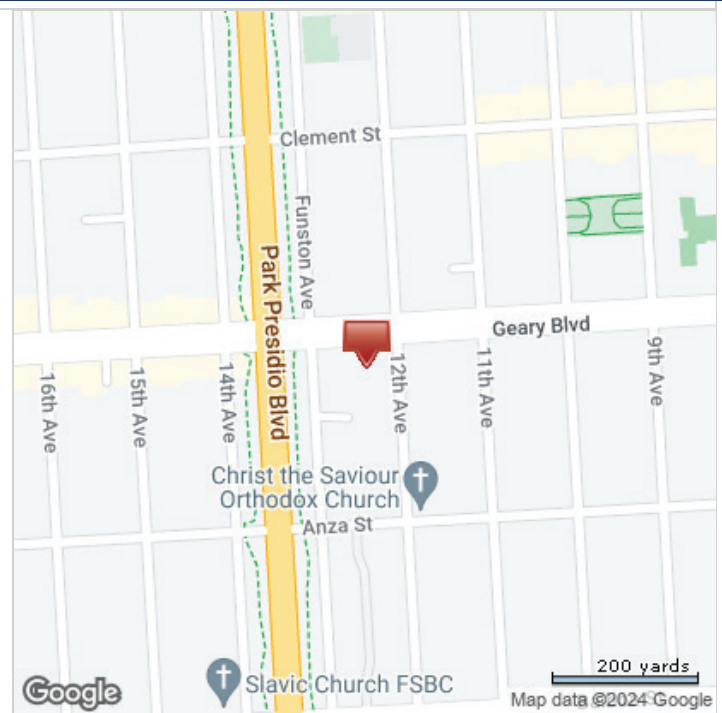
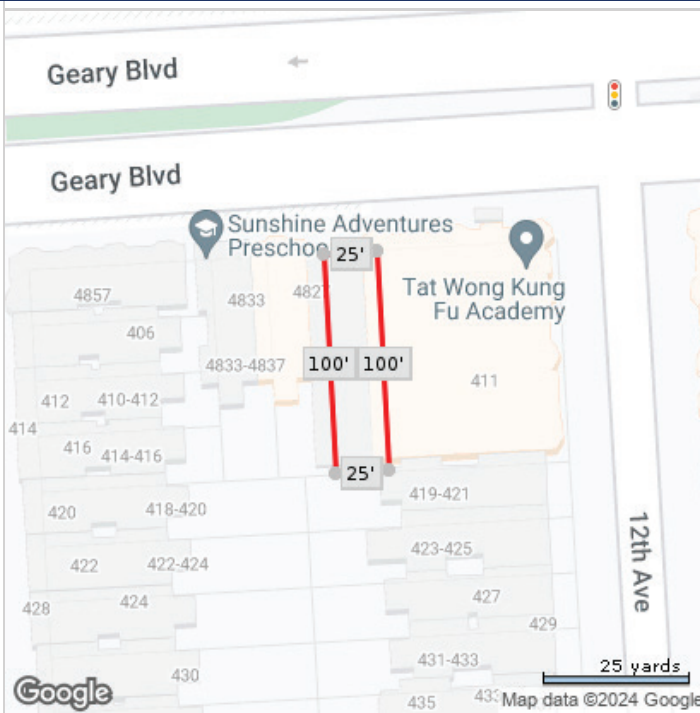


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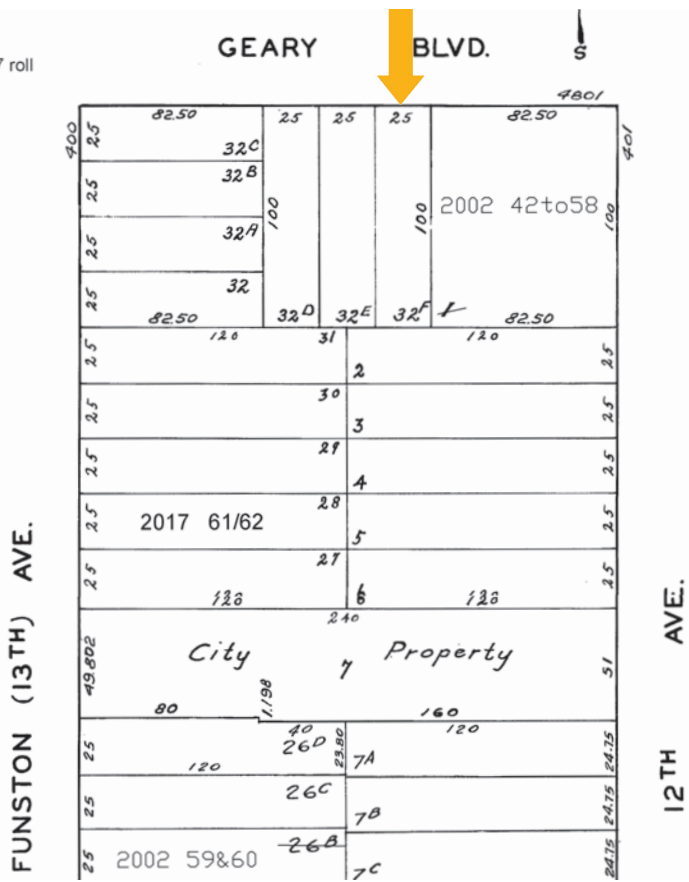
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated

$\frac{111A}{21} = \frac{7 - 25}{20 - 52}$
 Lot 28 into lots 61 & 62 for 2017 roll



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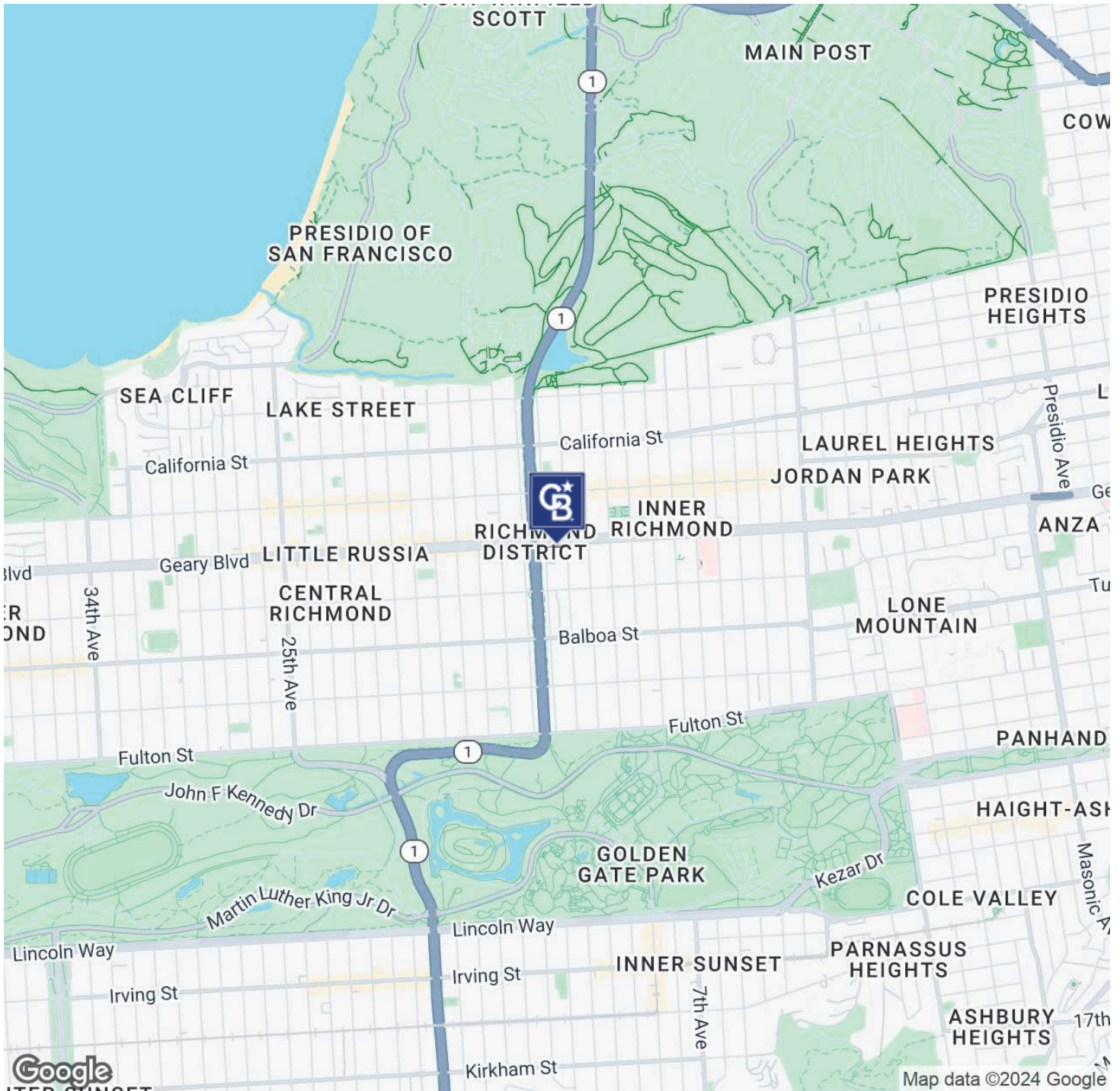
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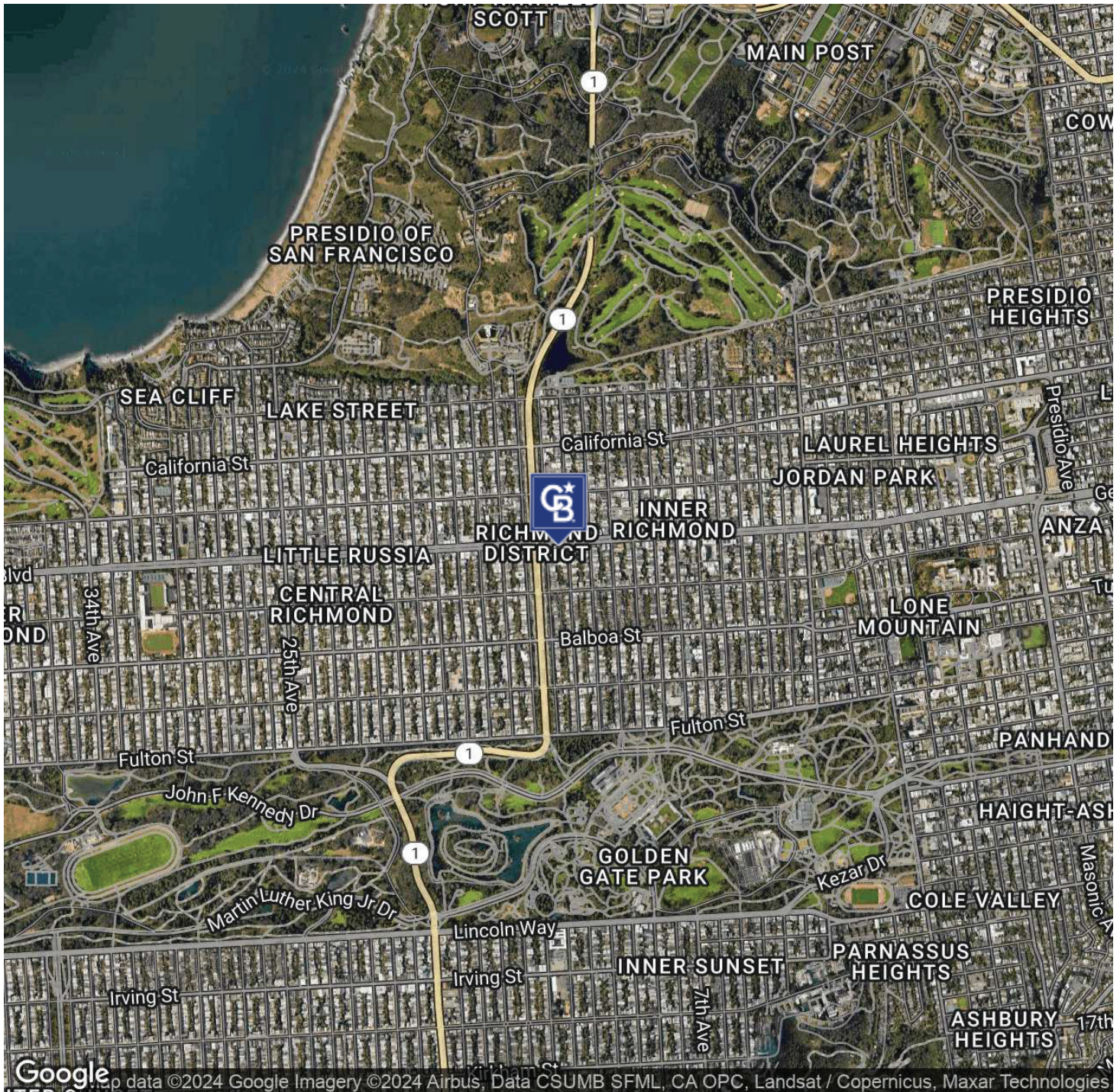
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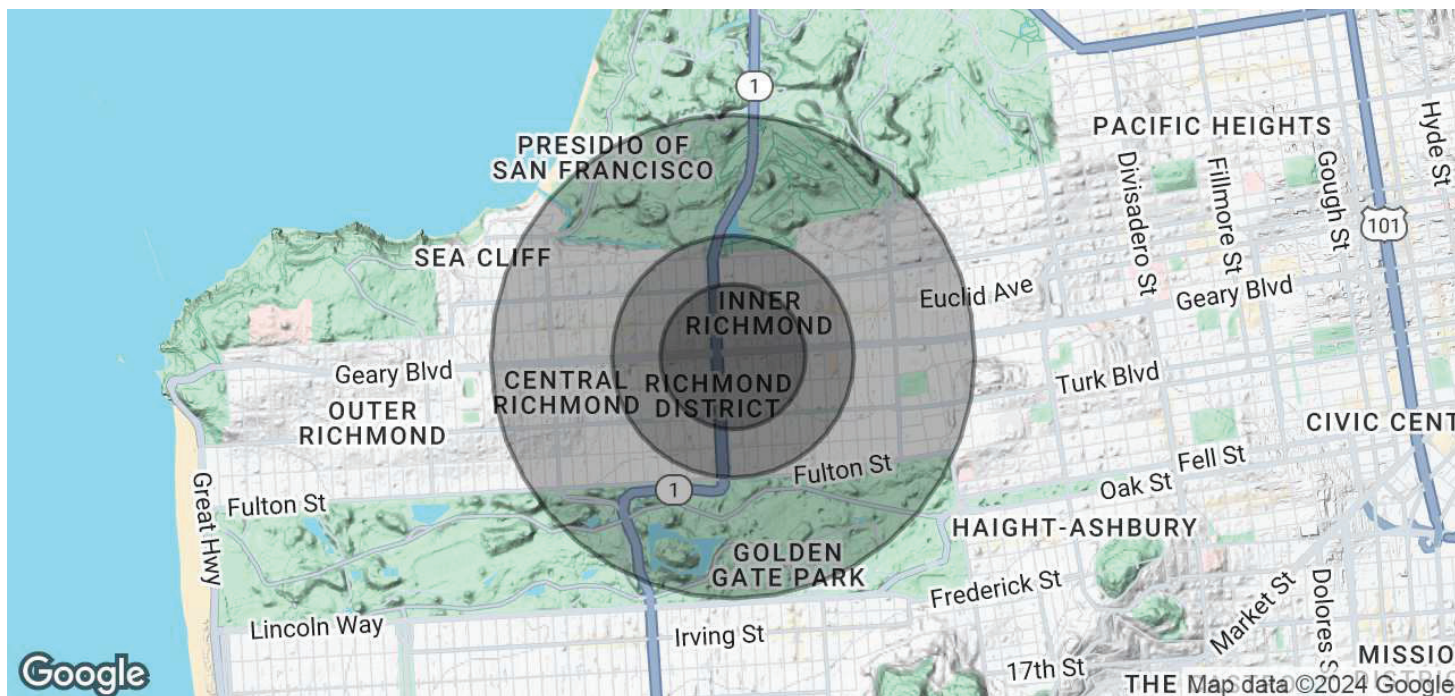


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,154	19,803	52,459
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,630	8,377	22,253
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$211,539	\$220,081	\$207,503
Average House Value	\$1,726,145	\$1,711,962	\$1,703,013

Demographics data derived from AlphaMap

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