



8 Persia Ave

8 Persia Ave, San Francisco, CA 94112



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8 Persia Ave

\$2,100,000

8 Persia Avenue / 4696 Mission Street presents a rare owner-user and value-add investment opportunity in the heart of San Francisco's highly active Excelsior District. Historically known as Zhong Luo's Dragon House, the property is strategically positioned on the corner of Mission Street and Persia Avenue.

This prominent two-story commercial building offers a compelling opportunity for the income-focused investor or owner-user looking to establish a permanent foothold in a proven San Francisco neighborhood market. AS-IS sale, buyer to verify square footage.

- Heavy foot traffic
- Steps to public transit, shops, and restaurants
- Bustling Excelsior Corridor
- Zoned NCD-Excelsior
- First floor - tenant occupied
- Second floor - vacant

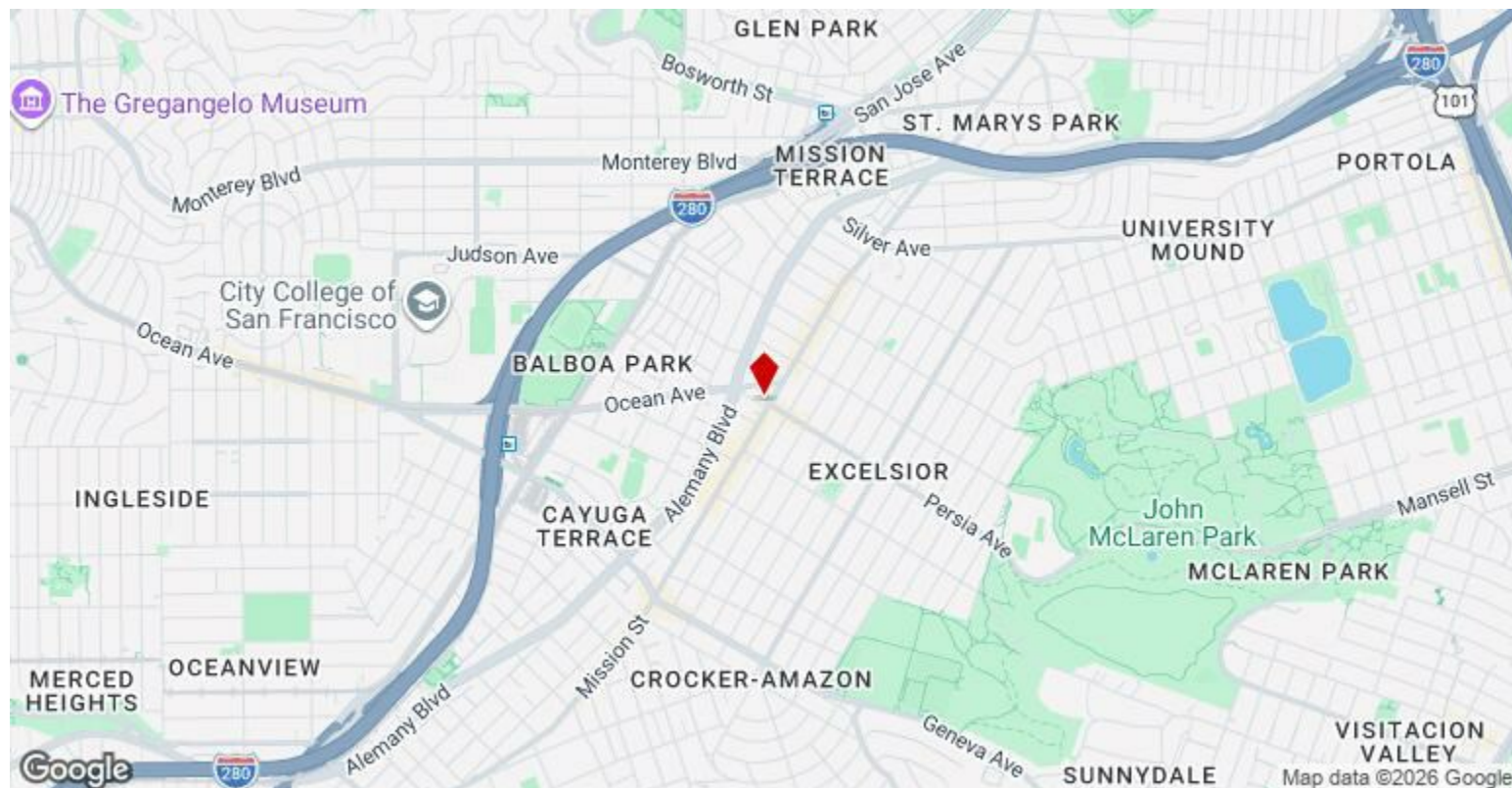


Price:	\$2,100,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4,120 SF
Gross Building Area:	7,110 SF
Rentable Building Area:	7,110 SF
No. Stories:	2
Year Built:	1953
Tenancy:	Multi
Zoning Description:	NCD
APN / Parcel ID:	6955-043
Walk Score ®:	90 (Exceptionally friendly)
Transit Score ®:	100 (Exceptionally friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired	Monthly Base Rent	Lease
CAN Beauty Supplies	3,550	February 2028	\$10,250	Net Lease





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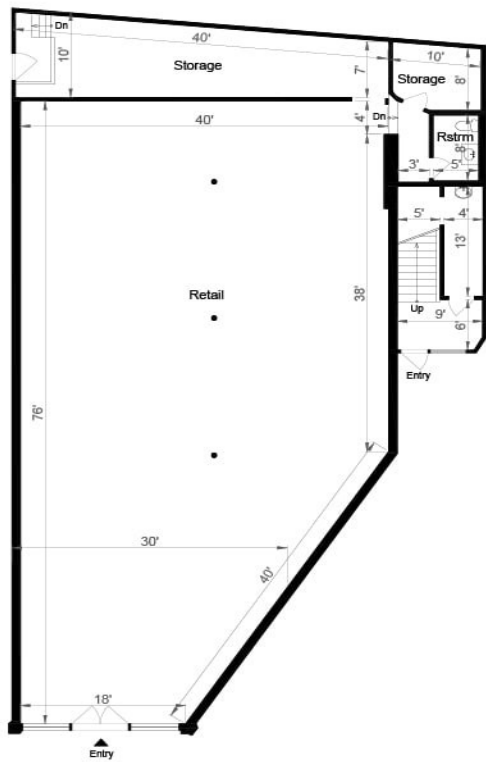
This prominent two-story commercial building delivers immediate cash flow through a stabilized ground-floor tenant lease through 2028, while the vacant second floor offers significant upside through owner-user occupancy or lease-up at market rate. The upper floor accommodates a broad range of uses including fitness, faith-based, educational, creative office, cultural, and community-serving operators. Ideal for any occupant seeking long-term location control on a high-visibility arterial. A compelling opportunity for the income-focused investor or owner-user looking to establish a permanent foothold in a proven San Francisco neighborhood market. AS-IS sale, buyer to verify square footage.

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

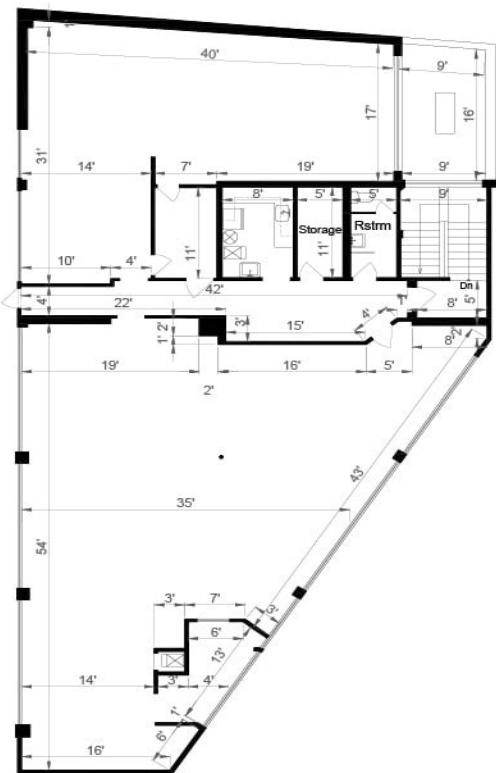
Property Photos



Property Photos



FIRST FLOOR
3,550 SQ FT

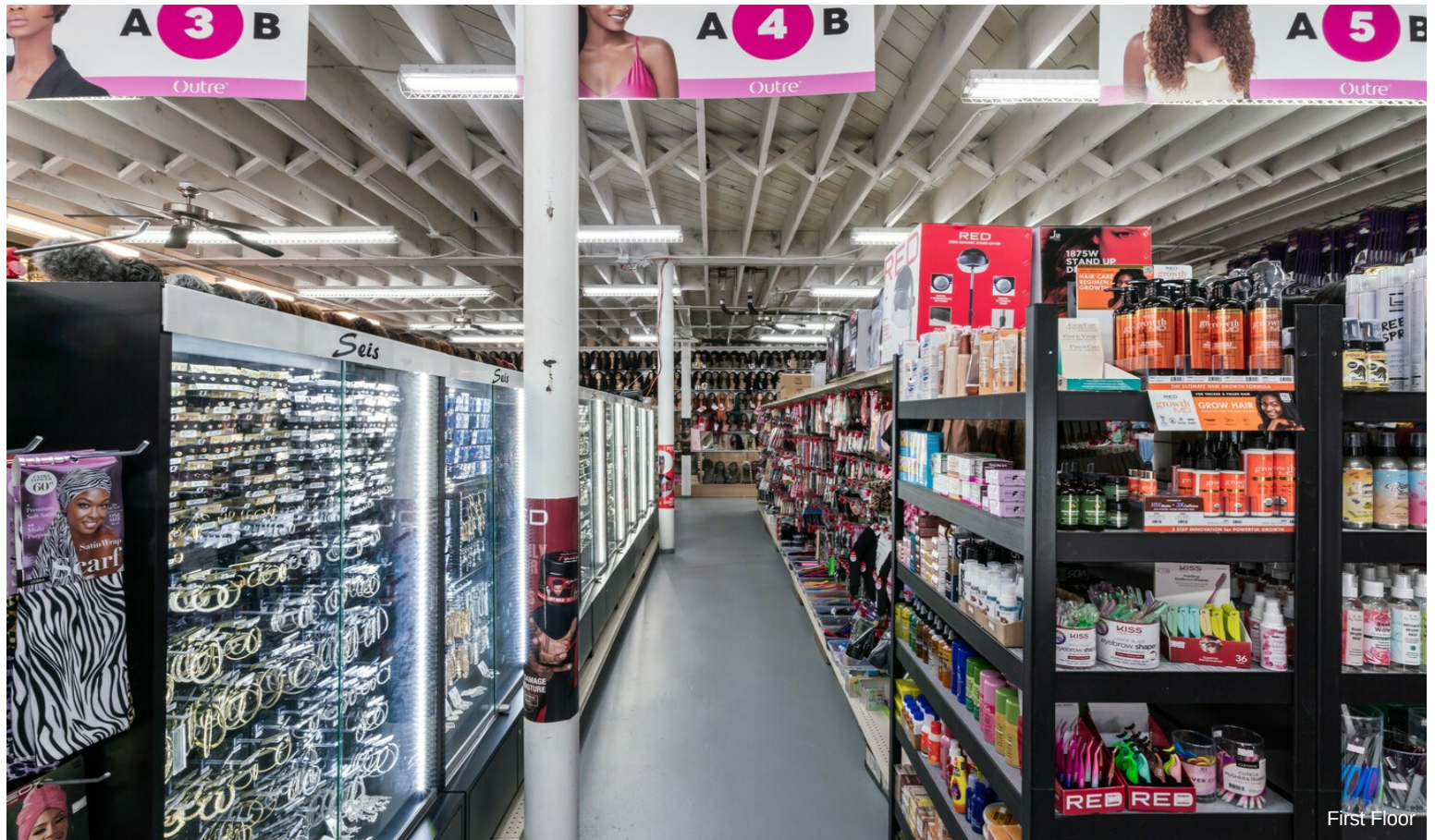
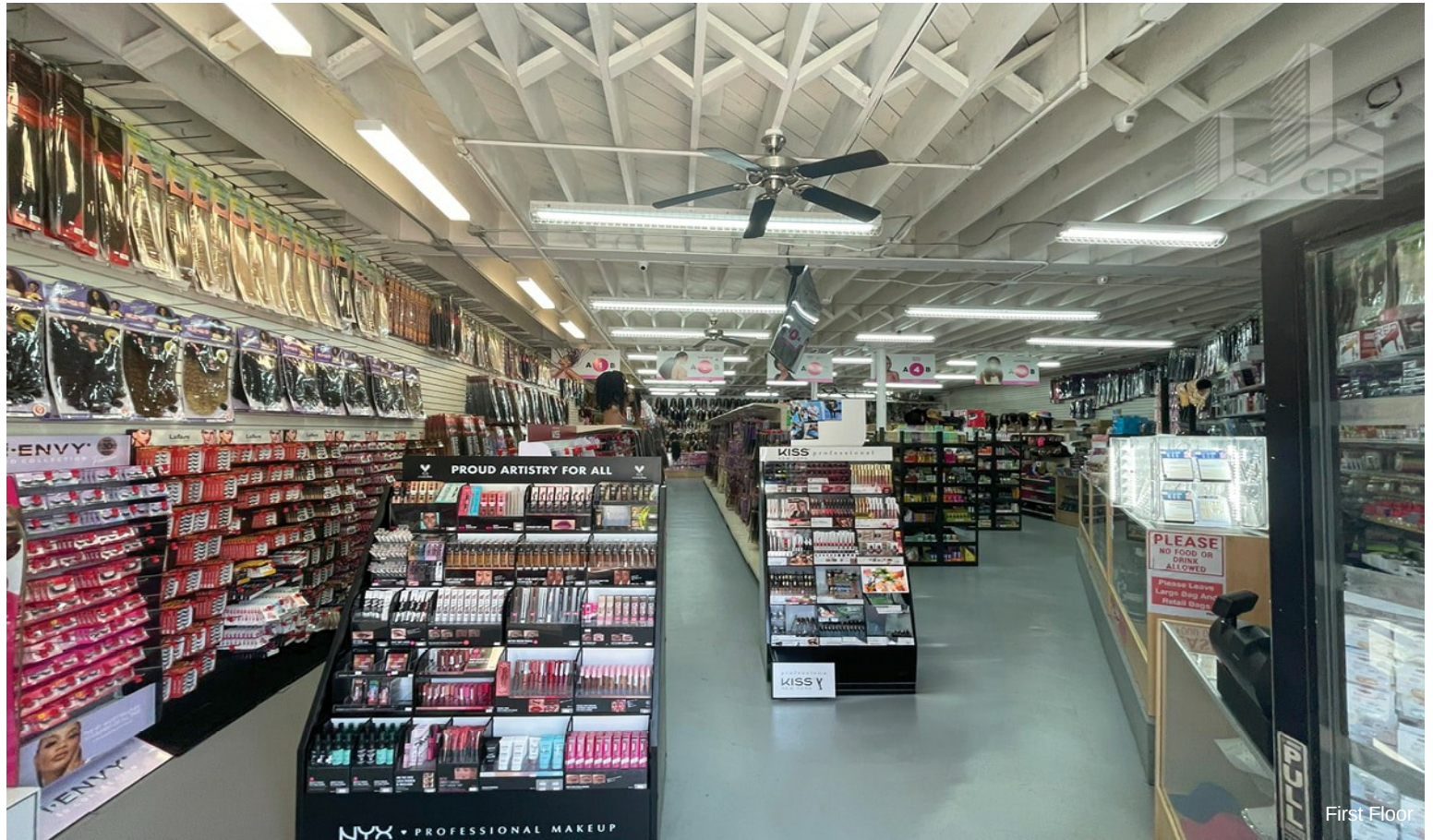


SECOND FLOOR
3,560 SQ FT

Property Photos



Property Photos



Property Photos



Property Photos



Second Floor



Second Floor