

4089-4099 19TH AVENUE

SAN FRANCISCO CA 94132

RETAIL BUILDING FOR SALE | 6 UNITS



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**COMPASS**  
COMMERCIAL

# PROPERTY OVERVIEW

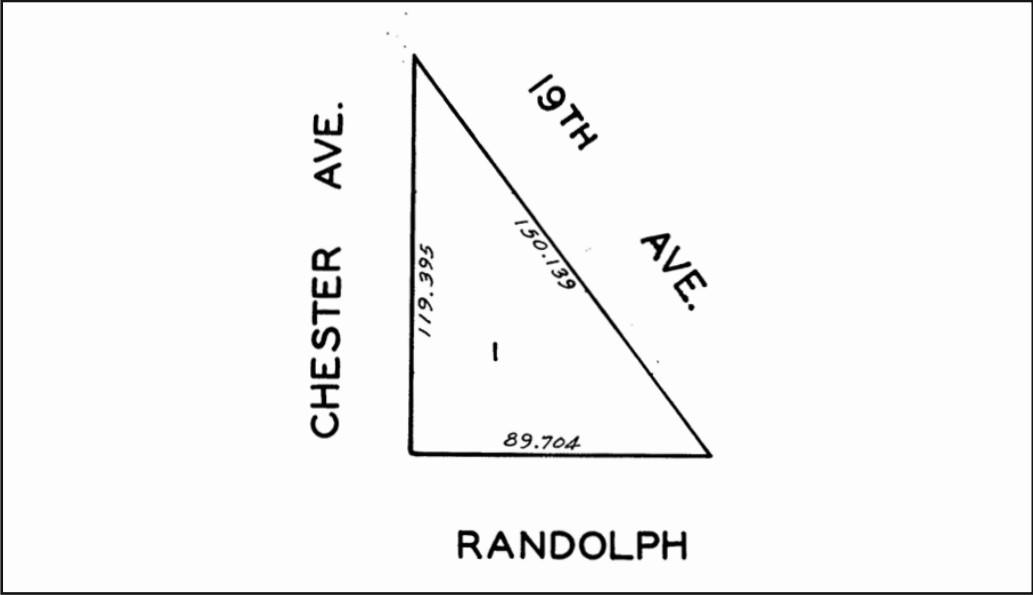
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San Francisco CA 94132

Compass Commercial is pleased to present the opportunity to purchase the fee-simple interest in a premier retail commercial building situated in the highly desirable Ingleside Terrace neighborhood of San Francisco. This property offers an exceptional investment opportunity with its prime location and diverse tenant mix. The property consists of six retail units in an approximately 4,832 square foot building and is situated on a 5,353 square foot lot.



<b>Asking Price</b>	\$2,050,000
<b>Building SqFt</b>	± 4,832
<b>Lot SqFt</b>	±5,353
<b>Total Units</b>	Six (6)
<b>Zoning</b>	NCD
<b>APN</b>	7123-001



# RENT ROLL & FINANCIAL SUMMARY

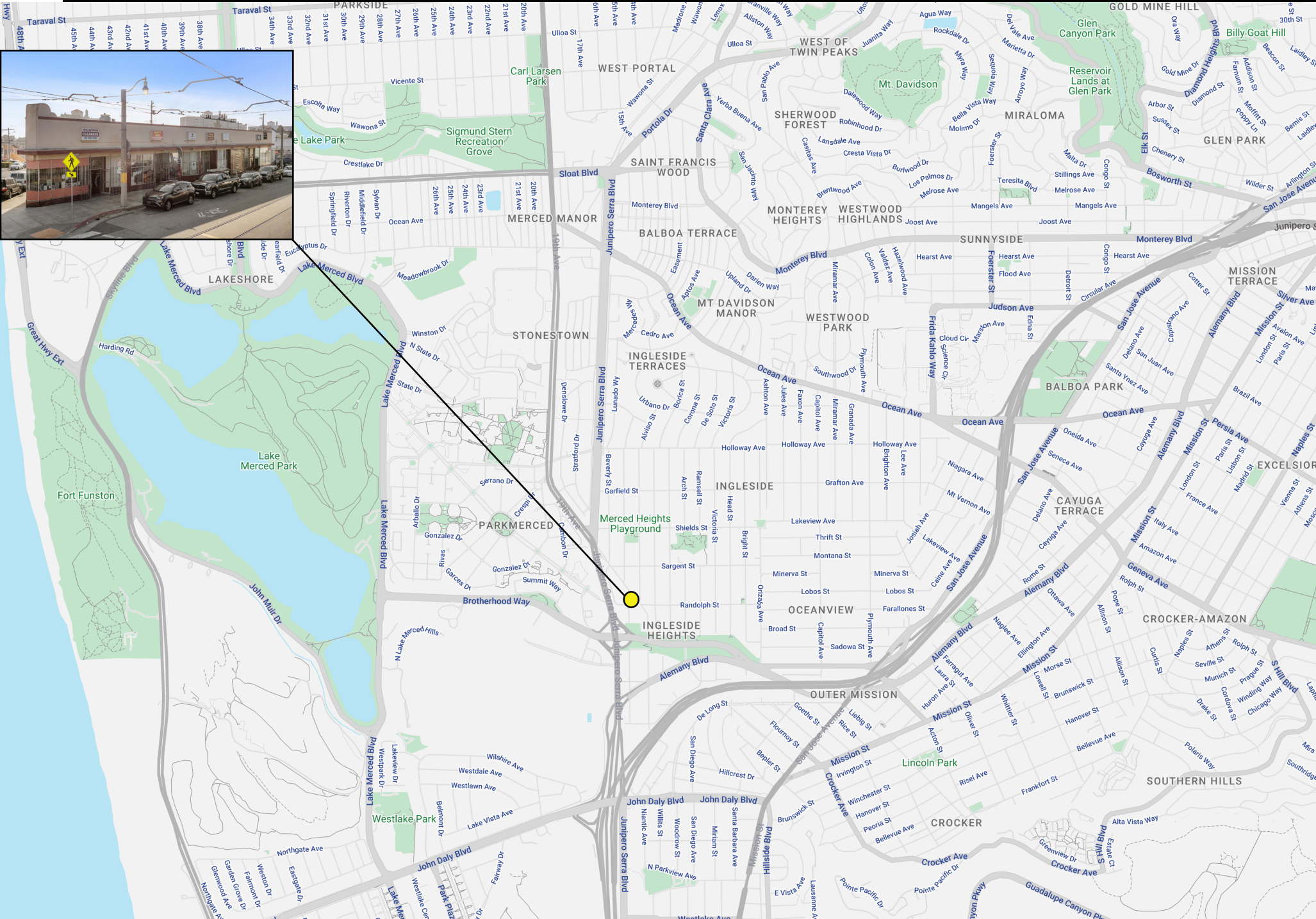
UNIT	CURRENT RENT	MARKET RENT	LEASE END
4089	\$2,642	\$3,531	9/31/2027
4091	\$900	\$1,260	4/30/2025
4093	\$1,198.50	\$1,527	3/31/2027
4095	\$2,529	\$3,372	4/30/2025
4097	\$2,220	\$3,000	2/28/2027
4099	\$2,066	\$2,745	8/31/2025
<b>MONTHLY INCOME</b>	\$11,555.50	\$15,435	
<b>ANNUAL INCOME</b>	\$138,666	\$185,220	

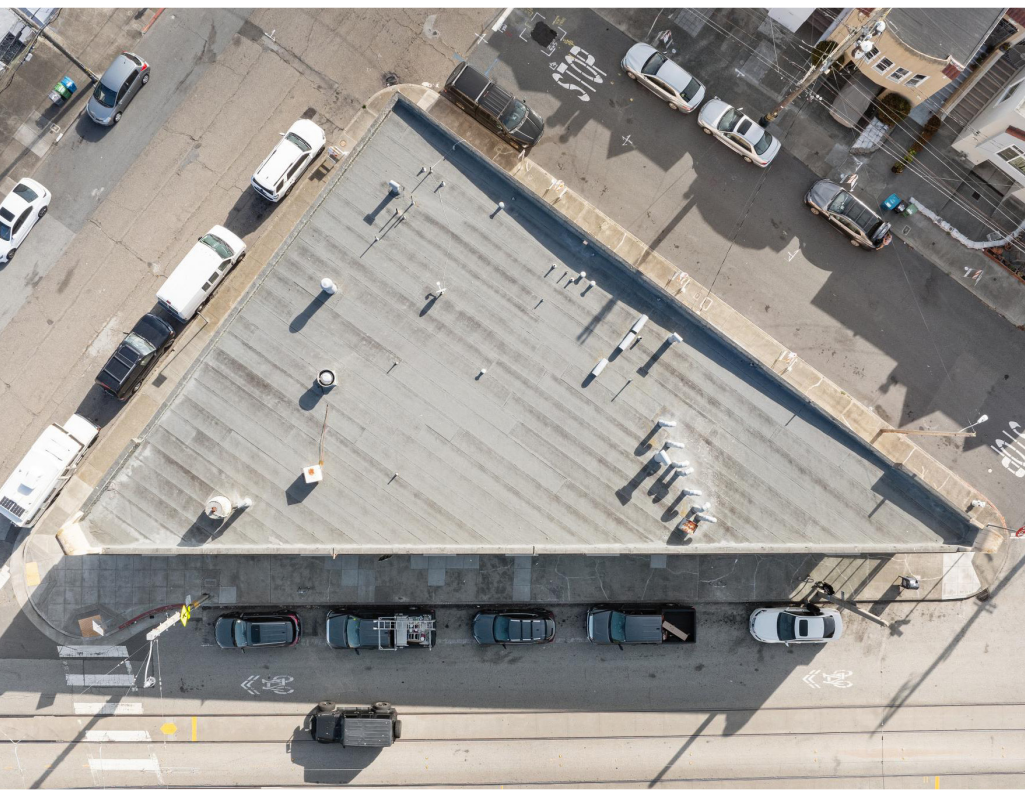
ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	\$138,666	\$185,220
Less Vacancy Rate (5.0%)	-	\$9,261
Gross Operating Income	\$138,666	\$175,959
Less Expenses (26.7%)	\$37,073	\$37,073
Net Operating Income	\$101,593	\$138,886
Cap Rate	5.0%	6.8%
GRM	14.8	11.1



<b>ASKING PRICE</b>	<b>\$2,050,000</b>
<b>PRICE PER SQFT</b>	<b>\$424</b>
<b>PRICE PER UNIT</b>	<b>\$341,667</b>
<b>TOTAL UNITS</b>	<b>Six (6)</b>
<b>TOTAL SQ FT</b>	<b>± 4,832</b>

# LOCATION MAP





# COMPASS COMMERCIAL



Scan the QR code for more information about  
4089-4099 19th Avenue.

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