



FOR SALE

3405 ANZA STREET

San Francisco, CA 94121 3 Units/Mixed Use

Marcus & Millichap

PRESENTED BY ANGELO BAGLIERI

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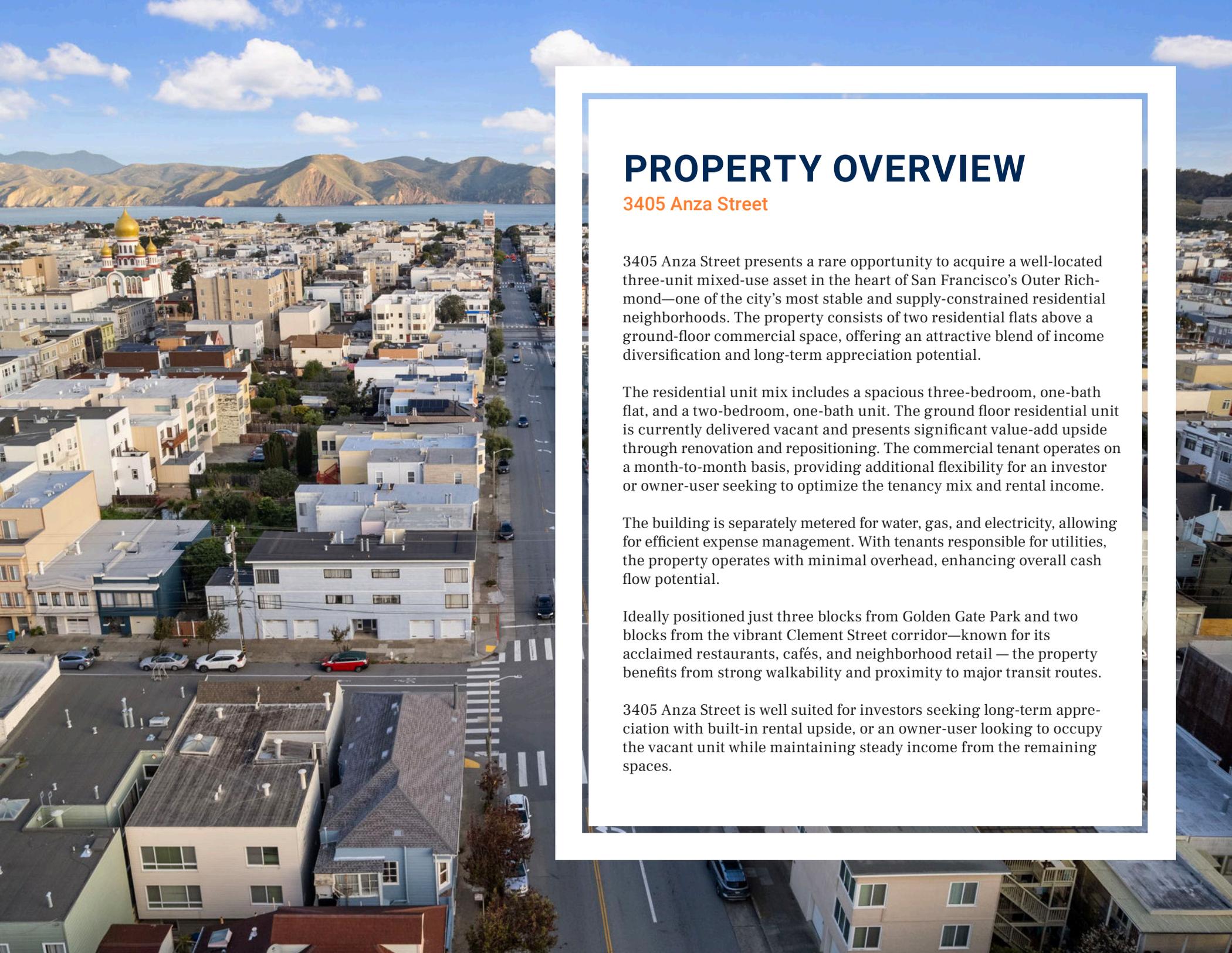
415-424-8201

Angelo.Baglieri@marcusmillichap.com

License CA #01996324



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PROPERTY OVERVIEW

3405 Anza Street

3405 Anza Street presents a rare opportunity to acquire a well-located three-unit mixed-use asset in the heart of San Francisco's Outer Richmond—one of the city's most stable and supply-constrained residential neighborhoods. The property consists of two residential flats above a ground-floor commercial space, offering an attractive blend of income diversification and long-term appreciation potential.

The residential unit mix includes a spacious three-bedroom, one-bath flat, and a two-bedroom, one-bath unit. The ground floor residential unit is currently delivered vacant and presents significant value-add upside through renovation and repositioning. The commercial tenant operates on a month-to-month basis, providing additional flexibility for an investor or owner-user seeking to optimize the tenancy mix and rental income.

The building is separately metered for water, gas, and electricity, allowing for efficient expense management. With tenants responsible for utilities, the property operates with minimal overhead, enhancing overall cash flow potential.

Ideally positioned just three blocks from Golden Gate Park and two blocks from the vibrant Clement Street corridor—known for its acclaimed restaurants, cafés, and neighborhood retail—the property benefits from strong walkability and proximity to major transit routes.

3405 Anza Street is well suited for investors seeking long-term appreciation with built-in rental upside, or an owner-user looking to occupy the vacant unit while maintaining steady income from the remaining spaces.

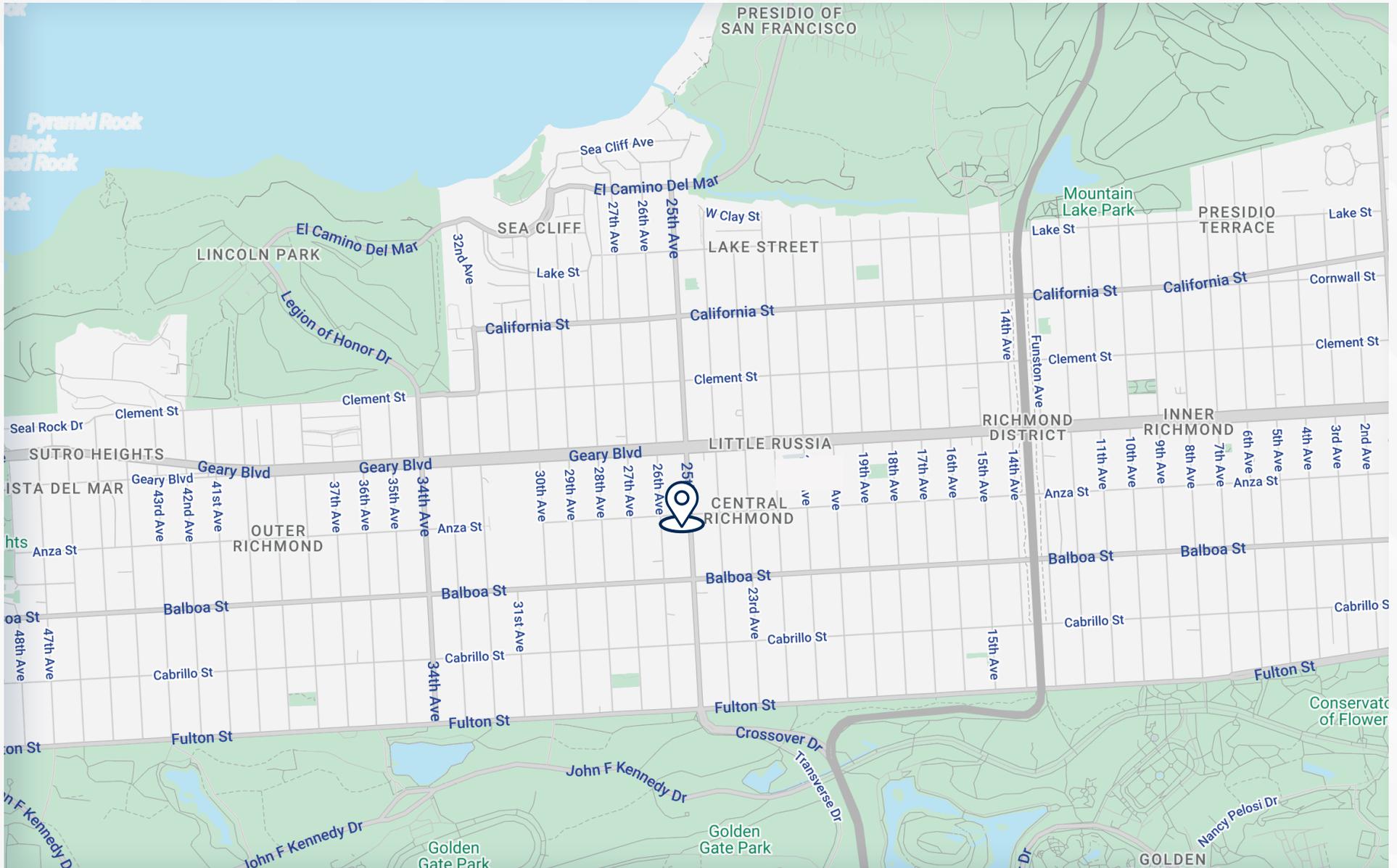
AERIAL MAP

3405 Anza Street



LOCAL MAP

3405 Anza Street



OFFERING SUMMARY

3405 Anza Street

FINANCIAL SUMMARY

Listing Price	\$1,250,000
NOI	\$65,469
Cap Rate	5.24%
Price/Unit	\$416,667
Price/SF	\$462.96
Rent/SF	\$3.89

OPERATIONAL

Gross SF	2,700
# of Units	(2 Multifamily, 1 Commercial) 3
Lot Size	0.04 acres
Occupancy	Occupied
Year Built	1914



RENT ROLL

3405 Anza Street

UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT/MONTH	MARKET RENT/MONTH
Multifamily	3bd/1ba		\$1,800	\$4,500
Multifamily	2bd/1ba		\$3,200	\$3,200
Commercial	Retail/Store		\$2,200	\$2,500
Monthly Income			\$7,200	\$10,200
Annual Income			\$86,400	\$122,400

*as of February 2026

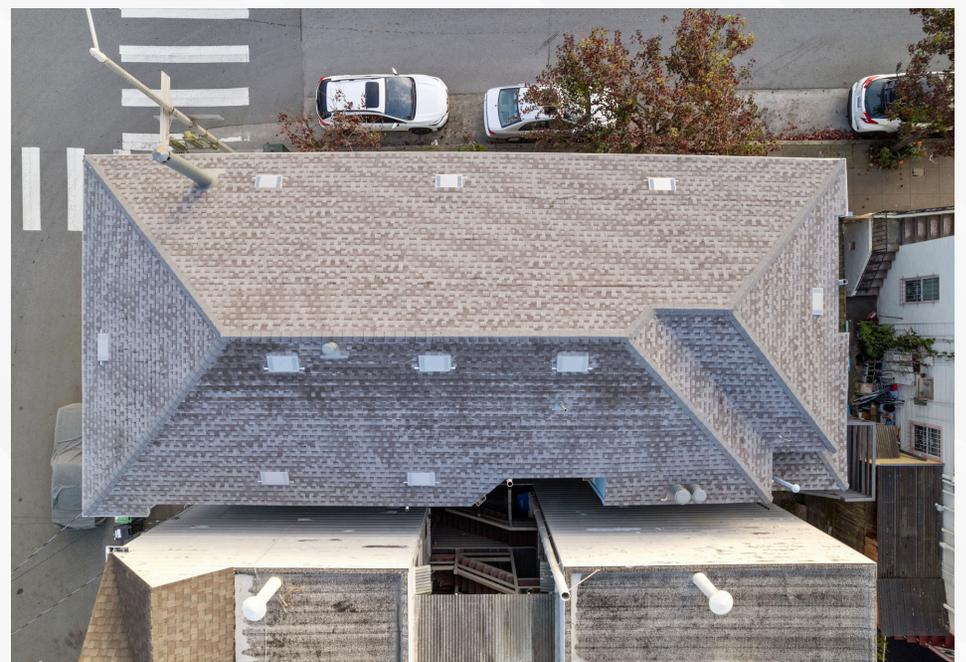
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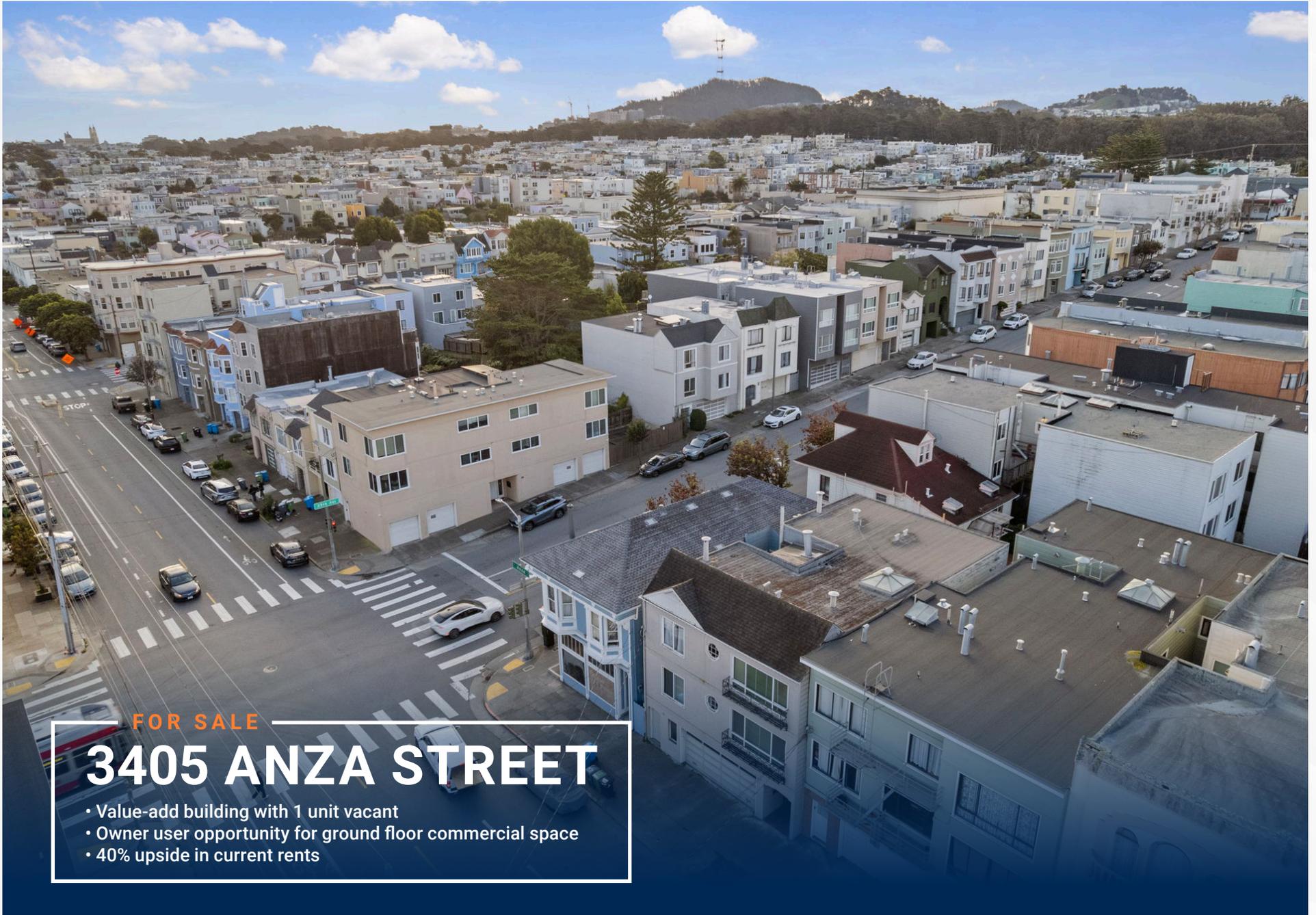
- Commercial tenant—pays 1/3 of insurance and taxes in addition to base rent of \$2,200/mo
- Property has 2 separate water meters, 2 gas, and 3 electrical meters
- Tenants pay for all utilities

INCOME & EXPENSES

3405 Anza Street

INCOME	CURRENT		YEAR 1		PER UNIT
Rental Income					
Gross Scheduled Rent	\$86,400		\$122,400		\$40,800
Physical Vacancy	(2,592)	3.0%	(3,672)	3.0%	(1,224)
Totally Vacancy	(\$2,592)	3.0%	(\$3,672)	3.0%	\$1,224
Annual Income	\$83,808		\$118,728		\$39,576
EXPENSES					
Real Estate Taxes	\$13,275		\$14,750		\$4,917
Insurance	\$2,814		\$2,814		\$938
Repairs & Maintenance	\$2,250		\$2,250		\$750
Total Expenses	\$18,339		\$19,814		\$6,605
Expenses as % of EGI	21.90%		16.70%		
Net Operating Income	\$65,469		\$98,914		\$32,971





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- Value-add building with 1 unit vacant
- Owner user opportunity for ground floor commercial space
- 40% upside in current rents