

**\$3,150,000**

**maven**  
COMMERCIAL



**750 VALLEJO STREET**

NORTH BEACH | SAN FRANCISCO, CA

**MIXED-USE SRO BUILDING**

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## CONTACT

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750 Vallejo Street

EXECUTIVE SUMMARY

Listing Price	\$3,150,000
GRM	5.94
Cap Rate	7.11%
Price / Sq Ft	\$295
Price / Unit	\$90,000
Building Size	10,686 Sq Ft
Parcel Size	4,031 Sq Ft
Parcel Number	0130-012
Year Built	1907
Zoning	NCD



## 750 Vallejo Street

UNITS	35
2 BDRM, 2 BATH	1
SINGLE ROOMS	32
COMMERCIAL	2
VACANT	3
FLOORS	3
FOUNDATION	TBD
STRUCTURE	Wood Frame
FAÇADE	Stucco & wood shiplap siding
WINDOWS	Orginal Wood & Vinyl
ROOF	Tar and Gravel
SPRINKLER SYSTEM	Units & Hallways
GAS	Master Metered
ELECTRICAL	Master Metered
SERVICE	TBD
SUB PANELS	N/A
PLUMBING	TBD
HEAT	Forced Air Furnace
HOT WATER	Gas Tank
WASHER / DRYER	Off-Site

FIRE SYSTEM UPGRADE	TBD
FLOOD	Not Present
LIQUEFACTION	Not Present
SOFT STORY UPGRADE	Non - Compliant

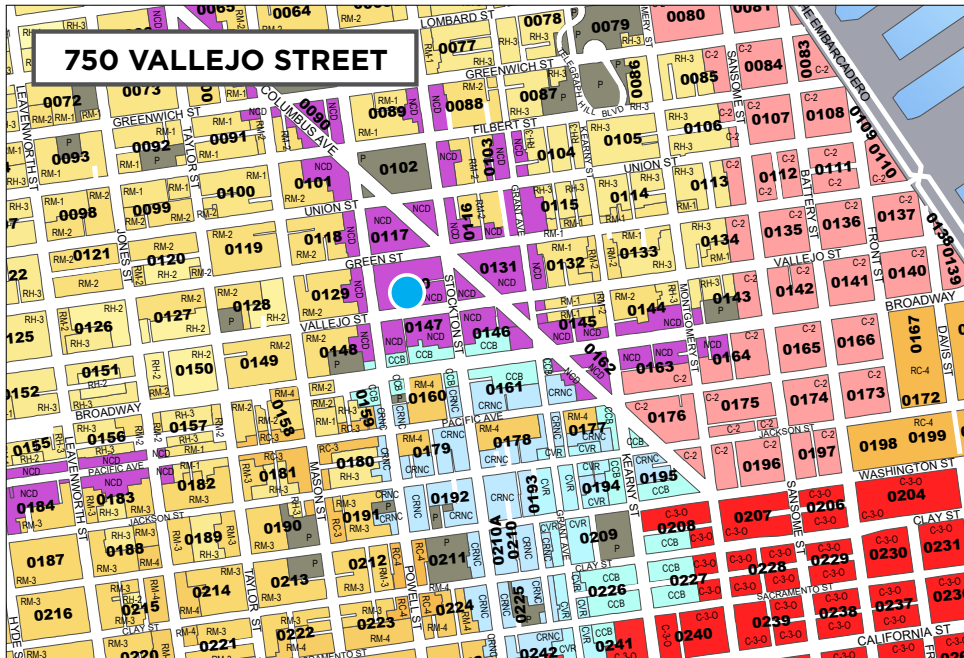
## INVESTMENT HIGHLIGHTS

- Corner Mixed-Use SRO
- Stable Commercial Tenant  
[City & County of San Francisco]
- Rental Upside
- Heart of North Beach
- Value-Add Opportunity
- Soft Story Upgrade Required

## 750 Vallejo Street

### ZONING: NCD

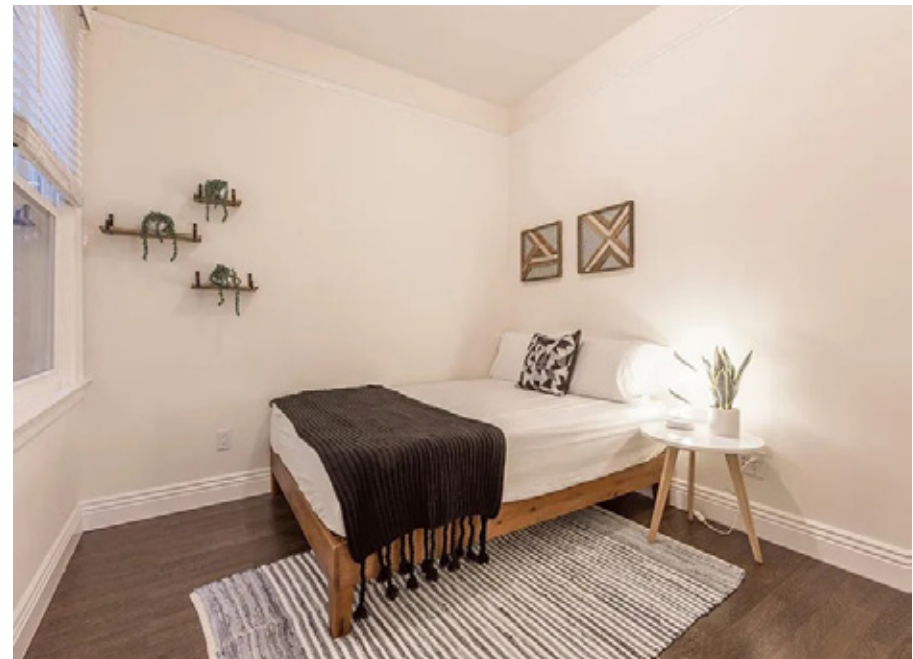
RESIDENTIAL DENSITY	1 unit per 400 square foot lot area
HEIGHT LIMIT	40 - X
HISTORIC RESOURCE	A - Historic Resource Present
PARCEL	0130-012
PARCEL WIDTH & DEPTH	68 x 59
BUILDING SIZE	10,686 Sq Ft
PARCEL SIZE	4,031 Sq Ft



**NCD DISTRICTS:** The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

750 Vallejo Street  
**PHOTOGRAPHY**

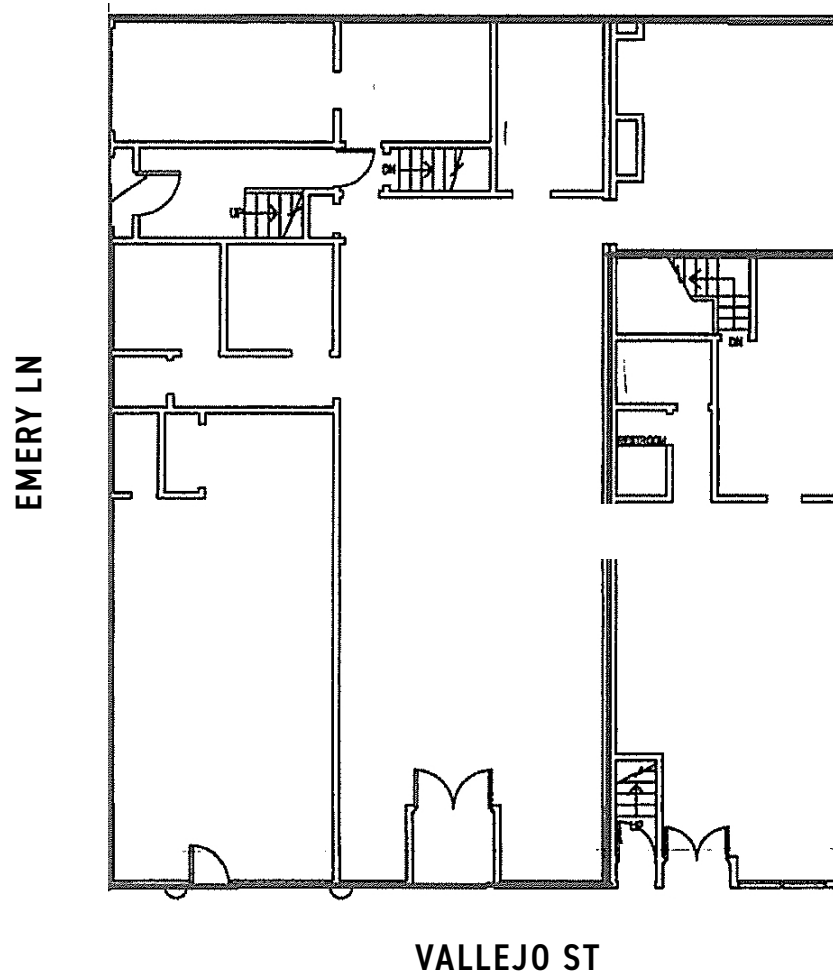
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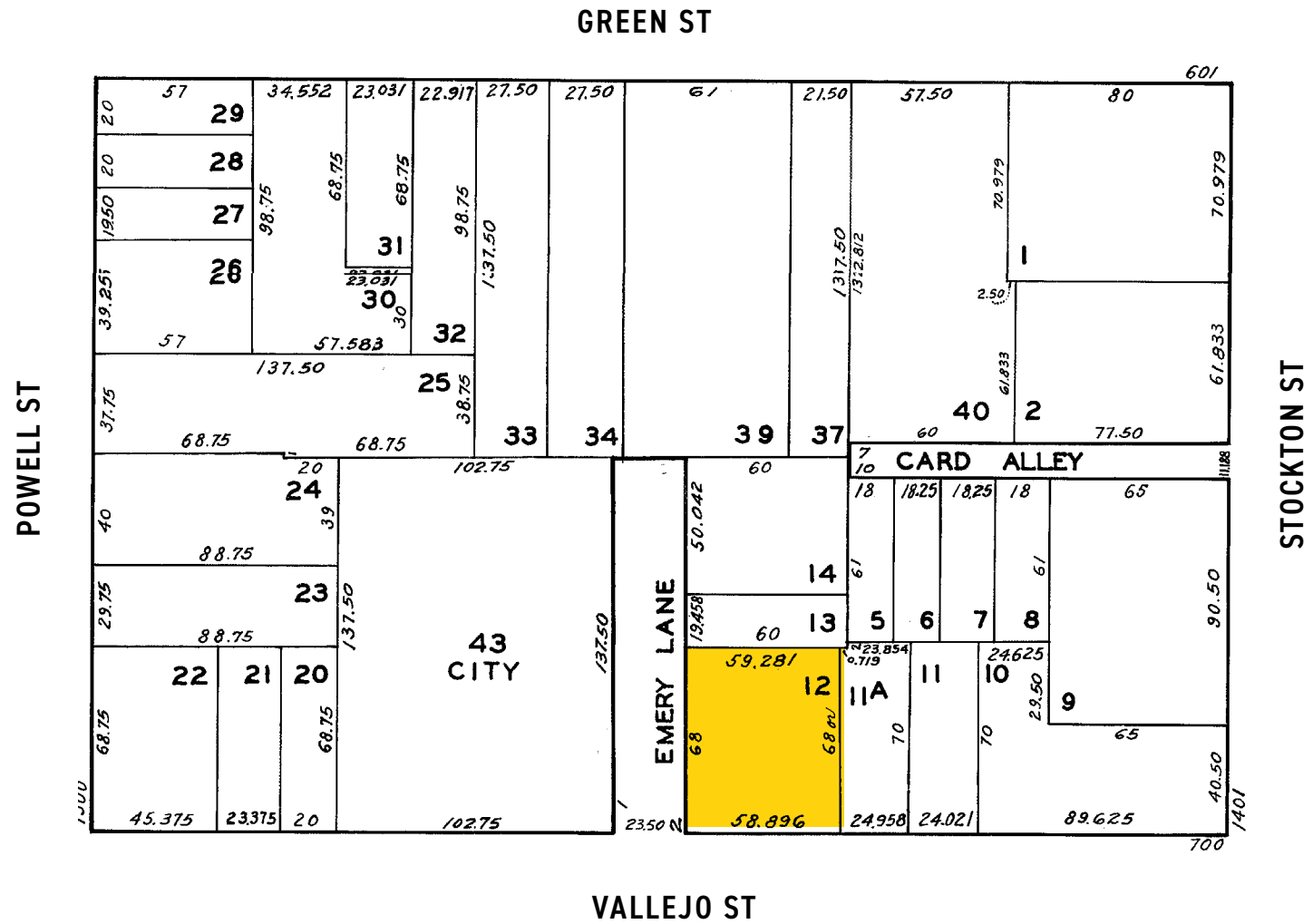
750 Vallejo Street

## FLOOR PLANS

EXISTING FIRST FLOOR









## 750 Vallejo Street

# RENT ROLL

UNIT	TYPE	MOVE-IN	CURRENT	MARKET
<b>COMMERCIAL</b>				
734 Vallejo	Restaurant	Vacant	\$5,800	\$5,800
752 (Police)	Office	8/1/17	\$10,999	\$10,999
<b>RESIDENTIAL</b>				
736 Vallejo St	2 Bdrm, 2 Bath	—	\$3,500	\$4,000
1A	Single Room	8/1/25	\$734	\$900
1	Single Room	8/1/25	\$700	\$900
2	Single Room	8/1/25	\$422	\$900
3	Single Room	12/1/25	\$700	\$900
4	Single Room	8/1/25	\$655	\$900
5	Single Room	8/1/25	\$700	\$900
6	Single Room	Vacant	\$900	\$900
7	Single Room	8/1/25	\$456	\$900
8	Single Room	Vacant	\$900	\$900
9	Single Room	8/1/25	\$650	\$900
10A	Single Room	8/1/25	\$700	\$900
10B	Single Room	8/1/25	\$650	\$900
11	Single Room	8/1/25	\$642	\$900
12	Single Room	8/1/25	\$800	\$900
13	Single Room	8/1/25	\$800	\$900
14	Single Room	8/1/25	\$650	\$900
15	Single Room	8/1/25	\$700	\$900
16	Single Room	8/1/25	\$213	\$900
17	Single Room	12/1/25	\$800	\$900
18	Single Room	8/1/25	\$800	\$900
19	Single Room	8/1/25	\$800	\$900

## 750 Vallejo Street

### RENT ROLL CONTINUED

UNIT	TYPE	MOVE-IN	CURRENT	MARKET
20A	Single Room	8/1/25	\$800	\$900
20B	Single Room	8/1/25	\$700	\$900
21	Single Room	8/1/25	\$623	\$900
22A/B	Single Room	8/1/25	\$1,005	\$900
23	Single Room	8/1/25	\$650	\$900
24	Single Room	8/1/25	\$1,500	\$900
25	Single Room	8/1/25	\$700	\$900
26	Single Room	8/1/25	\$700	\$900
27A	Single Room	8/1/25	\$800	\$900
27B	Single Room	8/1/25	\$700	\$900
28	Single Room	8/1/25	\$700	\$900
<b>INCOME [OTHER]</b>				
2 Emery Lane	Garage	Vacant	\$300	\$300
Op Ex Reimbursements *			\$310	\$310
<b>INCOME [COMMERCIAL]</b>			<b>\$16,799</b>	<b>\$16,799</b>
<b>INCOME [RESIDENTIAL]</b>			<b>\$26,749</b>	<b>\$32,800</b>
<b>INCOME [OTHER]</b>			<b>\$610</b>	<b>\$610</b>
<b>INCOME [MONTHLY]</b>			<b>\$44,159</b>	<b>\$50,210</b>
<b>INCOME [ANNUAL]</b>			<b>\$529,904</b>	<b>\$602,516</b>

\* Submitted to tenant

## 750 Vallejo Street UNDERWRITING

INCOME - GROSS	CURRENT	MARKET	NOTES
RESIDENTIAL	\$320,988	\$393,600	
VACANCY LOSS	(\$9,630)	(\$11,808)	3%
COMMERCIAL	\$201,593	\$201,593	
VACANCY LOSS	(\$69,600)	(\$19,680)	
INCOME [OTHER]	\$7,323	\$3,600	
<b>TOTAL INCOME</b>	<b>\$450,675</b>	<b>\$567,305</b>	
<b>PROJECTED EXPENSES</b>			
INSURANCE	\$50,000	\$50,000	Est
PROPERTY MANAGEMENT	\$31,794	\$35,928	6%
TAXES [PROPERTY]	\$36,900	\$36,900	New Value
<b>UTILITIES</b>			
ELECTRICITY	\$32,594	\$32,594	Est
GARBAGE & RECYCLING	\$12,000	\$12,000	Est
WATER & SEWER	\$19,336	\$19,336	Est
<b>MISCELLANEOUS</b>			
FIRE PROTECTION	\$6,500	\$6,500	Est
JANITORIAL	\$12,000	\$12,000	2025
OTHER	\$7,500	\$7,500	Est
REPAIRS & MAINTENANCE	\$16,000	\$16,000	[\$500 Unit]
<b>FEES / TAXES</b>			
ANNUAL UNIT USAGE REPORT	\$228	\$228	2025
BUSINESS LICENSE	\$99	\$99	Est
GROSS RECEIPTS TAX	\$500	\$500	Est
RENT BOARD FEE	\$944	\$944	[\$29.50 per room]
VECTOR CONTROL	\$218	\$218	2025
<b>TOTAL EXPENSES</b>	<b>\$226,614</b>	<b>\$230,747</b>	
INCOME/EXPENSE RATIO	50%	41%	
<b>NET OPERATING INCOME</b>	<b>\$224,061</b>	<b>\$336,558</b>	



Graffeo.  
piccolo  
FORNO  
DA FLORA

BODEGA

FILBERT



Piazza Pellegrini

Trattoria  
Contadina  
LILLIE COIT'S •  
Noren Izakaya •

UNION

HILDA AND JESSE •

RUSSIAN  
HILL  
←



WAYSTONE •

GREEN

IL CILENTANO •

NORTH BEACH GYROS •

IL POLLAIO •



Original Joe's •

FLOUR  
+ WATER

RED  
WINDOW

ALIMENTO •

CHIEF SULLIVAN'S •

THE BOARDROOM •

CAFE ANGOLO •

• NorthStar Cafe

BANK OF AMERICA  
CAVALLI CAFE.  
usbank

750  
VALLEJO  
STREET



Andy's Jewelry Co •



VALLEJO

• Hawaii West

• Fancy Wheat  
Field Bakery



FINANCIAL  
DISTRICT  
↓

FISHERMAN'S  
WHARF  
←

STOCKTON

GRANT



COIT  
TOWER

FILBERT

LITTLE  
VINE.NB

AB FITS

Libreria  
Pino

HITW  
coffee roasting

UNION



NORTH BEACH  
CANTINA •

TONY & NICK'S  
ITALIAN KITCHEN

NORTH EAST  
MEDICAL SERVICES

NORTH BEACH  
RESTAURANT



GREEN  
Via Margutta •

Work •



Cafe  
Jacqueline

• The Savoy Tivoli

• Paparazzi

• P.F. CANDLE CO.

• 101 Music



GREEN



BANK OF AMERICA



• Z CIOCCOLATO

GBC  
INTERNATIONAL BANK



MAGGIE  
MCGARRY'S

LIVE WORMS •

• THE NATURE SHOP

• MOZ  
GOURMET BURGERS

• Portofino

• YARSA

• AL'S ATTIRE

VIENI VIENI •

FIRENZE BY NIGHT •

DAGO BAGEL

LITTLE CITY  
MARKET •

CASSAVA

PALERMO II

CAPOS  
BY TONY GEMIGNANI



MOLINARI  
DELICATESSEN

CAFFE TRIESTE



• THE SALOON

• EL FAROLITO

• GEORGIAN CHEESE BOAT

VALLEJO





CITY LIGHTS BOOKSTORE



LUKE'S LOCAL



BARBARA PINERIA



FLOUR + WATER



IL CASARO



LIBERIA PINO



TONY'S PIZZA



ORIGINAL JOE'S

## NORTH BEACH

Often referred to as San Francisco's Little Italy, North Beach features some of the City's best architecture and is situated alongside San Francisco's Russian Hill, Waterfront, Chinatown, and Jackson Square neighborhoods. Both locals and visitors appreciate the crackling mix of restaurants, bars, coffee shops, bakeries, nightclubs, and book shops that line the neighborhood. North Beach is anchored by Washington Square Park, which serves as the main gathering place and enjoys views of Coit Tower. Grant Avenue and Columbus Avenue are the two main commercial corridors, both rich with one-of-a-kind shops, restaurants and bars such as Original Joes, City Lights Bookstore, Tony's Pizza Napoletana, Victoria Pastry, and more.



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ANALYST

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