

\$3,150,000

maven
COMMERCIAL



750 VALLEJO STREET
NORTH BEACH | SAN FRANCISCO, CA

MIXED-USE SRO BUILDING

OFFERING MEMORANDUM

Neither the Seller of the Property nor Maven Commercial, Inc., ("Broker") or any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto.

Maven Commercial, Inc., has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and/or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Seller nor the Broker warrants or represents that the information is true or correct.

Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Brokers reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the Property from the market at any time without notice. Recipients agree that the information provided by Seller and/or Broker is confidential and, as such, agrees to hold and treat such information in the strictest of confidence. Visual presentation of parcel lines are not exact.

CONTACT

MATTHEW C. SHERIDAN

matt@mavenproperties.com
415.727.1271
DRE #01390209

MEGAN BUCKLEY

ANALYST
megan@mavenproperties.com
415.269.8377



maven
COMMERCIAL

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

4

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

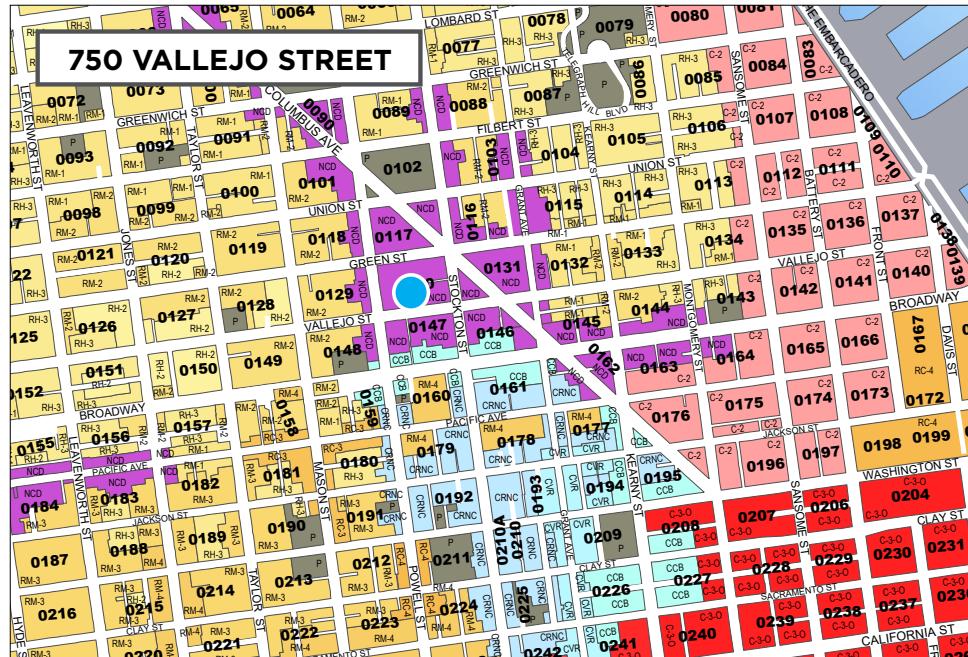
INVESTMENT HIGHLIGHTS

- 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

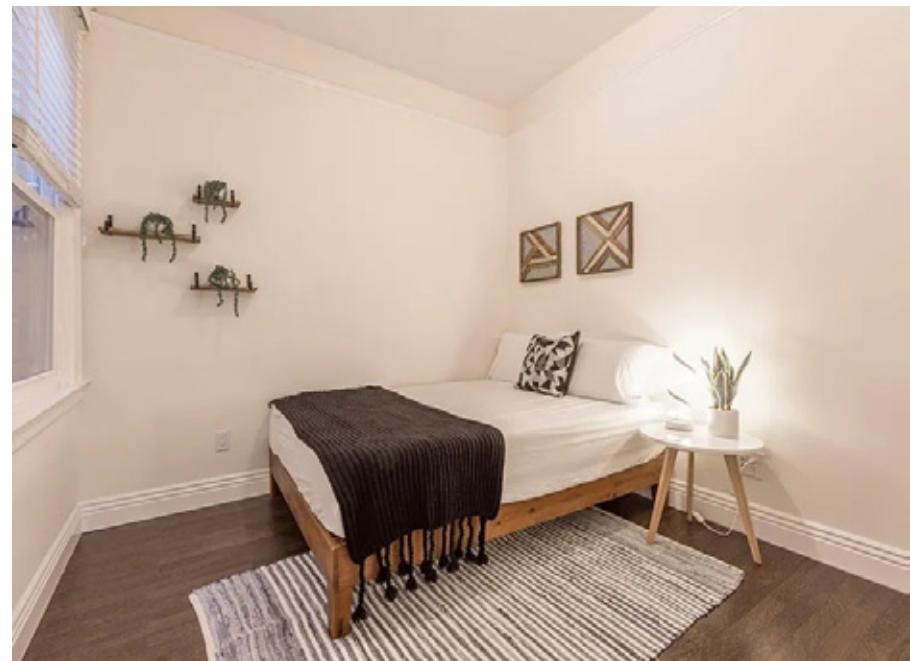
RESIDENTIAL DENSITY	1 unit per 400 square foot lot area
HEIGHT LIMIT	40 - X
HISTORIC RESOURCE	A - Historic Resource Present
PARCEL	0130-012
PARCEL WIDTH & DEPTH	68 x 59
BUILDING SIZE	10,686 Sq Ft
PARCEL SIZE	4,031 Sq Ft



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

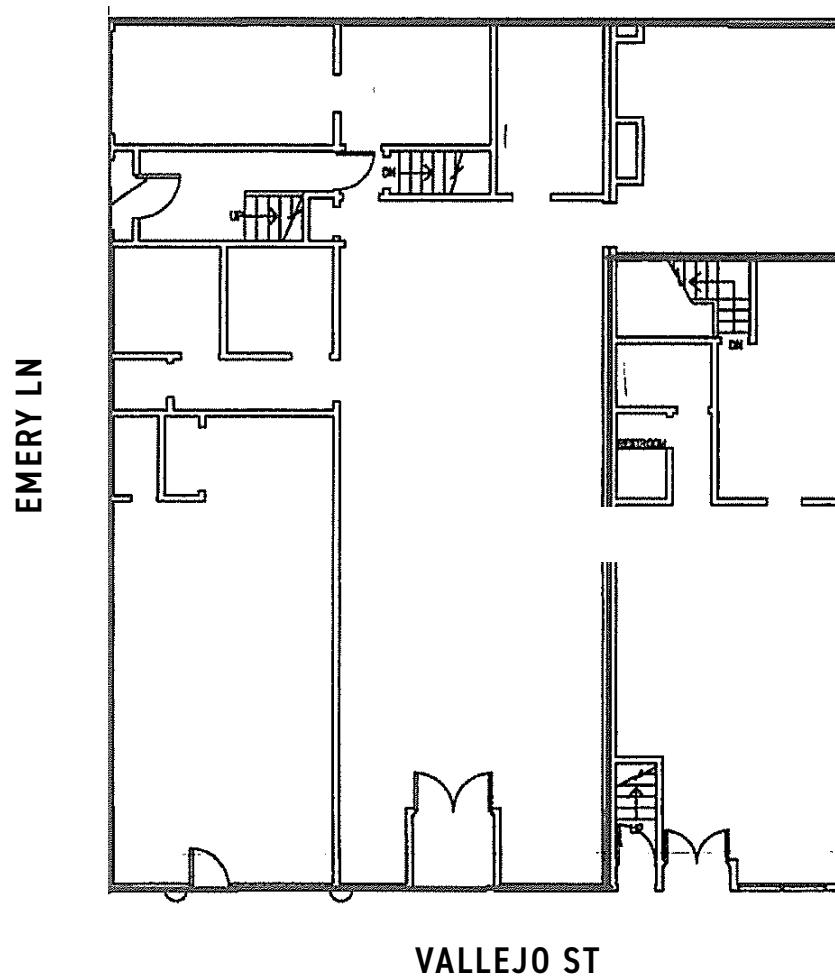
6



750 Vallejo Street

FLOOR PLANS

EXISTING FIRST FLOOR



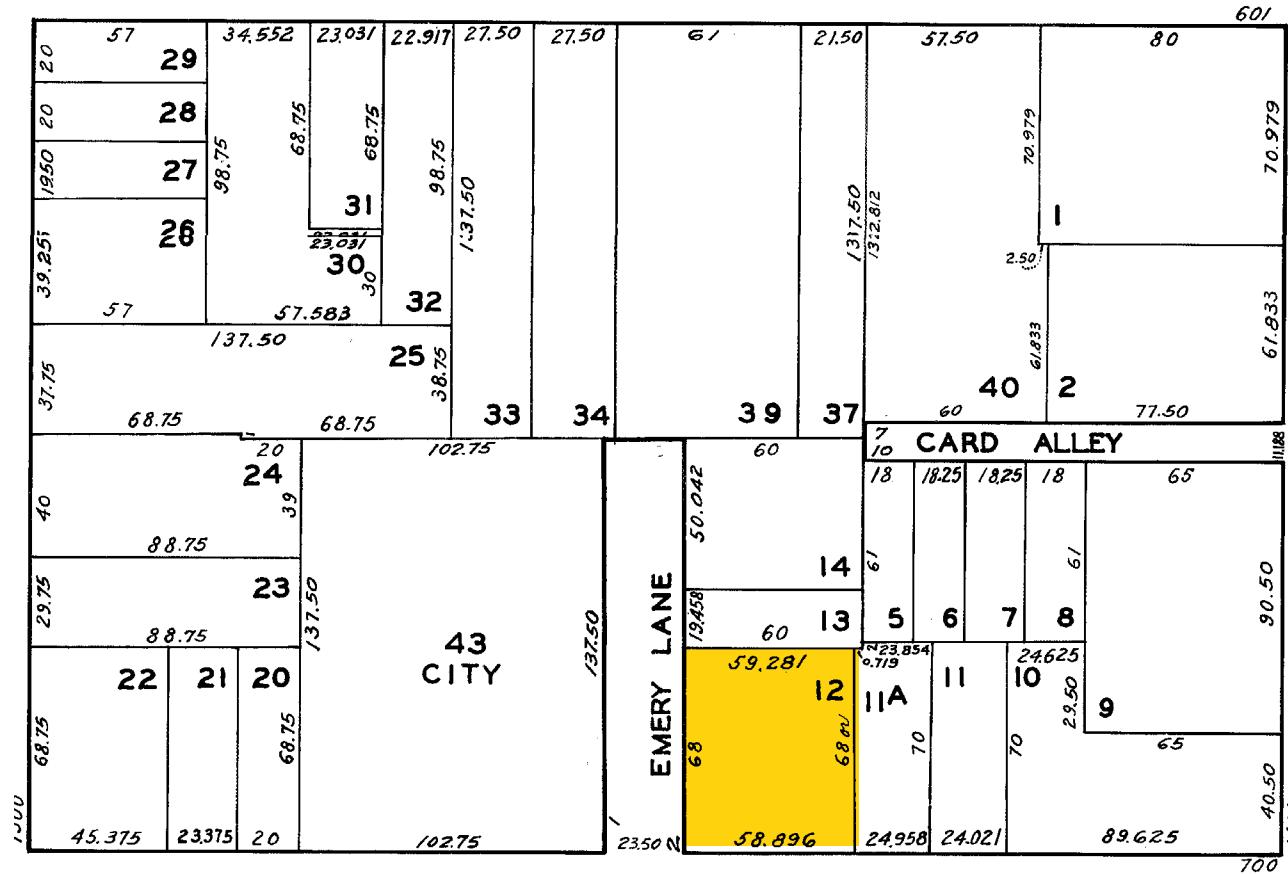
750 Vallejo Street

PARCEL MAP

POWELL ST

GREEN ST

STRUCTURE



VALLEJO ST

750 Vallejo Street

RENT ROLL

UNIT	TYPE	MOVE-IN	CURRENT	MARKET
COMMERCIAL				
734 Vallejo	Restaurant	Vacant	\$5,800	\$5,800
752 (Police)	Office	8/1/17	\$10,999	\$10,999
RESIDENTIAL				
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

10

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
INCOME [OTHER]				
2 Emery Lane	Garage	Vacant	\$300	\$300
Op Ex Reimbursements *			\$310	\$310
INCOME [COMMERCIAL]			\$16,799	\$16,799
INCOME [RESIDENTIAL]			\$26,749	\$32,800
INCOME [OTHER]			\$610	\$610
INCOME [MONTHLY]			\$44,159	\$50,210
INCOME [ANNUAL]			\$529,904	\$602,516

* 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	
TOTAL INCOME	\$450,675	\$567,305	
PROJECTED EXPENSES			
INSURANCE	\$50,000	\$50,000	Est
PROPERTY MANAGEMENT	\$31,794	\$35,928	6%
TAXES [PROPERTY]	\$36,900	\$36,900	New Value
UTILITIES			
ELECTRICITY	\$32,594	\$32,594	Est
GARBAGE & RECYCLING	\$12,000	\$12,000	Est
WATER & SEWER	\$19,336	\$19,336	Est
MISCELLANEOUS			
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]
FEES / TAXES			
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
TOTAL EXPENSES	\$226,614	\$230,747	
INCOME/EXPENSE RATIO	50%	41%	
NET OPERATING INCOME	\$224,061	\$336,558	





CITY LIGHTS BOOKSTORE



LUKE'S LOCAL



BARBARA PINSERIA



FLOUR + WATER



IL CASARO



LIBERIA PINO



TONY'S PIZZA



ORIGINAL JOE'S

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.

A wide-angle, aerial photograph of the San Francisco skyline at sunset. The city is densely packed with buildings of various heights, their windows glowing with warm light. In the center, the Coit Tower stands prominently on a hill, its white structure illuminated against the orange and pink hues of the sky. The water of the bay is visible in the background, and the overall atmosphere is one of a vibrant, bustling city at dusk.

maven
COMMERCIAL

CONTACTS

MATTHEW C. SHERIDAN

matt@mavenproperties.com

415.727.1271

DRE #01390209

MEGAN BUCKLEY

megan@mavenproperties.com

415.269.8377

ANALYST

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property.

The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation.

References to square footage, zoning, use, or age are approximate.

Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein.

DRE#01878802

466 GREEN STREET, SUITE 203
SAN FRANCISCO, CA 94133 | 415.781.7700