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INDIAN SPICES and GROCERIES
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Breakfast Little

6-Unit Mixed-Use Investment Opportunity

3265 22ND ST • SAN FRANCISCO, CA

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Executive summary

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- ◆ 6-unit mixed-use investment opportunity
- ◆ Located in the Valencia Corridor of the Mission District
- ◆ The building is 4,302 square feet, and the parcel is 2,222 square feet
- ◆ The two retail/commercial tenants are vibrant, popular, and welltra cked
- ◆ Property shares the block with the Mission Campus of City College of San Francisco
- ◆ Zoning is VALEN

OFFERING SUMMARY

Sale Price	\$3,750,000
Number of Units	6
Building Size	4,302 SF

Property Description

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PROPERTY DESCRIPTION

Attractive, well-maintained 3-story mixed-use property in the heart of the Mission District. The ground floor is home to two established retail tenants: Breakfast Little, a popular café known for agua frescas and one of the best breakfast burritos in San Francisco, and Indian Spices & Groceries, a neighborhood market. The second and third floors feature 4 residential units—three 1BD/1BA and one 2BD/1BA—with a strong history of full occupancy. The property's Victorian façade pairs with solid concrete/wood-frame construction and stucco exterior. Located between Bartlett and Valencia, steps from the City College Mission Campus, restaurants, shops, and transit, this is a rare opportunity to own an income-producing building in one of San Francisco's most vibrant neighborhoods.

LOCATION DESCRIPTION

3265 22nd Street is ideally situated in the heart of San Francisco's Mission District, one of the city's most dynamic and sought-after neighborhoods. The property sits on 22nd Street between Bartlett and Valencia, surrounded by a vibrant mix of restaurants, cafés, markets, and small businesses. It shares the block with the City College of San Francisco Mission Campus, drawing steady foot traffic throughout the day. This highly walkable and transit-friendly location offers residents and tenants easy access to BART, Muni lines, and bike routes, while also being just two blocks from both South Van Ness Avenue and Guerrero Street for convenient citywide connectivity. The surrounding neighborhood is known for its cultural energy, diverse dining, and strong community feel, making it a prime location for both retail and residential tenants.



Financial Profile

3265 22ND ST • SAN FRANCISCO, CA

FINANCIAL OVERVIEW

Price	\$3,750,000
Number of Units	6
Square Feet	4,302
Price Per Sq Ft	\$872
Price Per Unit	\$625,000
CAP Rate	5.0%
Pro Forma CAP	6.0%

*Based on current rent revenue and expenses provided by the seller

ESTIMATED ANNUAL EXPENSES

New Property Tax @ 1.200%	\$45,000
Insurance	\$11,033
Water	\$7,800
Garbage	\$1,325
PG&E	\$180
Repairs & Maintenance	\$2,500
Total Expenses	\$67,838
% of EGI	27%

ANNUALIZED OPERATING DATA

Income	Current	Pro Forma
Scheduled Gross Income	\$262,428	\$303,600
Less Vacancy Rate (@ 3%)	\$7,873	\$9,108
Gross Operating Income	\$254,555	\$294,492
Less Expenses	\$67,838	\$67,838
Net Operating Income	\$186,717	\$226,654



Rent Roll

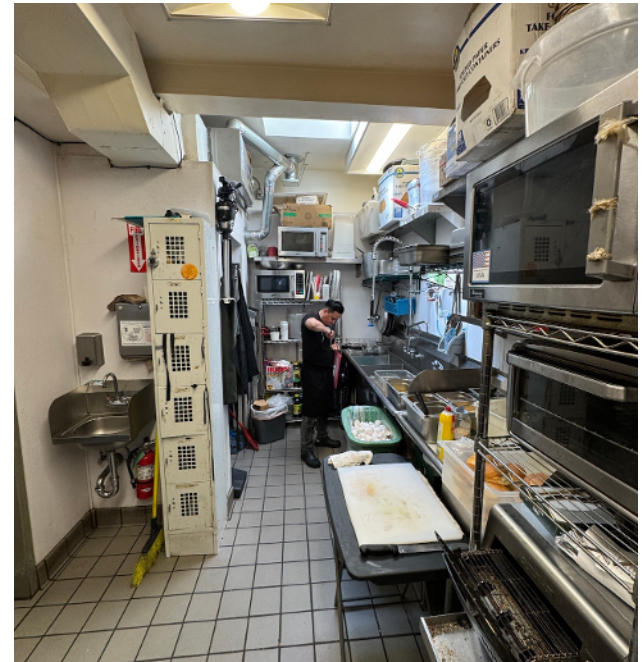
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Unit	Type	Current	Market Rent
1	1Br/1Ba	\$2,100	\$2,100
2	2Br/1Ba	\$2,300	\$2,300
3	1Br/1Ba	\$4,200	\$4,200
4	1Br/1Ba	\$1,069	\$4,500
Retail #1	Indian Spice	\$6,200	\$6,200
Retail #2	Breakfast	\$6,000	\$6,000
TOTAL MONTHLY		\$21,869	\$25,300



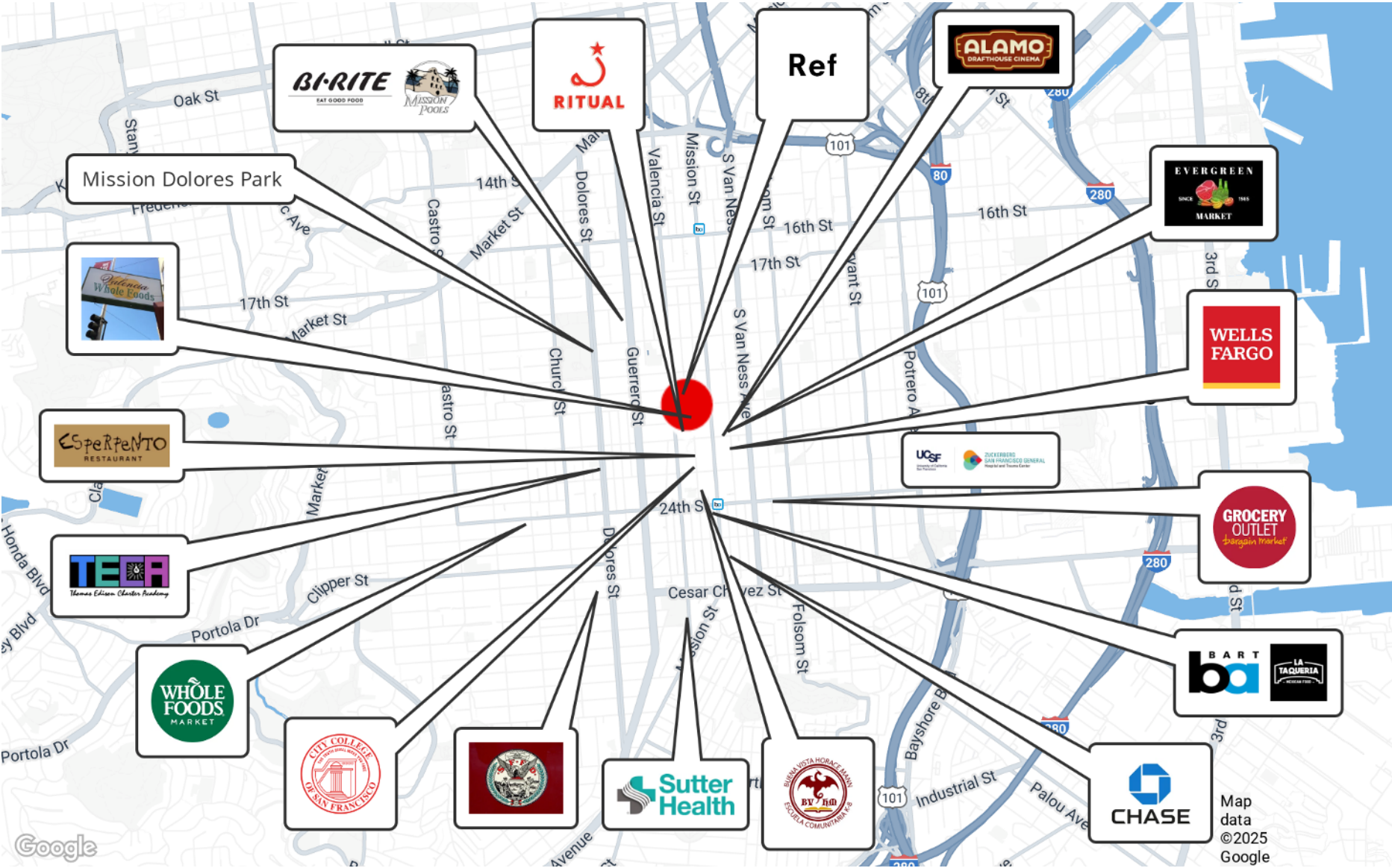
Additional Photos

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Retail Map

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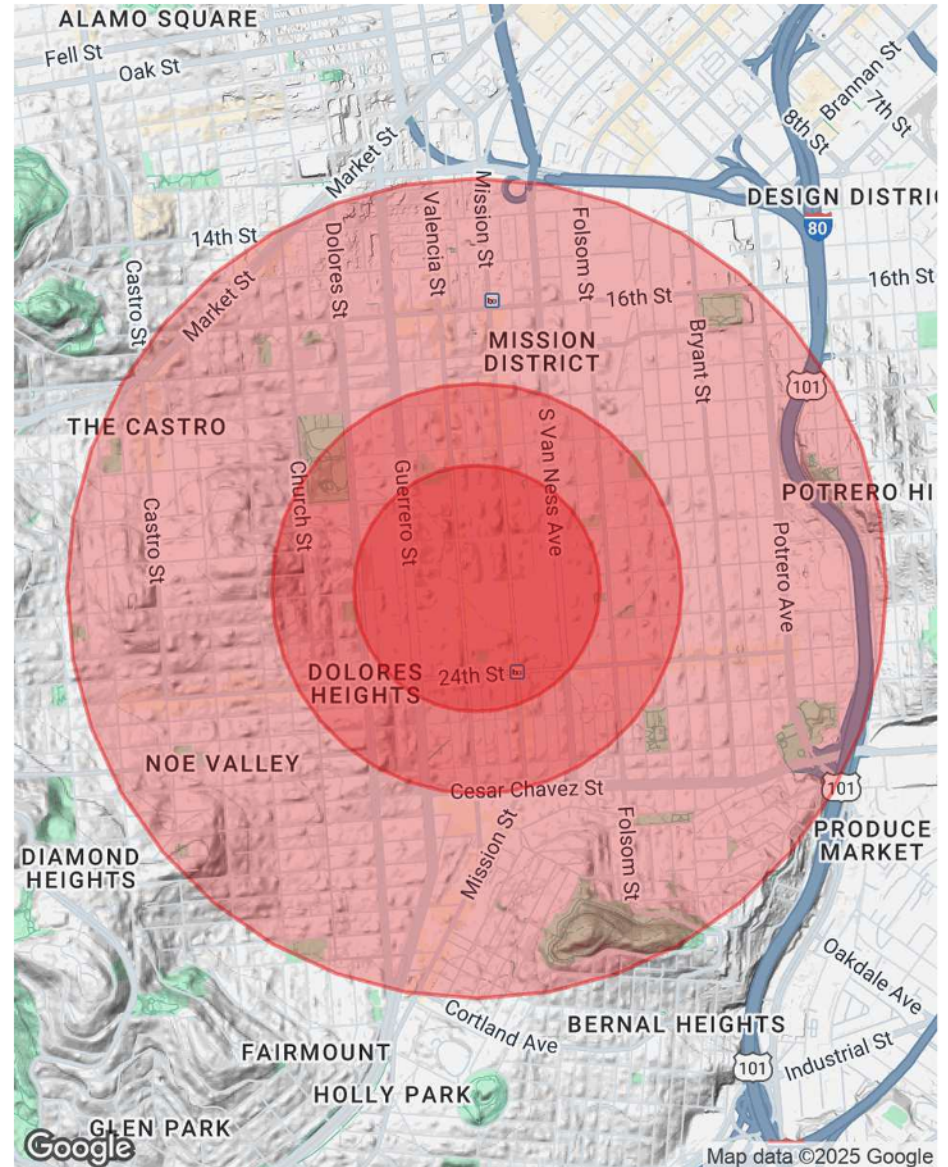
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	6,881	26,018	85,667
Average Age	40	40	41
Average Age (Male)	39	40	41
Average Age (Female)	41	40	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,201	11,596	37,650
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$221,319	\$224,977	\$234,384
Average House Value	\$1,659,712	\$1,654,137	\$1,608,010

Demographics data derived from AlphaMap



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 3265 22nd St, San Francisco, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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