



COMPASS
COMMERCIAL

3820-3822 MISSION STREET

3820 Mission Street, San Francisco, CA 94110

Get in touch

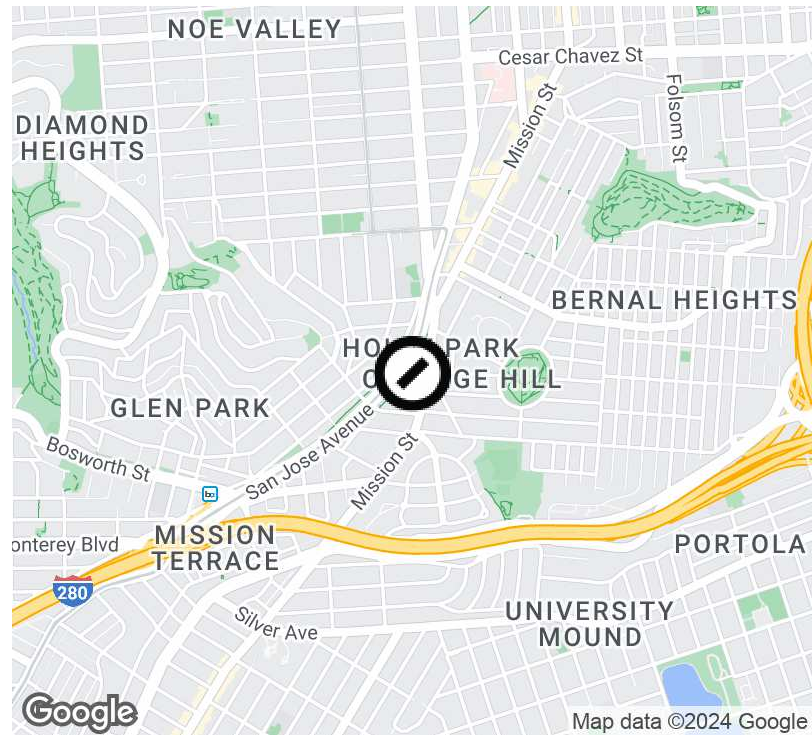
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Executive Summary



Offering Summary

| | |
|------------------|------------------|
| Sale Price: | \$1,560,000 |
| Building Size: | 3,800 SF |
| Available SF: | |
| Lot Size: | 2,500 Acres |
| Number of Units: | 3 |
| Price / SF: | \$410.53 |
| Zoning: | NC2 |
| Market: | San Francisco |
| Submarket: | Mission District |

Property Overview

Discover the potential of 3820 Mission Street, a prime investment opportunity in the heart of San Francisco's Mission District. This well-maintained, three-unit mixed-use building offers a blend of residential and commercial spaces, perfectly positioned to capitalize on the vibrant local market. **Versatile Space:** The property includes two apartments and a retail commercial space, providing diverse income streams. With one residential and the commercial unit available for immediate occupancy, you can tailor the space to meet your needs or attract new tenants. **Prime Location:** Situated in a bustling area, this property benefits from high foot traffic and excellent public transport links, making it an attractive spot for businesses and residents alike. **Investment Upside:** Currently, a tenant occupies one unit at market rent, ensuring steady income. The potential for increased rental yields and property appreciation adds to the investment appeal.

Property Highlights

- 3,800 SF building
- Zoned NC2
- Prime San Francisco location
- 33% occupancy
- Multifamily / Low-Rise/Garden potential

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3820-3822 Mission



Property Description

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Location Description

Discover the vibrant surroundings of the property, nestled in the heart of San Francisco's bustling Mission District. Boasting a rich cultural tapestry and an eclectic mix of residential, retail, and dining options, the area is a magnet for the city's creative and tech-savvy professionals. From artisanal coffee shops to trendy coworking spaces, the neighborhood thrives with entrepreneurial energy. Nearby attractions include the renowned Dolores Park, offering stunning city views and a tranquil escape from the urban bustle. With easy access to public transportation and a thriving local economy, the location presents an enticing opportunity for savvy investors eyeing the dynamic San Francisco office market.

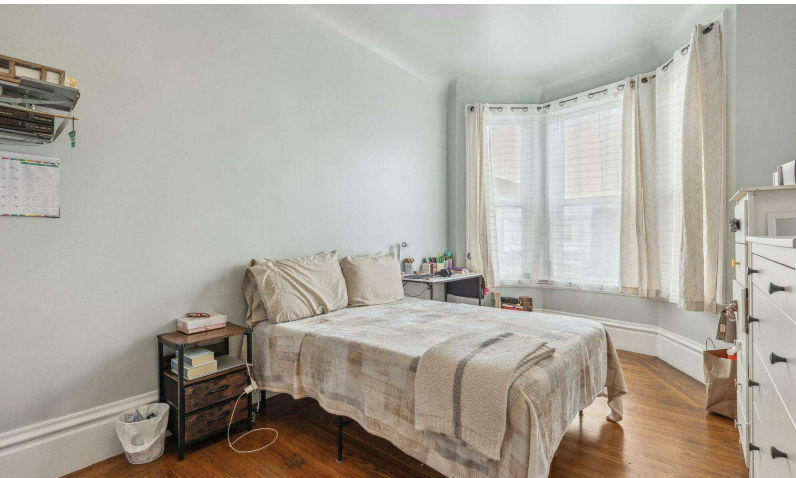
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Complete Highlights



Property Highlights

- - 3,800 SF building
- - Zoned NC2
- - Prime San Francisco location
- - 33% occupancy
- - Multifamily / Low-Rise/Garden potential
- - Flexible use possibilities
- - Proximity to amenities
- - Strong rental demand
- - Value-add opportunity
- - Diverse floor plan options
- - Well-maintained property
- - Potential for increased ROI
- - Attractive investment yield
- - Desirable rental market
- - Favorable market conditions

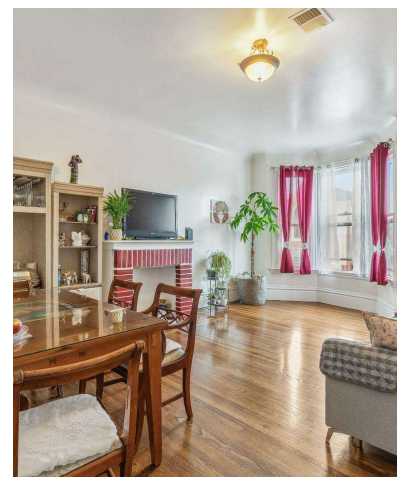
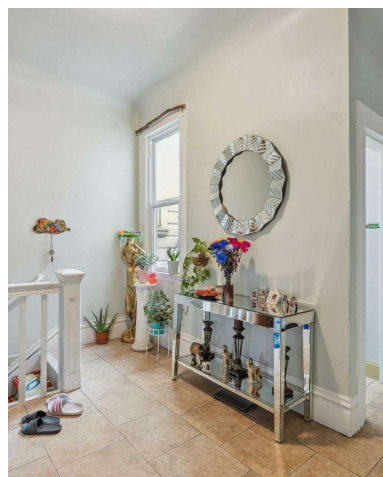
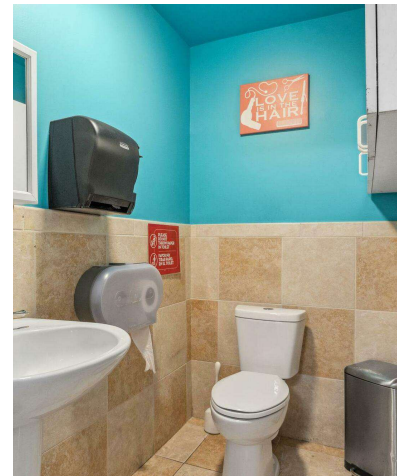
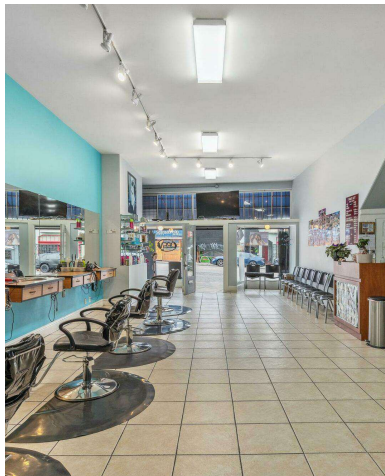
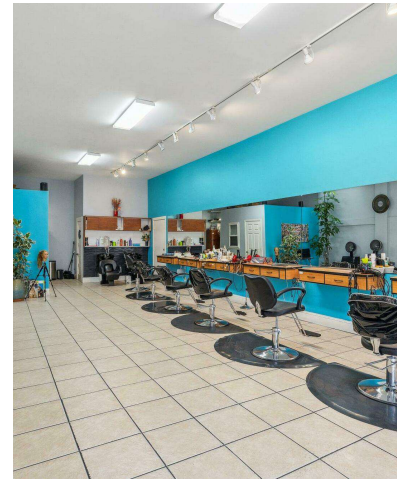
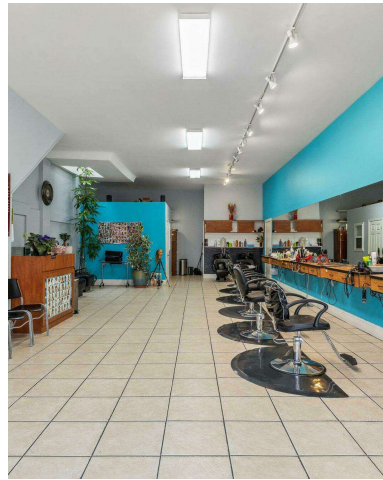
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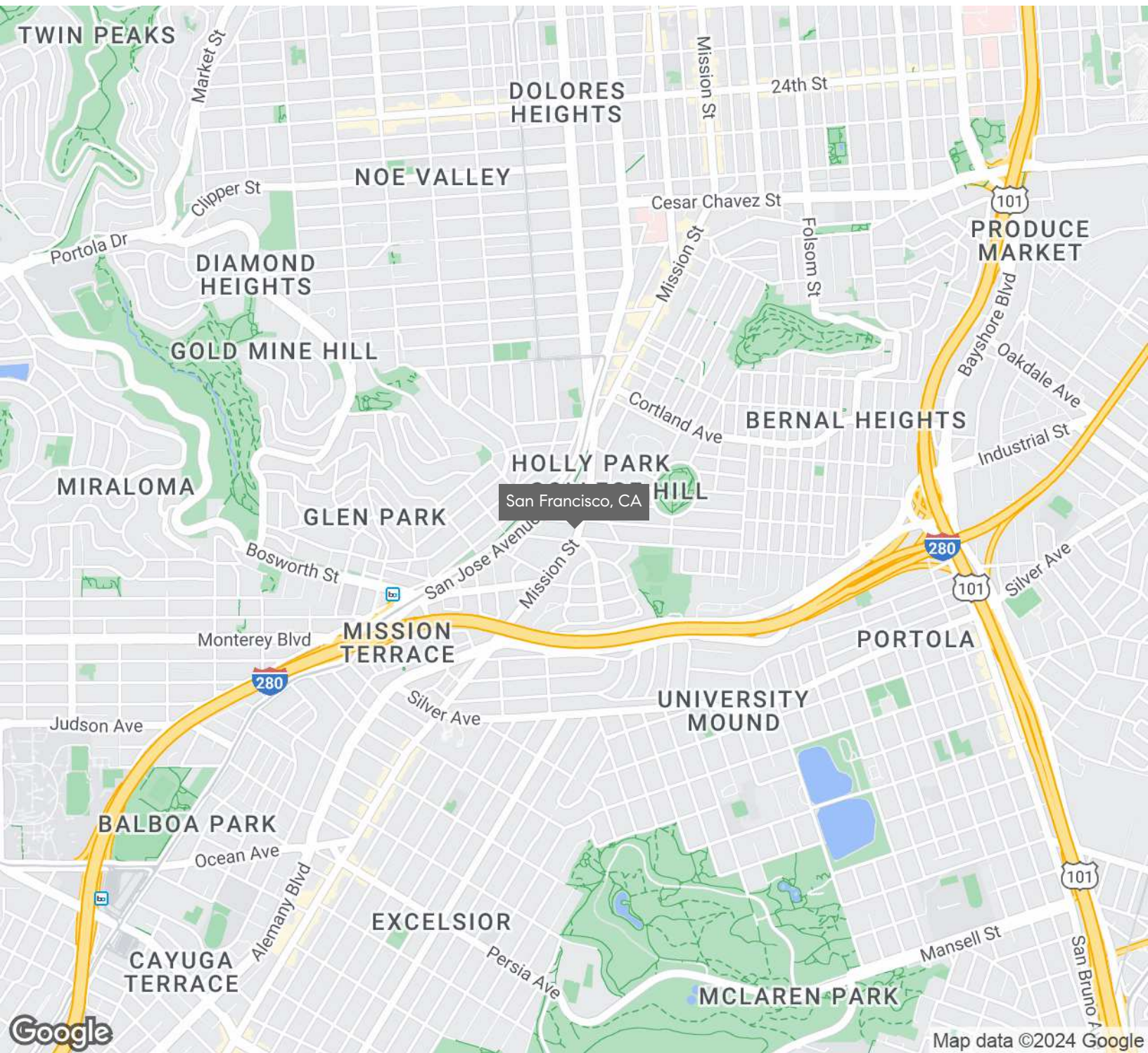
Additional Photos



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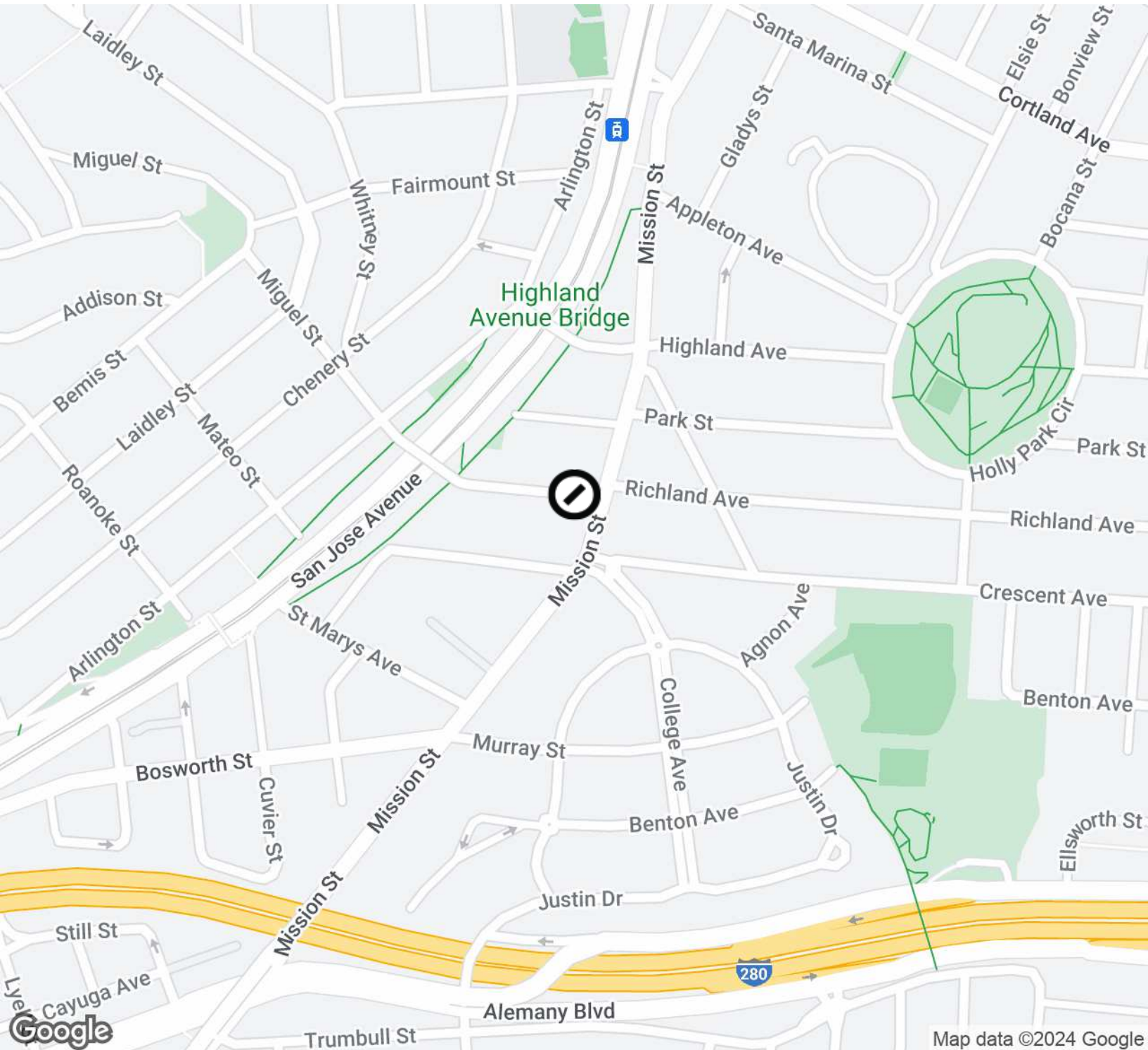
Regional Map



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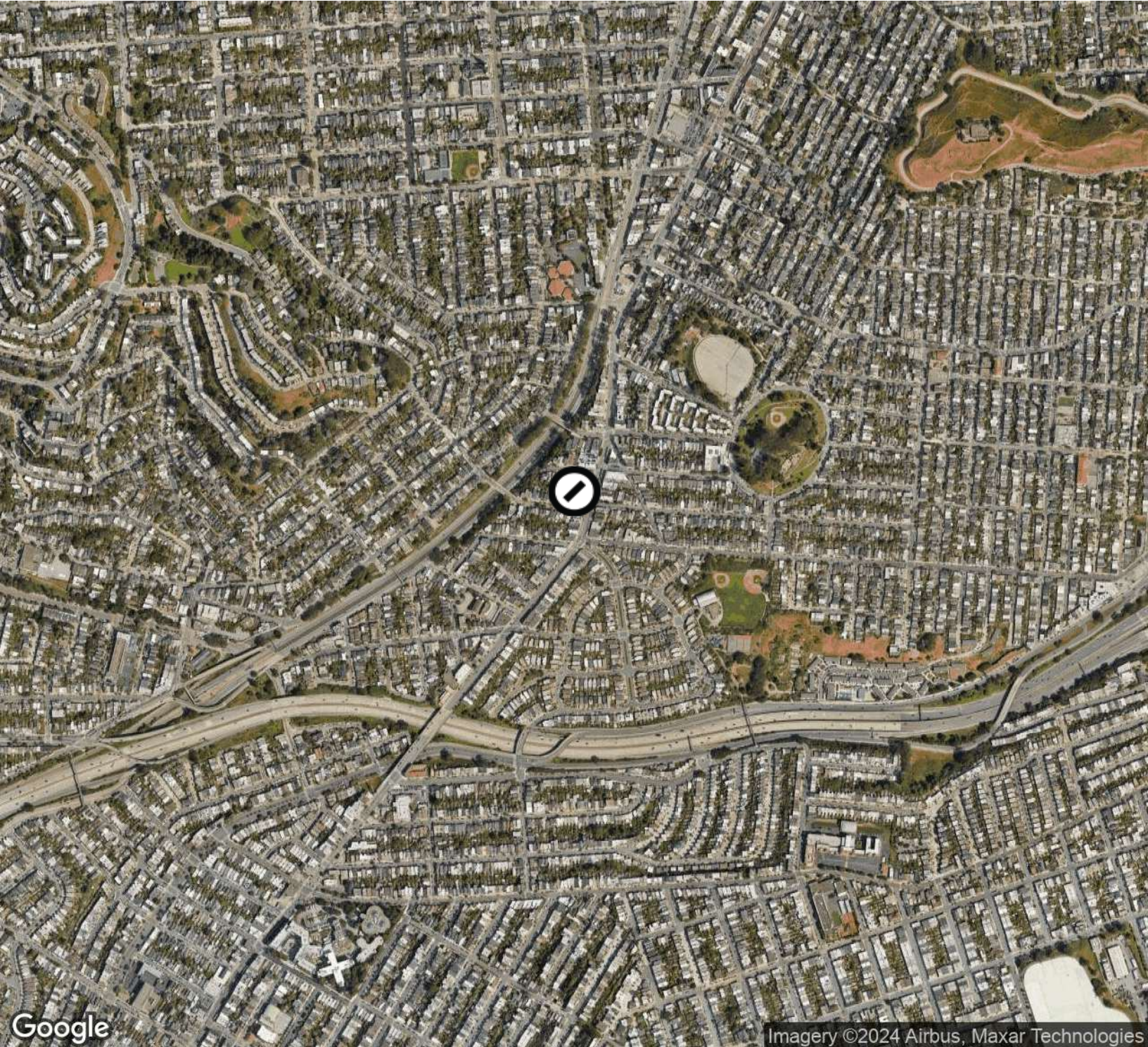
Location Map



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Aerial Map



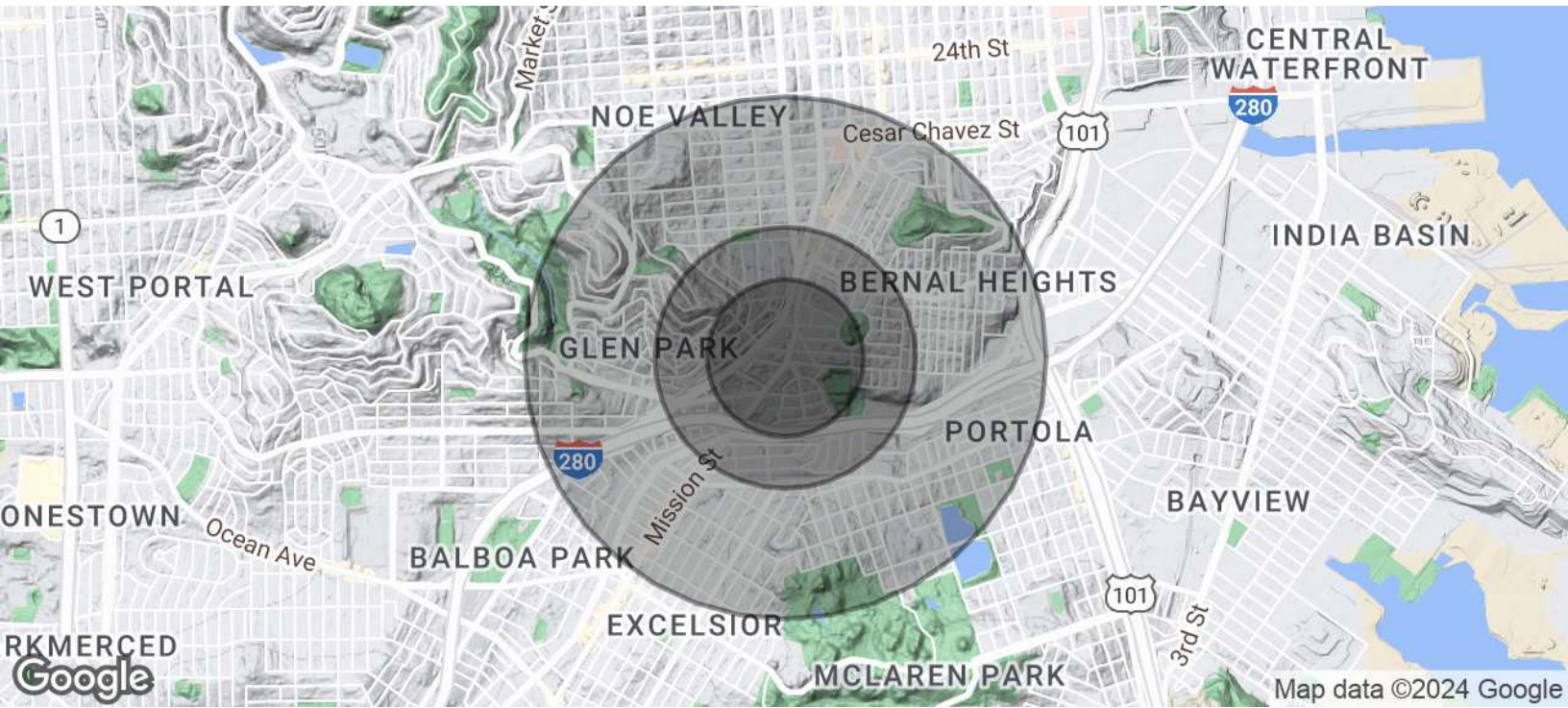
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Demographics Map & Report



| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-------------|-------------|-------------|
| Total Population | 4,069 | 16,467 | 61,734 |
| Average Age | 41 | 42 | 43 |
| Average Age (Male) | 40 | 41 | 42 |
| Average Age (Female) | 42 | 43 | 43 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 1,513 | 6,091 | 22,605 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$292,253 | \$246,781 | \$231,947 |
| Average House Value | \$1,658,266 | \$1,552,828 | \$1,522,064 |

Demographics data derived from AlphaMap

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