

736-738 Grant Avenue

Offering Memorandum



Presented by



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PROPERTY OVERVIEW

Description

In the heart of historic Chinatown between Clay and Sacramento, this turnkey investment property has been well-maintained and features unique details. Retail tenant with mezzanine just started a 5-year lease with annual escalations. Middle floor is vacant. Top floor is on a month-to-month lease. A rare opportunity for an owner-user or pure investment.

All 3 units are for commercial use and offer roughly 1,800 sq ft per floor. Including the mezzanine and additional storage space, the building offers 7,072 sq ft of commercial space.

Building Summary

- Address:** 736-738 Grant Ave, San Francisco, CA 94108
- Year Built:** 1907
- # of Units:** 3
- Percent Occupied:** 67%
- Floors:** 3 Floors + Full Basement
- Square Feet:** 7,072
- Lot Size:** 1,838 sq. ft.
- Zoning:** CVR



Ground floor retail

INVESTMENT DETAILS

Highlights

- Chinatown commercial building
- 2 of 3 units rented, middle unit vacant
- Popular Grant Ave location
- Quick access to Chinatown BART/MUNI Station, Cable Car, lines 1, 8, 30, 45, 91

Offering Summary

Price: \$3,400,000
Price/sq.ft.: \$480.77
GRM: 23.52
Cap Rate: 2.91%



Ground floor retail



Retail level half bath



Mezzanine level storage



Mezzanine level storage

Financial Summary

Gross Rent: \$144,528

Taxes (current): \$34,677

Insurance (current): \$ 6,696

Utilities: \$ 850

Repairs: \$ 225

Management: \$ 3,090

Supplies: \$ 179

Total Expenses: \$45,717

Net Income: \$98,811



2nd level office room



2nd level office space



2nd level office full bath



2nd level office full bath

Rent Roll

Unit	Description	Lease Start	Lease End	Rent/Pro Forma	Deposit
738 Grant Ave, 3rd Floor	~1,550 sf office space	<i>Pro Forma</i>		\$3,600	0
736 Grant Ave, 1st Floor	~1,550 sf retail + 1,200 sf shared storage	8/10/2022	8/9/2027	\$4,944*	\$9,620.00
738 Grant Ave, 2nd Floor	~1,550 sf office space	<i>Pro Forma</i>		\$3,500	0
			Total monthly rent	\$12,044	
			Total annual rent	\$144,528	

*5 year lease with 3% annual escalations



2nd level office kitchen



2nd level office room



2nd level office space

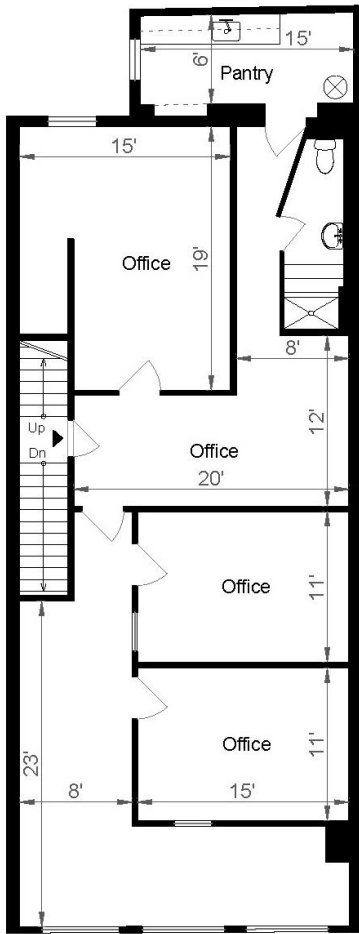


2nd level office room

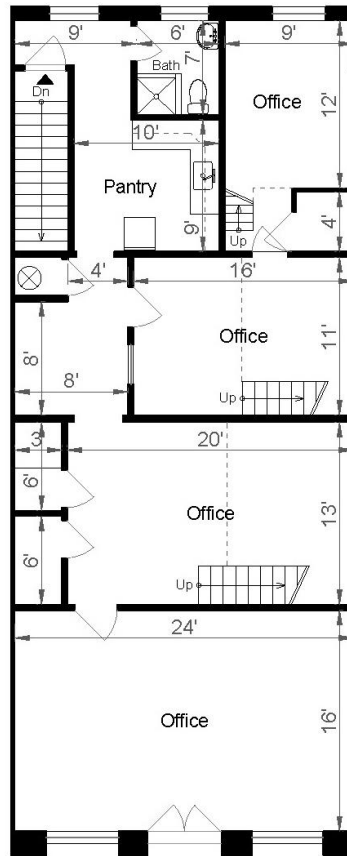
FLOOR PLANS (1/2)

736-738 GRANT AVENUE

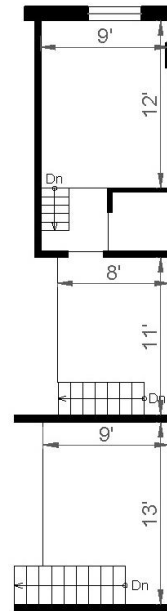
738 GRANT AVENUE - UPPER LEVELS ABOVE RETAIL: OFFICE SPACE



SECOND FLOOR



THIRD FLOOR



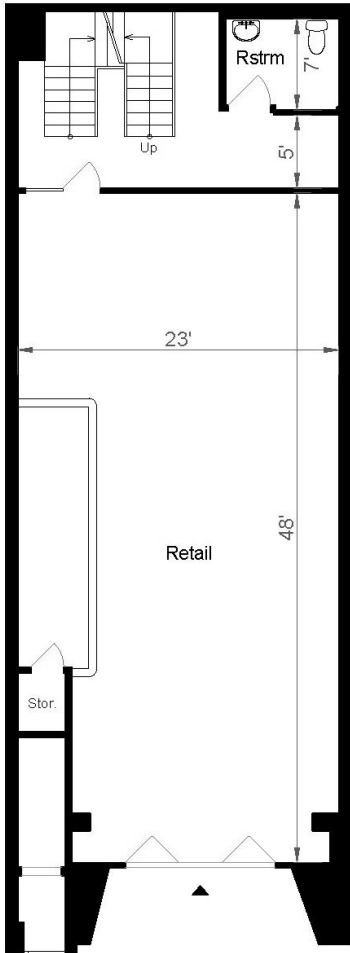
MEZZANINE



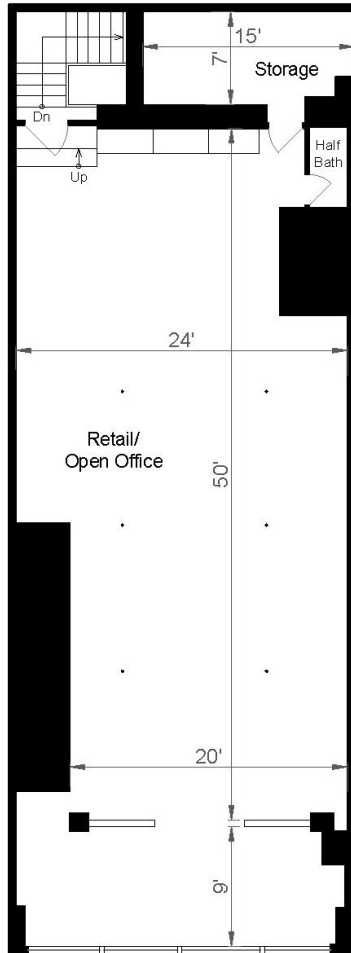
FLOOR PLANS (2/2)

736-738 GRANT AVENUE

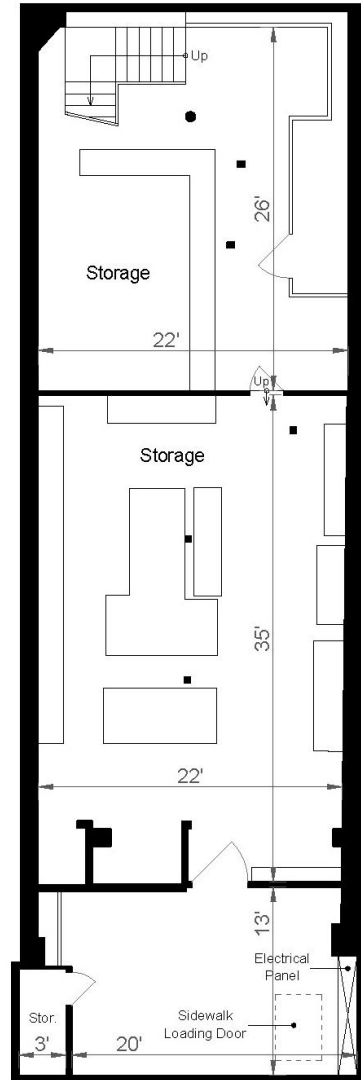
736 GRANT AVENUE - GROUND FLOOR RETAIL & STORAGE SPACE



GROUND FLOOR



MEZZANINE FLOOR



BASEMENT



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