



**1600-1610 POST STREET** SAN FRANCISCO CA 94115

± 23,263 SQUARE FOOT MIXED-USE OFFICE/RETAIL BUILDING FOR SALE

EXCLUSIVELY LISTED BY:

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COMPASS COMMERCIAL



## EXECUTIVE SUMMARY

### 1600-1610 POST STREET San Francisco CA 94115



Offered at \$6,750,000

APN	0686-052
Building SqFt	± 23,263
Lot SqFt	± 6,250
Price/SqFt	\$290
Cap Rate	6.6%
GRM	9.8
Zoning	NCD - Japantown

Compass Commercial, as exclusive advisors, is pleased to present a rare opportunity to acquire the fee simple interest in 1600-1610 Post Street, a mixed-use office and retail building prominently located at the northwest corner of Post Street and Laguna Street in the heart of San Francisco's vibrant and sought after Japantown District.

Constructed in 1984, this well-maintained asset offers approximately 23,263 square feet of space, comprising 22 office suites and 2 ground-floor retail suites. All tenants are responsible for paying CAM (Common Area Maintenance) reimbursements, providing steady income and operational efficiency for ownership. The building consists of 3 floors and includes a ±4,068 square foot, fully finished, lower level.

Positioned within a 50-X height zoning designation, the property also offers a potential future development opportunity, subject to planning approvals.



# RENT ROLL

UNIT	CURRENT RENT	CAM REIMBURSEMENTS	SQ FT	MOVE IN DATE	LEASE END DATE	NOTES
100	\$2,235	\$425	610	07/01/23	06/30/27	
101	\$1,750	\$450	703	12/01/23	11/30/25	
102	\$1,050	-	600			Vacant
103	\$820	\$300	330	02/01/25	01/31/25	
105	\$900	\$220	400	01/01/25	12/31/25	
105A	\$975	\$250	279	01/01/26	12/31/27	
106	\$1,300	\$350	586	02/01/24	01/31/26	
108	\$950	-	345			Vacant (Owner's Unit)
108A	\$645	\$110	215	01/01/26	12/31/27	
200	\$2,050	\$600	920	01/01/23	12/1/26	
201	\$1,395	\$205	465	02/01/26	01/31/27	
202	\$2,625	\$650	1,130	01/01/25	12/31/25	
203	\$900	\$300	465	10/01/25	09/30/26	
204	\$725	\$110	290	01/01/25	12/31/26	
205	\$1,550	\$600	601	01/01/26	12/31/27	
208	\$1,100	-	400			Vacant
210	\$1,200	\$300	551	04/01/24	08/31/26	
300	\$4,800	\$1,400	1,655	01/01/26	12/31/28	
301	\$800	\$300	300	01/01/26	12/31/26	
302	\$935	-	340			Vacant
303	\$2,300	\$560	922	08/01/22	05/31/24	
305	\$765	\$105	325	01/01/25	12/31/25	
1600	\$6,500	\$1,200	2,776	01/01/25	12/31/26	
1604	\$6,000	\$850	2,205	02/01/23	1/31/26	
Monthly Rental Income	\$44,475	Monthly CAM Reimbursements	\$9,285			
Annual Rental Income	\$533,700	Annual CAM Reimbursements	\$111,420			
		Year End CAM Reimbursements	\$42,816			
Totals	\$533,700		\$154,236			
Total Annual Rental Income				\$533,700		
Total Annual CAM Reimbursements				\$154,236		
Total Annual Rental Income Including CAM Reimbursements				\$687,936		



## FINANCIAL SUMMARY

### ANNUALIZED OPERATING DATA

Scheduled Gross Income (Incl. CAM Reimbursements)	\$687,936
Less Vacancy Rate (5%)	(\$34,397)
Gross Operating Income	\$653,539
Less Expenses (30.5%)	(\$209,782)
Net Operating Income	\$443,757
Cap Rate	6.6%
GRM	9.8
Asking Price	\$6,750,000

### ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$79,657
Insurance	\$25,000
PGE	\$11,294
Water	\$7,416
Garbage	\$17,535
Elevator	\$9,860
Tax/Licenses	\$1,700
Janitorial	\$16,800
Management	\$24,900
Alarm	\$3,620
Repairs & Maintenance	\$12,000
Total Est. Expenses	\$209,782



## ABOUT THE NEIGHBORHOOD

### WELCOME TO JAPANTOWN

Japantown, also known as Nihonmachi, is a historic and culturally rich neighborhood in San Francisco's Western Addition district. Established in the aftermath of the 1906 earthquake, it became a hub for Japanese immigrants and their descendants, evolving into the oldest and largest Japantown in the United States.

Spanning approximately six city blocks along Post Street, Japantown offers a vibrant blend of traditional and contemporary Japanese culture. The neighborhood's focal point is the Japan Center, a complex of three interconnected malls featuring a variety of authentic Japanese shops, restaurants, and cultural institutions. Within the Japan Center's Peace Plaza stands the iconic five-tiered Peace Pagoda, a gift from San Francisco's sister city, Osaka, symbolizing enduring friendship and peace.

Throughout the year, Japantown hosts numerous cultural events and festivals that celebrate Japanese heritage. Notably, the Northern California Cherry Blossom Festival, held every April, draws thousands of visitors with its vibrant parades, performances, and culinary delights. Another highlight is the Nihonmachi Street Fair in August, which showcases Asian-Pacific American culture and community.

Visitors to Japantown can immerse themselves in a variety of experiences, from savoring authentic Japanese cuisine at local eateries to exploring specialty shops offering traditional crafts, books, and gifts. The neighborhood also features cultural landmarks such as the Japanese Cultural and Community Center of Northern California, which offers programs and exhibits that promote Japanese culture and heritage.

As one of only three remaining Japantowns in the United States, San Francisco's Japantown serves as a vital cultural and historical center, preserving and celebrating the rich traditions of the Japanese-American community.

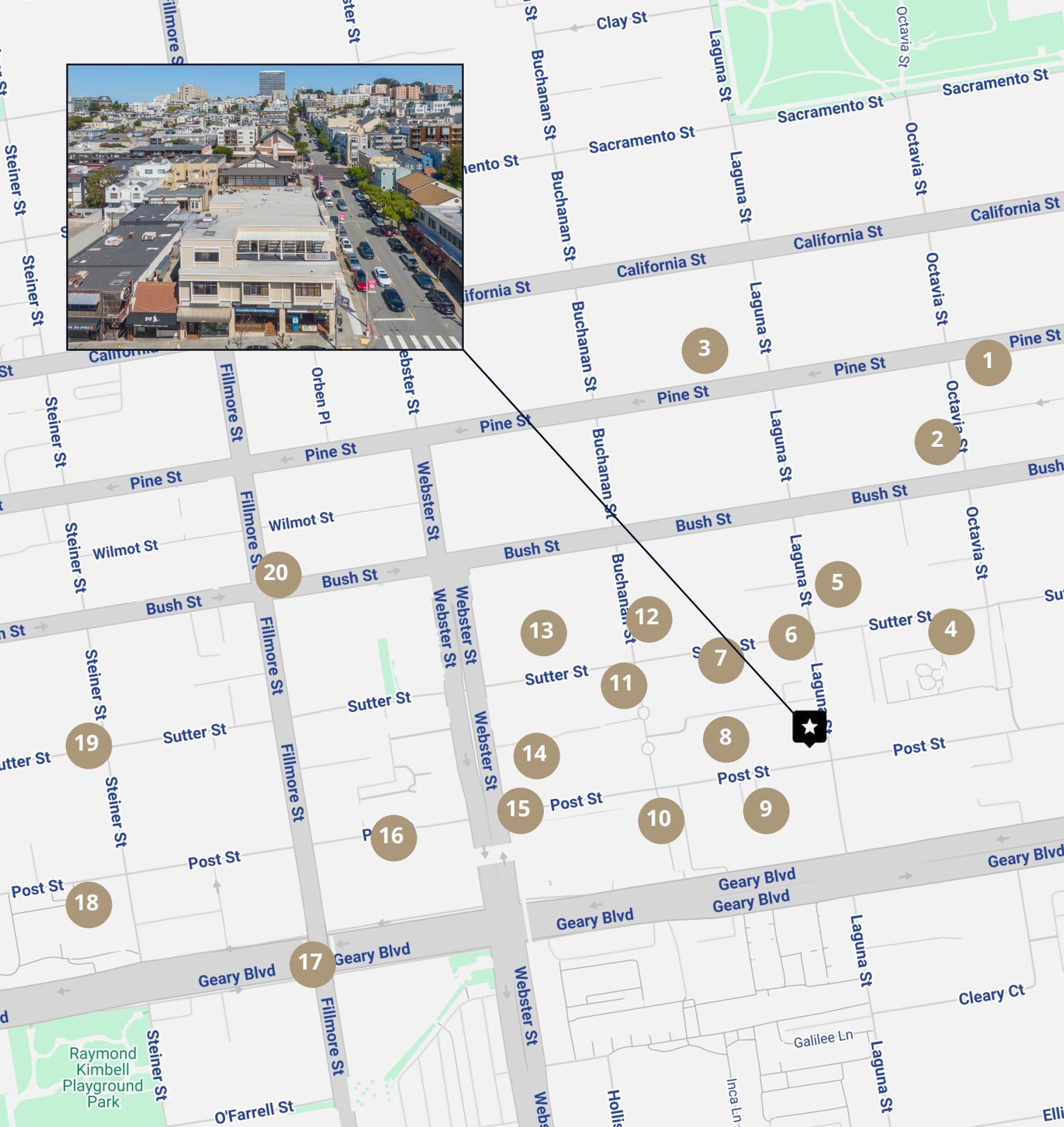


# LOCATION MAP

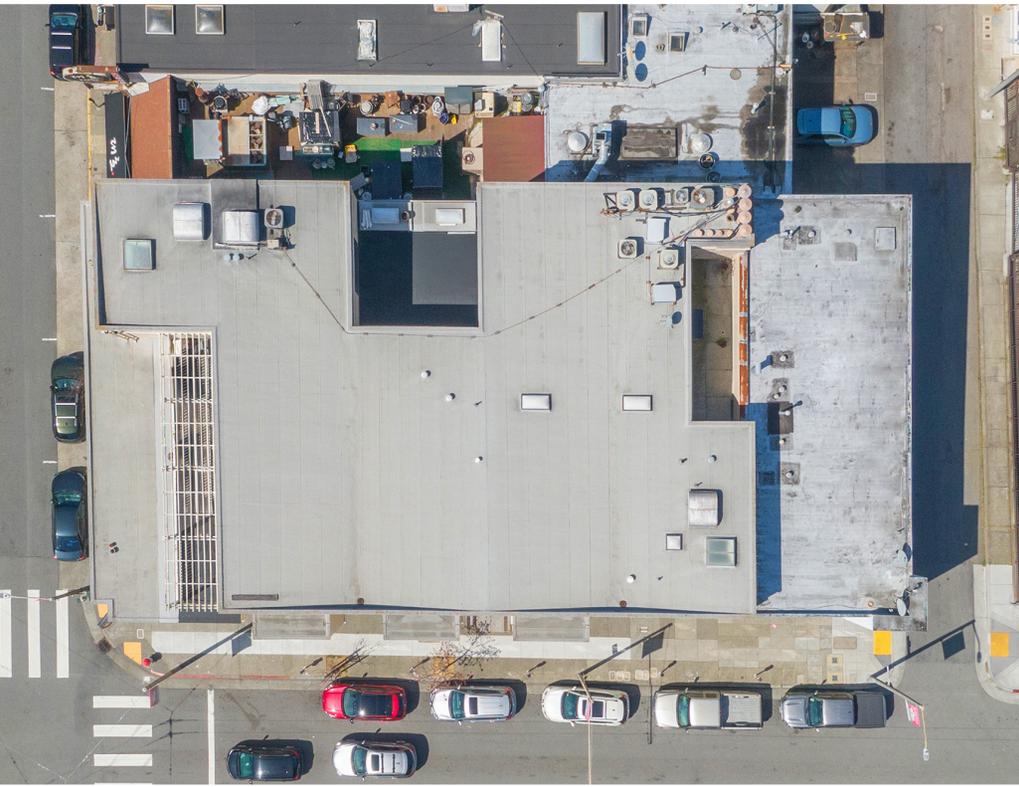
1. Soko Gakuen
2. Octavia Restaurant
3. JCYC
4. Japanese American National Library
5. Sobakatsu
6. Soto Zen Mission of SF Sokoji
7. Nichi Bei Kai Cultural Center
8. Pearl Spa
9. San Francisco Go Club
10. Peace Plaza
11. Hinodeya Ramen
12. Super Mira
13. Japanese Cultural & Community Center
14. The UPS Store
15. Nijiya Market
16. AMC Kabuki 8
17. The Fillmore
18. Hamilton Recreation Center
19. Sweet Maple
20. Fillmore Bakeshop

## Commute Times

- Financial District **15m** by car
- Golden Gate Bridge **15m** by car
- Bay Bridge **20m** by car



# AERIALS



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about 1600-1610 Post Street