



4494 Mission Street

One Commercial (1) Unit | Two (2) Garages

Mission Terrace | San Francisco

Price: \$1,150,000



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2007 →

ANTONINI SF.

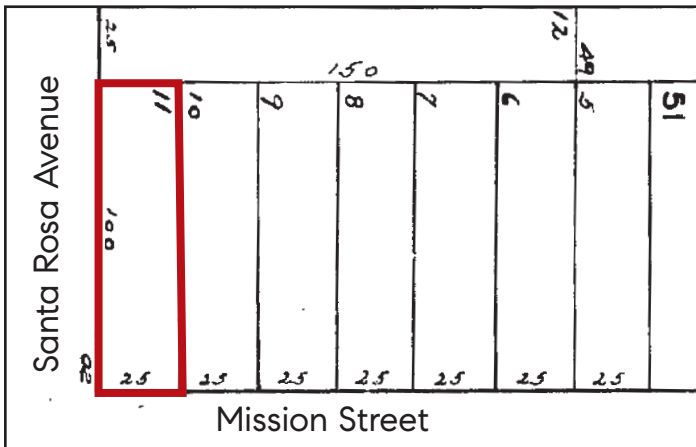
PROPERTY OVERVIEW

List Price: \$1,150,000

4494 MISSION STREET	
Year Built	1910
Parcel Number	6796-011
# of Units	One
Unit Mix	Commercial
Parking	Two Car Garage
Sq.Feet ¹	2,495 sq/ft
Lot Sq. Feet ¹	2,495 sq/ft
Neighborhood	Mission Terrace
Zoning	COM-NEC

1- Per SF Tax Records

PARCEL MAP



4494 Mission Street is much more than a 2,500 square foot commercial property with two car parking. It was the home of “Central Drug Store” for 116 years before it shuttered in 2025. Prior to closing, Central Drug was lovingly operated by the same family for over 60 years. It is now time for the family to move on, welcoming a new owner to start their legacy.

Located on the NW corner of Mission Street and Santa Rosa Avenue in the Excelsior district, the building has prominent street frontage and consistent foot traffic. The open floor plan is $\pm 1,300$ sq/ft on the ground floor (including garage) plus a ± 525 sq/ft mezzanine. Two garages which enter from Santa Rosa Avenue each hold one car plus storage. The existing dropped ceiling in the main commercial space could be removed to gain even more ceiling height and open access to South facing windows.

The lot is zoned NCD-Excelsior. A feasibility study (see disclosures) suggests that current zoning rules and the State Density Bonus (bill 684) could allow a development of a mixed-use building. The height limit may be as high as 40' ft and could house as many as 10 units with total building square footage over $\pm 9,500$ sq/ft. Interested buyers/agents are advised to review disclosures and consult their own professionals.

4494 Mission Street is ready for a new owner to start the next 100 year legacy project in the vibrant Excelsior District.

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4494 MISSION STREET

FINANCIAL OVERVIEW

Financial Summary

Current

Price:	\$1,150,000
Number of Units:	One (1)
Square Feet	2,495
Cost/Sq. Foot:	\$461

Annualized Operating Data

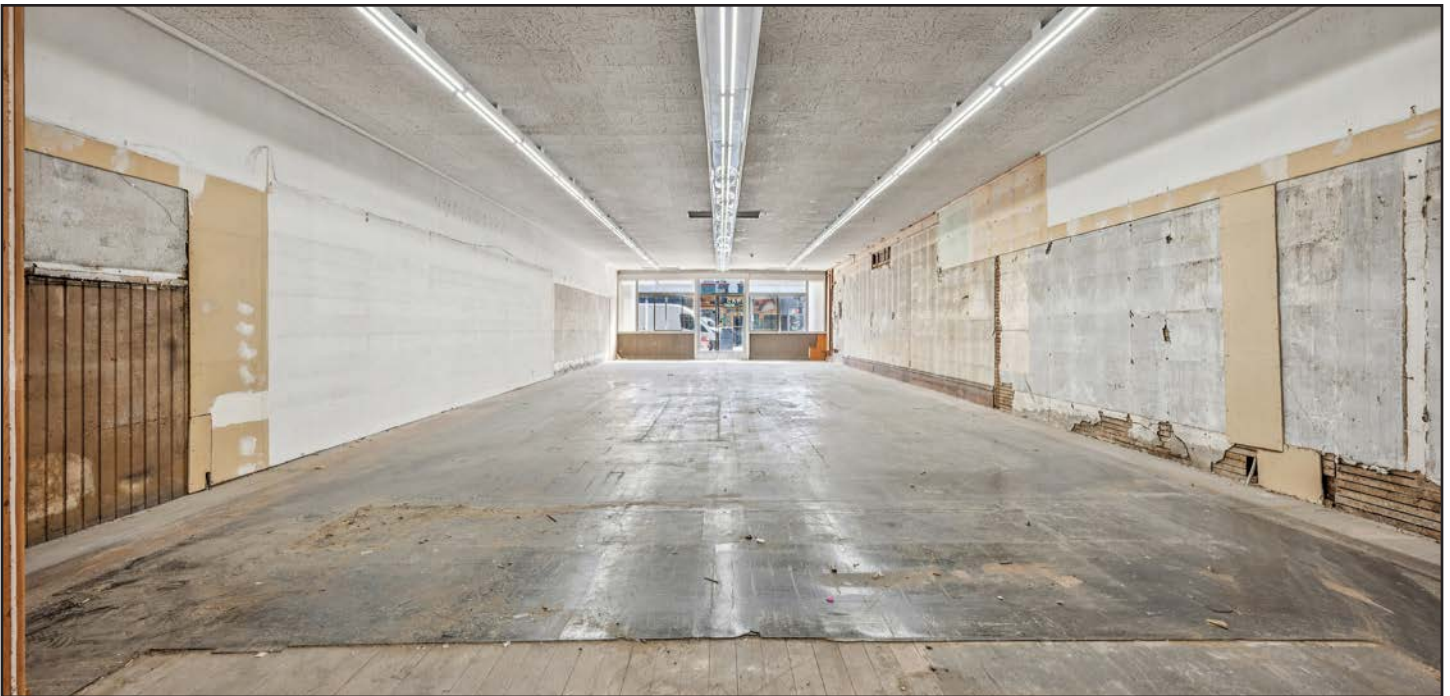
Current

Scheduled Gross Income:	\$60,000
Less Vacancy Rate: (3%)	(\$1,800)
Gross Operating Rate:	\$58,200
Less Expenses (Est):	(\$22,037)
Net Operating Income (NOI):	\$36,163



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4494 MISSION STREET



Rent Roll

Unit	Unit Type	Current Rent	Move in Date	Notes
4494	Commercial	\$5,000	vacant	Approx 2,495 sq/ft with 2 garages
Total Monthly Income		\$5,000		
Total Annual Income		\$60,000		

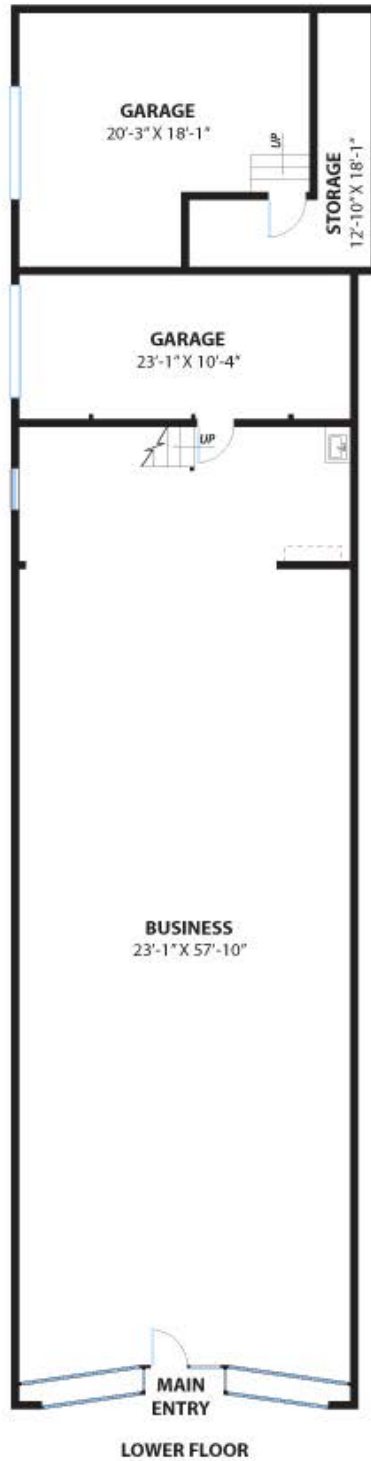
Estimated Expenses

Expense	Current	Notes
Property Taxes	\$13,375	1.18% of list price
Insurance	\$3,743	Estimated \$1.50/ft
Total Annual Expenses:	\$17,118	37% of Gross Income

FLOORPLAN

4494 MISSION STREET

SAN FRANCISCO

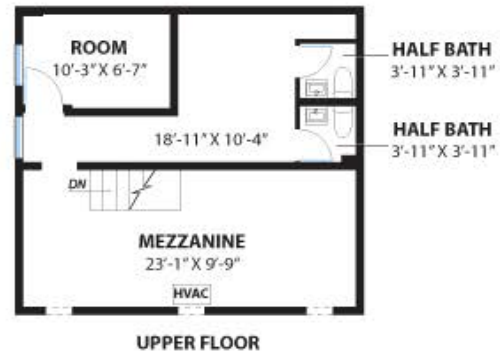


PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

NON-LIVING SPACE: 2950 SQ FT

- * Main House (Lower Floor): 2425 Sq Ft
- * Main House (Upper Floor): 525 Sq Ft



DEVELOPMENT OPTIONS

A feasibility study conducted by City Structure evaluates development options based on the current SF zoning code and State Density limits (Senate Bill 684). The current zoning is NCD-Excelsior.

The report (which can be found in the disclosures) shows that the site could be developed into four (4) stories of mixed-use development. Including the state density bonus, it is possible to build 9,620 sq/ft of commercial and residential space on the existing lot. Buyers and agents are advised to perform their own due diligence before making an offer.



Image taken from the feasibility study prepared by "City Structure" September 2025.

POTENTIAL USES OF EXISTING SPACE



Original Photo

Below are two photos of 4494 Mission that have been virtually staged with possible uses for the space. One is a cafe. The other is a retail store. Both would be an excellent fit for the space.



PHOTOS INTERIORS



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4494 MISSION STREET

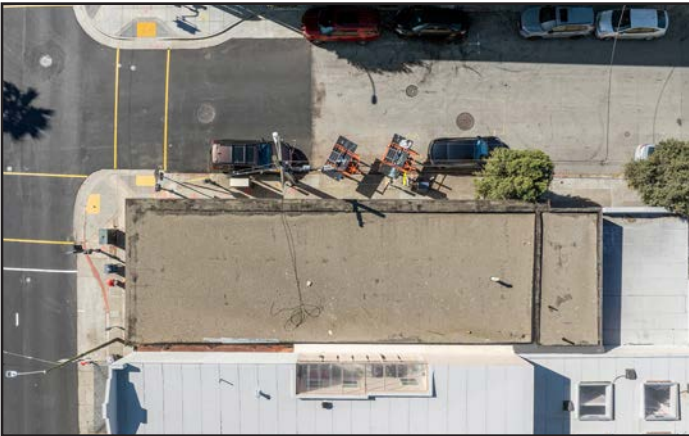
PHOTOS INTERIOR + GARAGES



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4494 MISSION STREET

PHOTOS EXTERIOR



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4494 MISSION STREET

COMPASS COMMERCIAL



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