

For Sale:

757-777 Beach Street |
San Francisco, CA 94109
\$9,000,000

Contact info:
Jared Schneider
DRE# 01926931
(415)225-8415
jared.schneider@corcoran
icon.com

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
Commercial Investments
(415) 674-6500
Gary.T@corcoranGL.com

GARY TRIBULATO
Commercial Investments
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

TABLE OF CONTENTS

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
Commercial Investments
(415) 674-6500
Gary.T@corcorangl.com

GARY TRIBULATO
Commercial Investments
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

SECTION 1 - Property Details

Property Summary

SECTION 2 - Photos

Property Photos

SECTION 3 - Financials

Investment Details

Executive Summary

Pro Forma Summary

SECTION 4 - Lease Reports

Tenant Mix Report

Lease Rent Roll

SECTION 5 - Maps/Demographics

Demographics

Aerial Map

Regional Map

4

5

7

12

13

14

17

18

20

21

22

757 777 Beach Street
757-777 Beach Street, San Francisco, CA 94109

SECTION 1

Property Details

757 777 Beach Street
 757-777 Beach Street, San Francisco, CA 94109



757 777 Beach Street San francisco

757-777 Beach Street is offered as a rare opportunity for investors in San Francisco. Located in historic Northern Waterfront of Russian Hill in heart of Fisherman's Warf and a block away from Ghirardelli Square. This prime location features 15,488 square feet and offers 9 mix-use spaces. The building offers great income potential. Built in 1948 this property offers a mix of retail and office spaces, as well as, a parking lot for all tenants.

Property Summary

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 5



Property Summary

Price:	\$9,000,000
Cap Rate:	5.60%
APN:	0025-020
Zoning:	C2
Building SF:	15488
Lot Size:	17,187 SF
Parking:	13
Year Built:	1948

Property Overview

757-777 Beach Street is offered as a rare opportunity for investors in San Francisco. Located in historic Northern Waterfront of Russian Hill in heart of Fisherman's Warf and a block away from Ghirardelli Square. This prime location features 15,488 square feet and offers 9 mix-use spaces. The building offers great income potential. Built in 1948 this property offers a mix of retail and office spaces, as well as, a parking lot for all tenants.

Location Overview

Some highlights of the area include:

- Located in one of the biggest tourist destinations in Fisherman's Warf.
- Incredible views of the Aquatic Park, Alcatraz and the Golden Gate Bridge.
- Great street visibility surrounded by amenities and world class restaurants like Gary Danko and Buena Vista Cafe.
- Ample parking in the surrounding area, close to public transportation & easy access to the Hyde Street cable car line.
- A short drive to/from the 101 or 80 freeways.

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
(415) 674-6500 office
Gary.T@corcoranGL.com

GARY TRIBULATO
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

757 777 Beach Street
757-777 Beach Street, San Francisco, CA 94109

SECTION 2

Photos

Property Photos

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 7

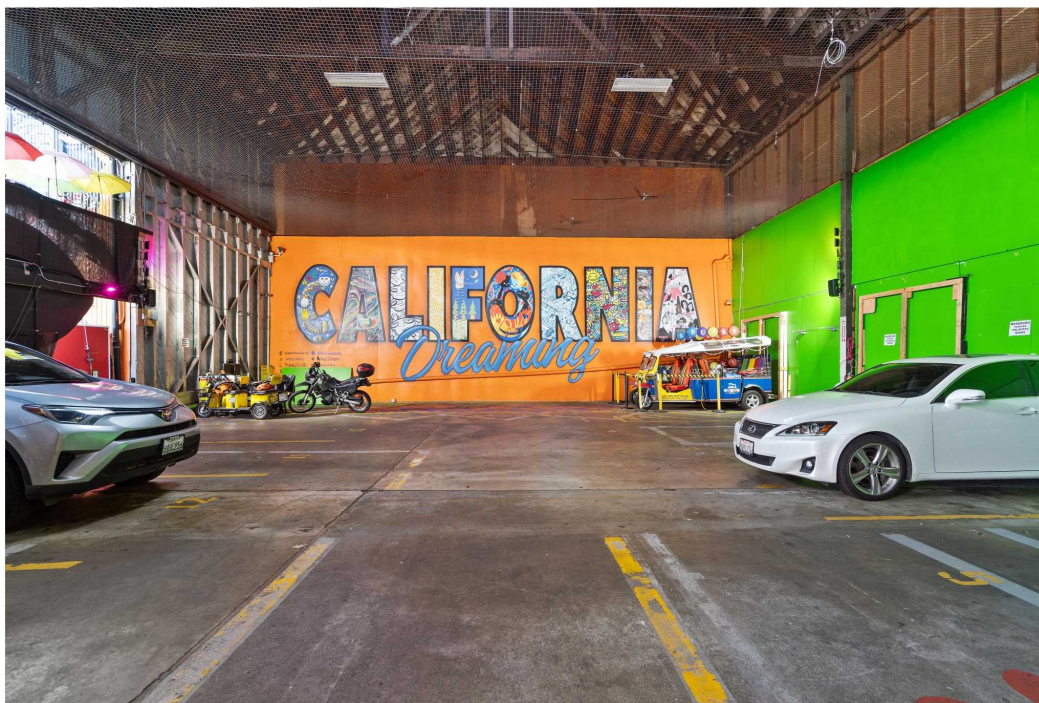


Property Photos

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 8

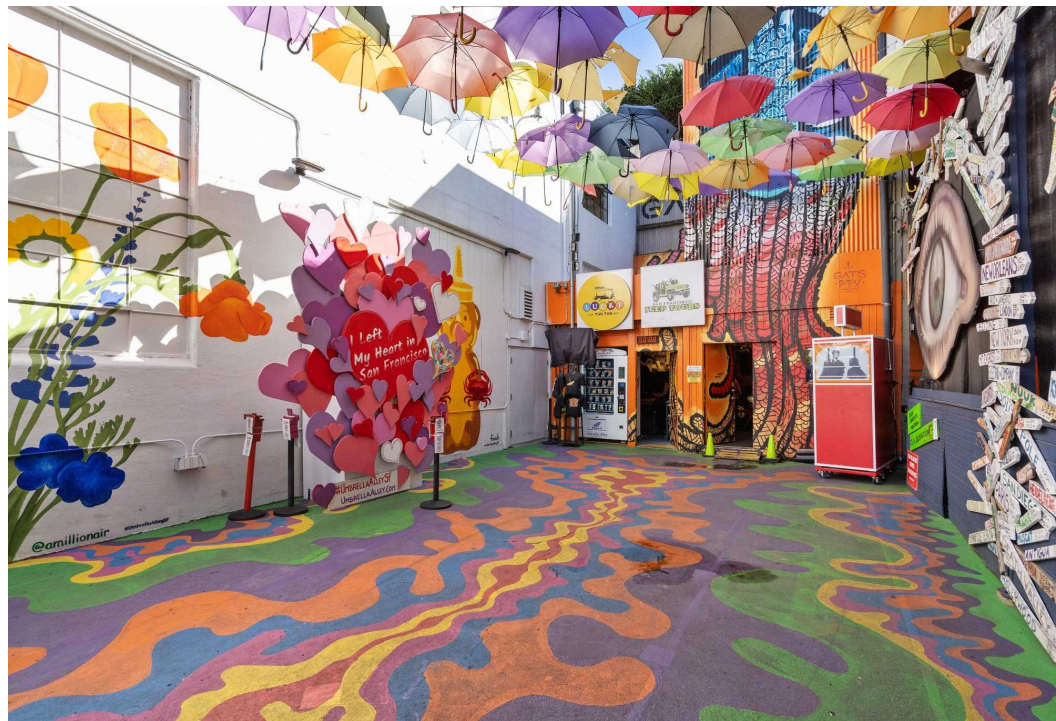
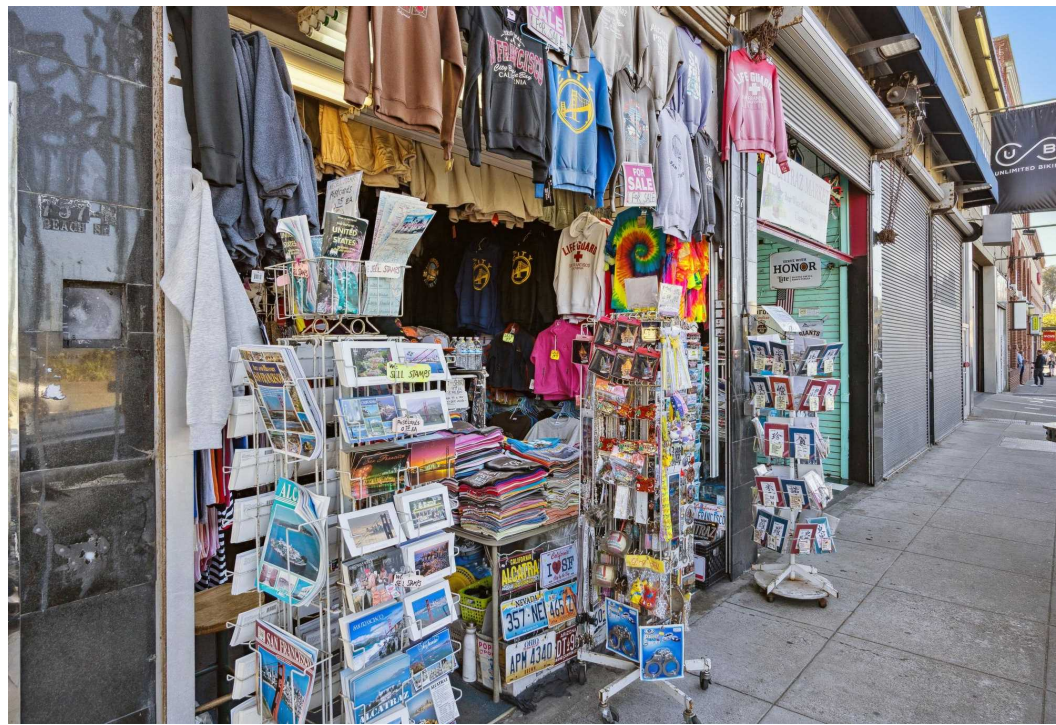


Property Photos

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 9



Property Photos

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 10



757 777 Beach Street
757-777 Beach Street, San Francisco, CA 94109

SECTION 3

Financials

Investment Details

757 777 Beach Street
757-777 Beach Street, San Francisco, CA 94109

Analysis

Analysis Date	August 2025
---------------	-------------

Property

Property Type	Mixed Use
Property	757 777 Beach Street
Address	757-777 Beach Street
City, State	San Francisco, CA 94109
Year Built	1948

Income & Expense

Gross Operating Income	\$464,472
Monthly GOI	\$38,706
Total Annual Expenses	(\$179,630)
Monthly Expenses	(\$14,969)

Purchase Information

Purchase Price	\$9,000,000
Tenants	10
Total Rentable SF	15,488
Lot Size	17,187 sf

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
------	------	------	-------	------	---------	----------

Executive Summary

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 13

Acquisition Costs

Purchase Price, Points and Closing Costs	\$9,000,000
Investment - Cash	\$9,000,000

Investment Information

Purchase Price	\$9,000,000
Price per SF	\$581.10

Financial Indicators

Cash-on-Cash Return Before Taxes	3.16%
Debt Coverage Ratio	N/A
Capitalization Rate	3.16%
Gross Income / Square Feet	\$29.99
Gross Expenses / Square Feet	(\$11.60)
Operating Expense Ratio	38.67%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$464,472
Total Vacancy and Credits	\$0
Operating Expenses	(\$179,630)
Net Operating Income	\$284,842
Debt Service	\$0
Cash Flow Before Taxes	\$284,842

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
(415) 674-6500 office
Gary.T@corcoranGL.com

GARY TRIBULATO
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

Pro Forma Summary

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 14

Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$386,472	\$24.95	\$670,872	\$43.32
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
+ Misc. Income	\$78,000	\$5.04	\$78,000	\$5.04
Effective Gross Income	\$464,472	\$29.99	\$748,872	\$48.35

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Accounting	\$7,000	\$0.45	\$7,000	\$0.45
Building Insurance	\$32,277	\$2.08	\$32,277	\$2.08
Legal	\$9,000	\$0.58	\$9,000	\$0.58
Management Fees	\$0	\$0.00	\$23,000	\$1.49
Misc	\$3,100	\$0.20	\$3,100	\$0.20
Repairs	\$57,877	\$3.74	\$57,877	\$3.74
Taxes - Real Estate	\$22,942	\$1.48	\$120,000	\$7.75
Trash Removal	\$8,454	\$0.55	\$8,454	\$0.55
Utility - Electricity	\$35,548	\$2.30	\$35,548	\$2.30
Utility - Water	\$3,432	\$0.22	\$3,432	\$0.22
Total Expenses	(\$179,630)	(\$11.60)	(\$299,688)	(\$19.35)
Net Operating Income	\$284,842	\$18.39	\$449,184	\$29.00

Pro Forma Summary

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 15



Investment Summary

Price	\$9,000,000
Year Built	1948
Tenants	10
RSF	15,488
Price/RSF	\$581.10
Lot Size	17,187 sf
Floors	2
APN	0025-020
Cap Rate	3.16%
Market Cap Rate	4.99%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Vacant	\$0	\$30,000
Chen/Shinning Light	\$51,000	\$51,000
Mark Libarie	\$37,800	\$37,800
Alcatraz Market	\$45,672	\$45,672
Vacant	\$0	\$58,800
Vacant	\$0	\$22,800
Real Old Paper	\$36,000	\$36,000
Unlimited Biking	\$114,000	\$228,000
Unlimited Biking	\$102,000	\$102,000
Parking	\$0	\$58,800
Totals	\$386,472	\$670,872

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$386,472	\$670,872
- Less: Vacancy	\$0	\$0
+ Misc. Income	\$78,000	\$78,000
Effective Gross Income	\$464,472	\$748,872
- Less: Expenses	(\$179,630)	(\$299,688)
Net Operating Income	\$284,842	\$449,184

Annualized Expenses

Description	Actual	Market
Total Expenses	\$179,630	\$299,688
Expenses Per RSF	\$11.60	\$19.35

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
(415) 674-6500 office
Gary.T@corcoranGL.com

GARY TRIBULATO
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

757 777 Beach Street
757-777 Beach Street, San Francisco, CA 94109

SECTION 4

Lease Reports

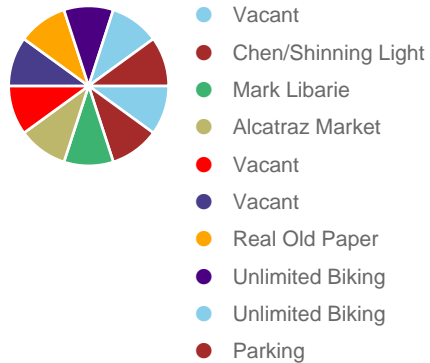
Tenant Mix Report

757 777 Beach Street

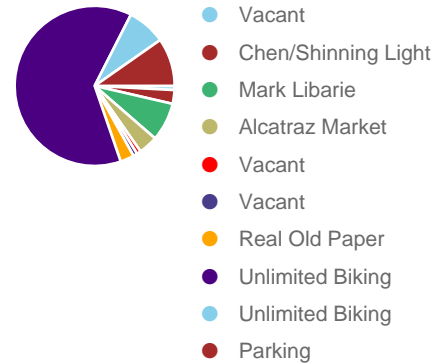
757-777 Beach Street, San Francisco, CA 94109

Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
757A	Vacant	200	\$0	\$0	\$2,500	\$2,500
757B	Chen/Shinning Light	600	\$4,250	\$4,250	\$4,250	\$4,250
757	Mark Libarie	1,388	\$3,150	\$3,150	\$3,150	\$3,150
757B2	Alcatraz Market	700	\$3,806	\$3,806	\$3,806	\$3,806
757 Alley	Vacant	200	\$0	\$0	\$4,900	\$4,900
757	Vacant	200	\$0	\$0	\$1,900	\$1,900
777	Real Old Paper	600	\$3,000	\$3,000	\$3,000	\$3,000
765	Unlimited Biking	9,790	\$9,500	\$9,500	\$19,000	\$19,000
757 CD	Unlimited Biking	1,360	\$8,500	\$8,500	\$8,500	\$8,500
Parking	Parking	450	\$0	\$0	\$4,900	\$4,900
10		15,488		\$32,206		\$55,906

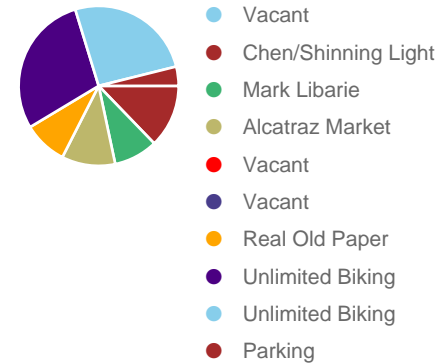
TENANT MIX



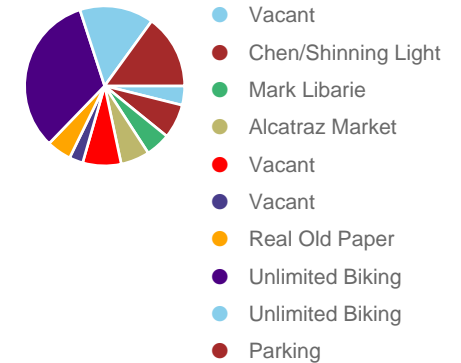
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



Lease Rent Roll

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 18

Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Vacant	757A	200			\$0.00	\$0
Chen/Shinning Light	757B	600	05/01/24	02/28/25	\$85.00	\$51,000
Mark Libarie	757	1,388	05/01/23	04/30/26	\$27.23	\$37,800
Alcatraz Market	757B2	700	05/01/17	04/30/26	\$65.25	\$45,672
Vacant	757 Alley	200			\$0.00	\$0
Vacant	757	200			\$0.00	\$0
Real Old Paper	777	600	02/01/24	01/31/26	\$60.00	\$36,000
Unlimited Biking	765	9,790	07/02/25	09/02/25	\$11.64	\$114,000
Unlimited Biking	757 CD	1,360	01/01/24	12/31/25	\$75.00	\$102,000
Parking	Parking	450	07/01/24	07/31/25	\$0.00	\$0

SECTION 5

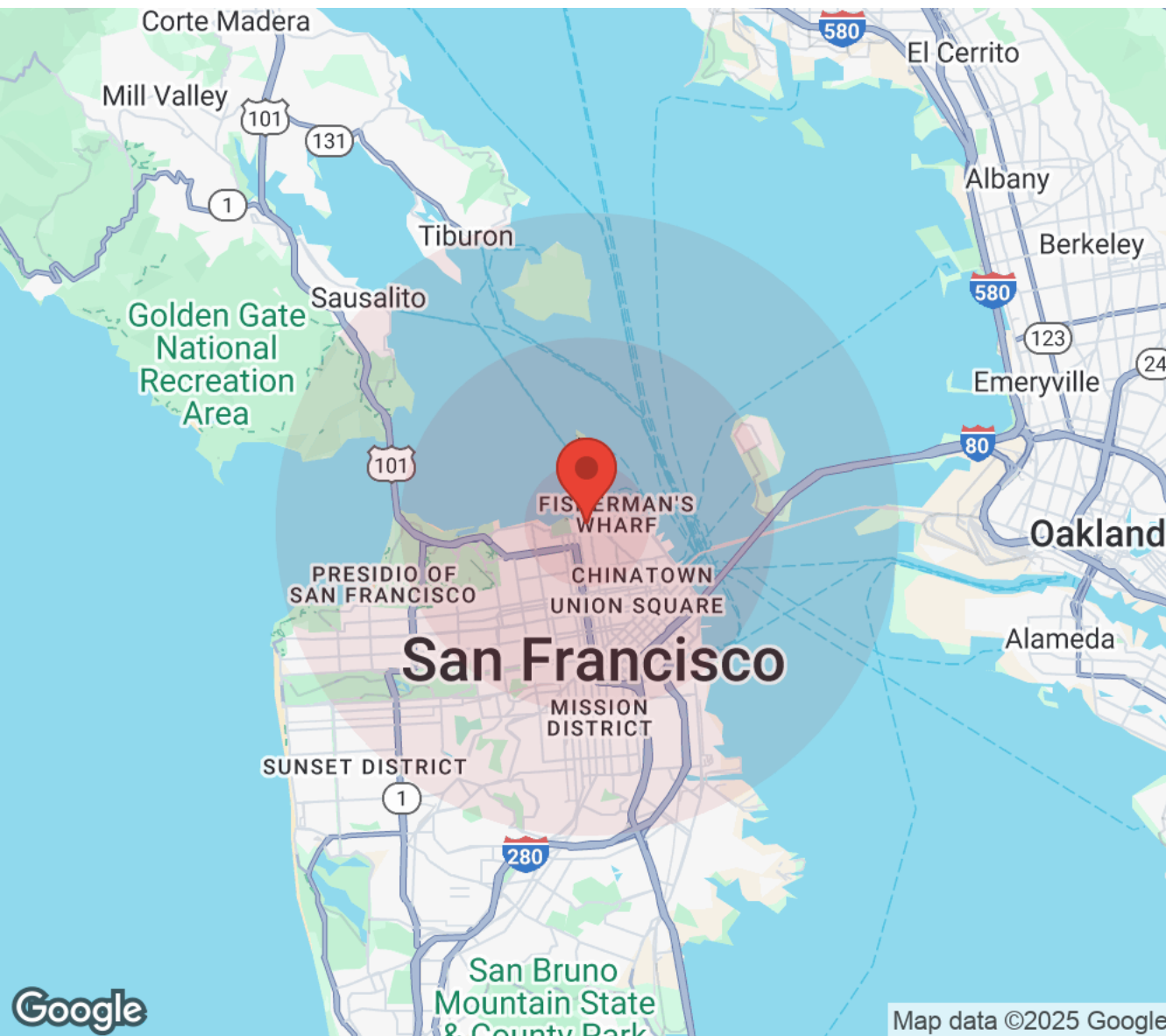
Maps/Demographics

Demographics

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

page 20



Population	1 Mile	3 Miles	5 Miles
Male	29,068	166,037	298,617
Female	30,856	152,452	279,317
Total Population	59,924	318,489	577,934

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,213	29,430	62,945
Ages 15-24	2,439	14,532	32,956
Ages 25-54	29,949	163,395	287,563
Ages 55-64	8,937	46,735	86,092
Ages 65+	13,386	64,397	108,378

Race	1 Mile	3 Miles	5 Miles
White	38,198	192,409	355,564
Black	424	15,302	19,773
Am In/AK Nat	N/A	743	1,010
Hawaiian	20	146	328
Hispanic	2,820	35,724	80,524
Multi-Racial	3,970	52,696	112,868

Income	1 Mile	3 Miles	5 Miles
Median	\$78,964	\$71,565	\$80,982
< \$15,000	4,445	30,082	38,355
\$15,000-\$24,999	2,572	16,695	23,706
\$25,000-\$34,999	1,659	10,812	18,308
\$35,000-\$49,999	2,844	15,567	26,156
\$50,000-\$74,999	4,662	22,227	38,125
\$75,000-\$99,999	3,683	16,928	31,313
\$100,000-\$149,999	5,524	24,594	43,699
\$150,000-\$199,999	3,131	12,479	24,465
> \$200,000	4,763	20,035	36,658

Housing	1 Mile	3 Miles	5 Miles
Total Units	38,048	191,068	314,384
Occupied	34,001	171,465	286,303
Owner Occupied	6,801	34,062	82,666
Renter Occupied	27,200	137,403	203,637
Vacant	4,047	19,603	28,081

corcoran

GLOBAL LIVING
COMMERCIAL

GARY TRIBULATO
(415) 674-6500 office
Gary.T@corcorangl.com

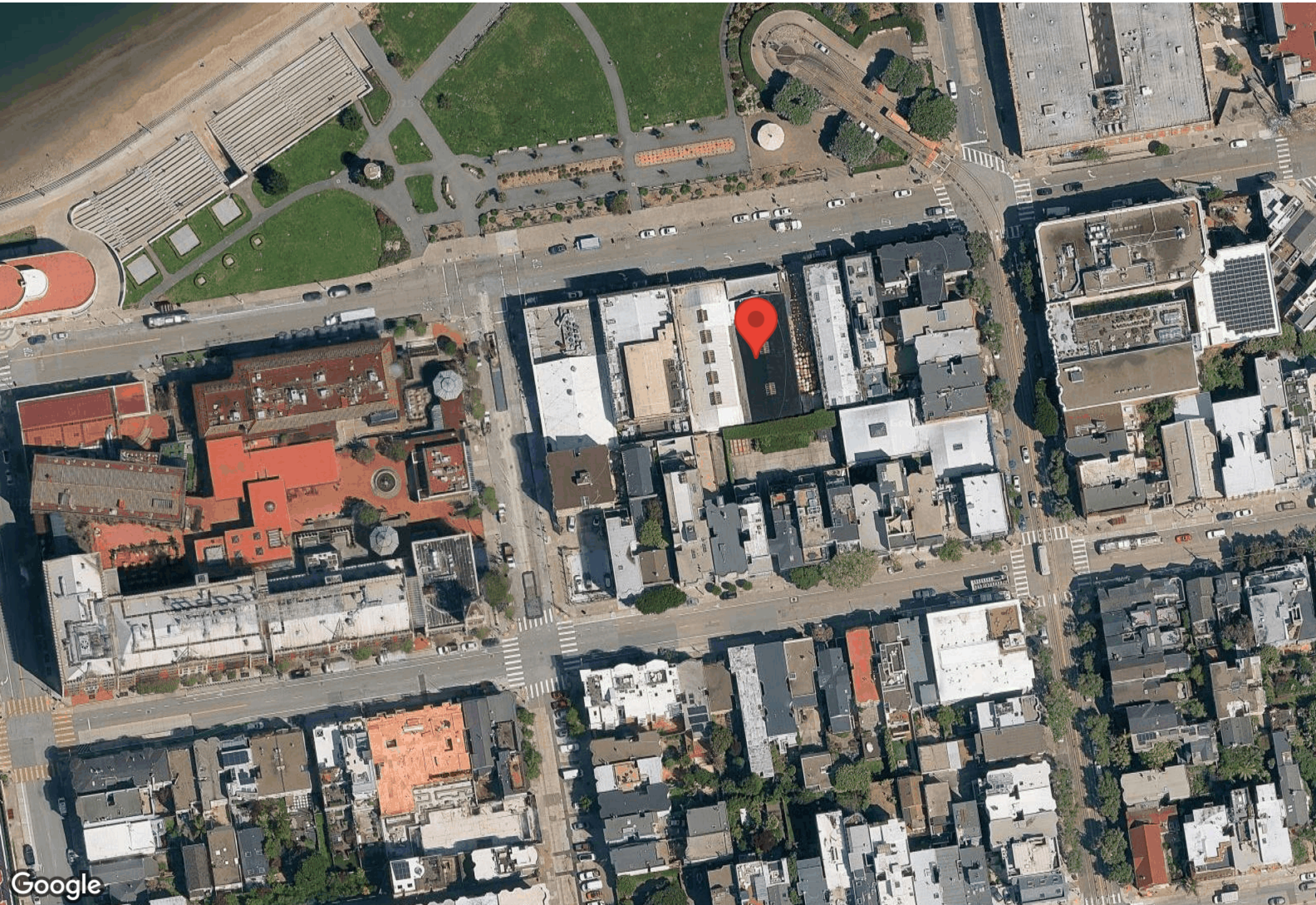
GARY TRIBULATO
Gary.T@CorcoranGL.com

GREG TRIBULATO
Greg.T@CorcoranGL.com

Aerial Map

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109



Regional Map

757 777 Beach Street

757-777 Beach Street, San Francisco, CA 94109

