

1014 Clement Street
Inner Richmond, San Francisco

Offered at \$2,100,000



3 UNIT MIXED USE BUILDING

RETAIL/OFFICE

5,964 SQ. FT.

6.42% CAP RATE

URBANGROUP
REAL ESTATE



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SALES AND INVESTMENT TEAM

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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 1014 Clement Street, San Francisco, CA for purchase.

1014 Clement Street is a three-unit commercial building totaling approximately 5,964 square feet in San Francisco's highly desirable Inner Richmond District. The property consists of ground-floor retail space and office uses across the second and third floors, offering a compelling combination of stable cash flow and owner-user flexibility.

A key feature of the offering is the ground-floor retail space occupied by Diamond Coffee & Pastry, a popular neighborhood café operating on a month-to-month lease. This provides a rare opportunity for an owner-user to potentially occupy the space in the near term while benefiting from interim rental income. Additionally, a substantial portion of the third floor is currently vacant, creating immediate occupancy options for an owner-user or value-add leasing potential for an investor.

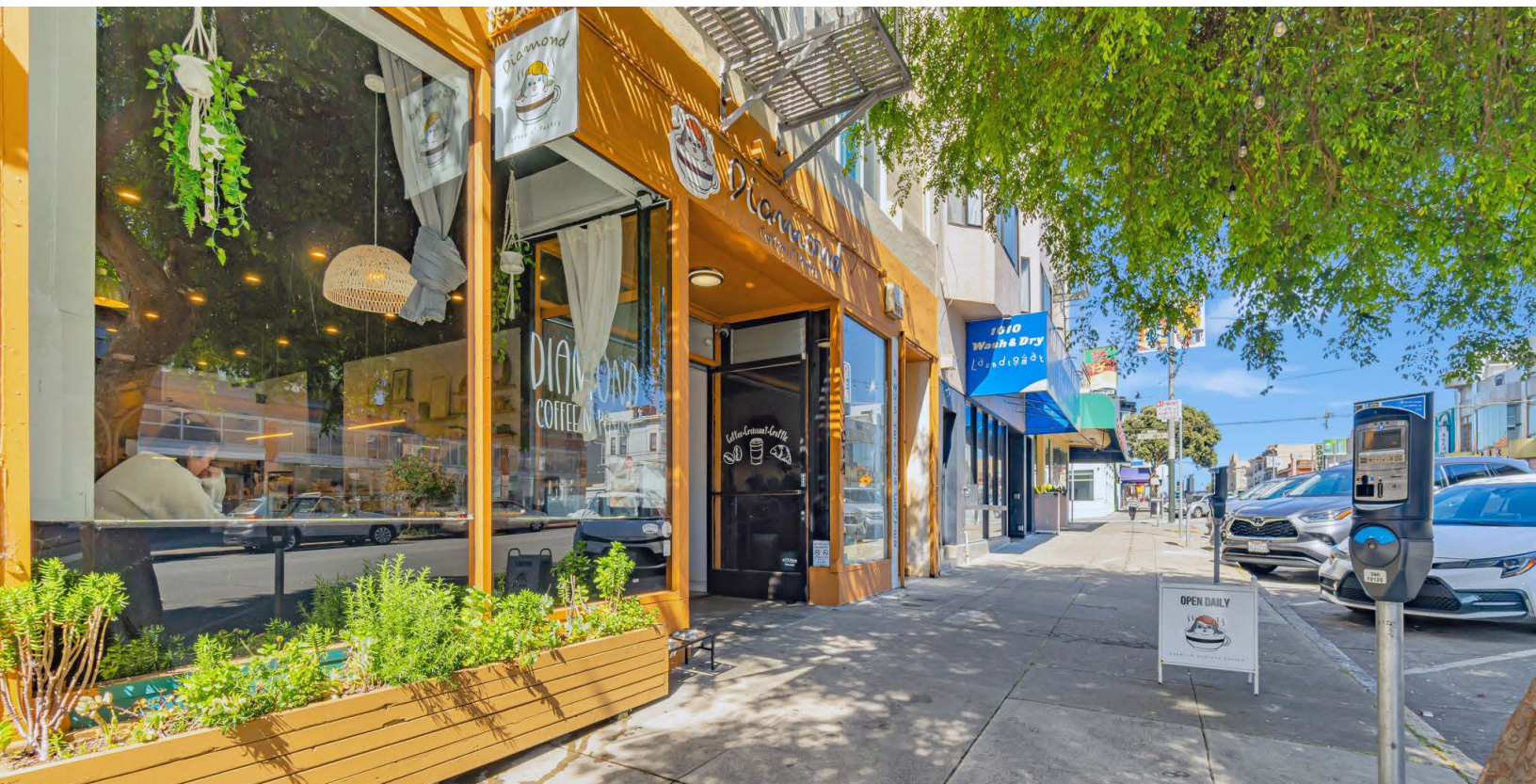
Providing long-term income stability, Wu's Healing Center, a well-established medical practice, occupies the second floor along with portions of the first and third floors and is secured by a new 5-year lease. The combination of a long-term medical tenant and flexible ground-floor occupancy creates an attractive balance of predictable income and future optionality.

Located along Clement Street, one of the Richmond District's primary commercial corridors, the property benefits from strong pedestrian activity and a diverse mix of established restaurants, neighborhood-serving retail, and professional services. The surrounding area is supported by dense residential demographics, excellent public transportation access, proximity to Golden Gate Park, and convenient connectivity to the broader San Francisco market.

1014 Clement Street is offered with strong in-place income at a 6.42% cap rate, while providing immediate upside through the lease-up of vacant third-floor office space and the future flexibility afforded by the month-to-month ground-floor tenancy. This unique combination of stable cash flow, owner-user potential, and value-add opportunities positions the property as an exceptional acquisition for both investors and business owners seeking a presence in one of San Francisco's most established neighborhood commercial districts.

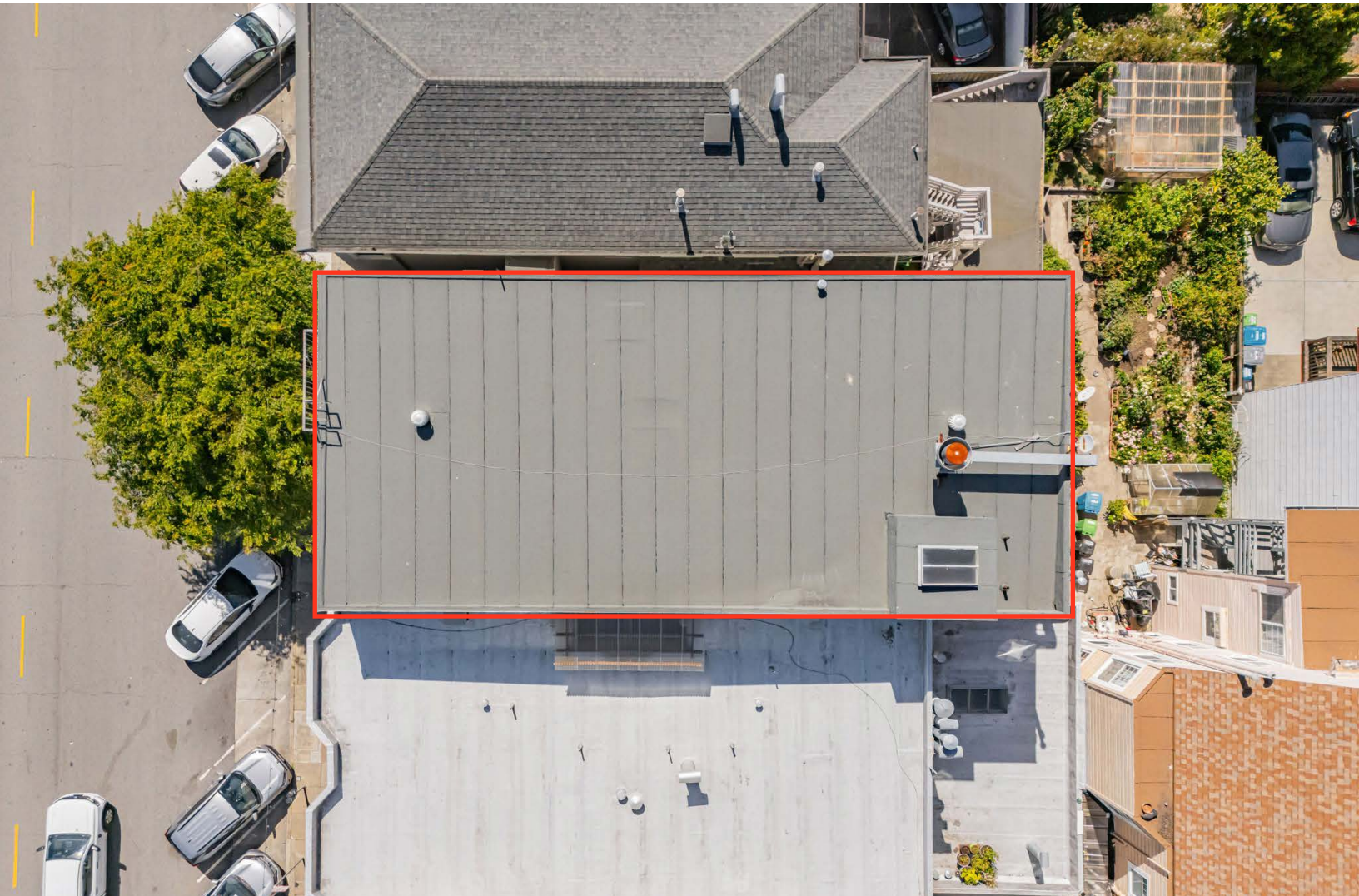
The Perks:

- + Ideal Inner Richmond location
- + 6.42% Cap Rate
- + Great value at \$352 PSF

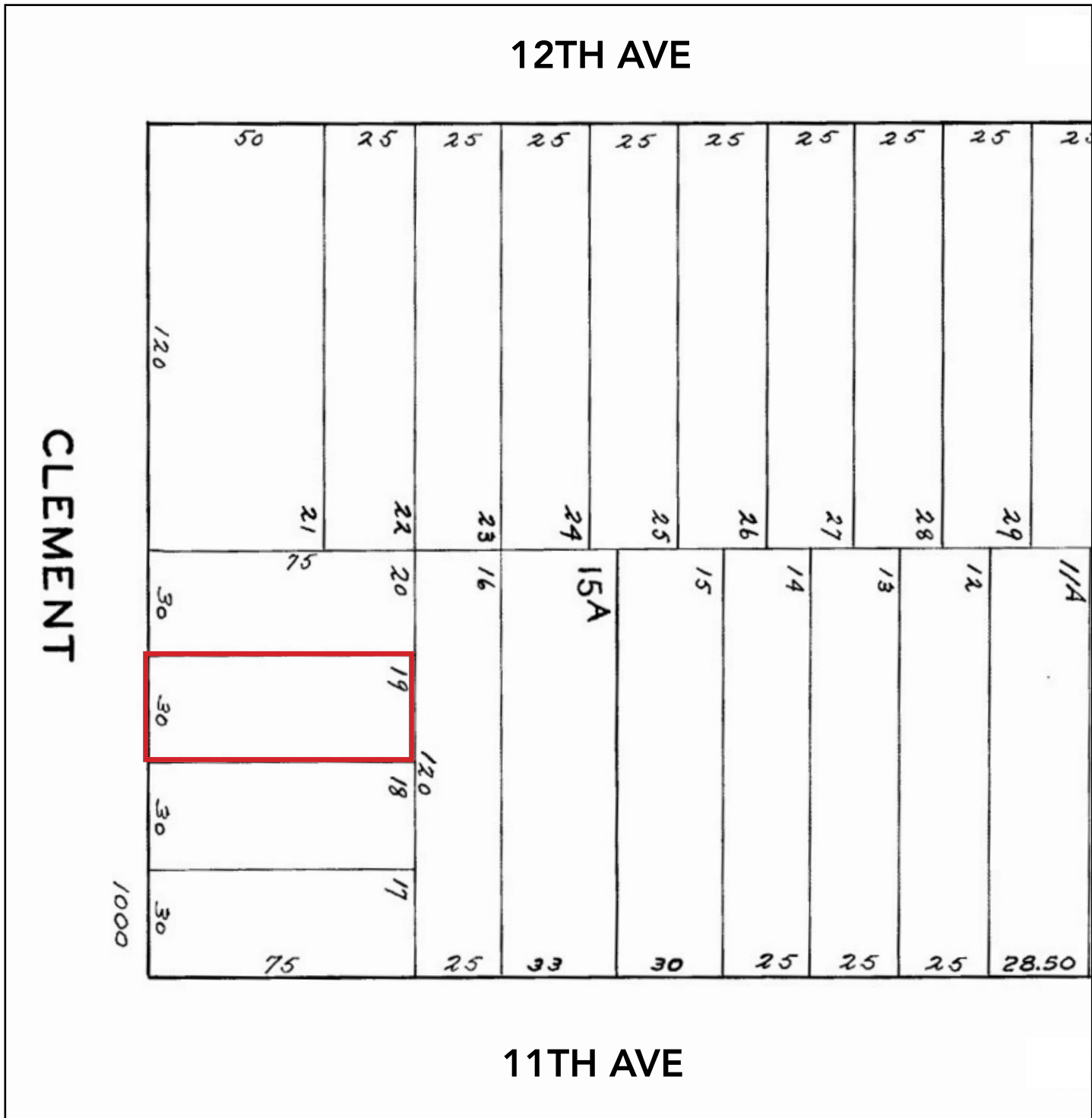


PROPERTY OVERVIEW

Address	1014 Clement Street, San Francisco, CA
APN	1422-019
Zoning	NCD: Inner Clement
Building Size	5,964 SF (Per tax records)
Parcel Size	2,250 SF
Units	3
Use	Office & Retail
Year Built	1923
Foundation	Concrete
Construction	Wood Frame
Roof	Torch Down
Water Service	1 Meter, entire building
Electric Service	3 Meters, per floor
Gas Service	2 Meters, ground and upper floors



PARCEL MAP



Price	\$2,100,000
Building Sq. Ft.	5,694
Parcel Sq. Ft.	2,250
\$/PSF	\$352
Cap Rate	6.42%
GRM	11.74
Zoning	NCD
Units	3
Year Built	1923

Annual Gross Income	\$178,000
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Annual Operating Expenses

Property Tax (1.182% of Purchase Price)	\$24,836	
Insurance	\$10,230	
Electric and Gas	\$0	Paid by Tenants
Water	\$0	Paid by Tenants
Garbage	\$0	Paid by Tenants
Repairs	\$3,600	Projected
Vacancy (3%)	\$5,364	
Total Expense	\$44,030	

Net Operating Income	\$134,770
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Rent Roll

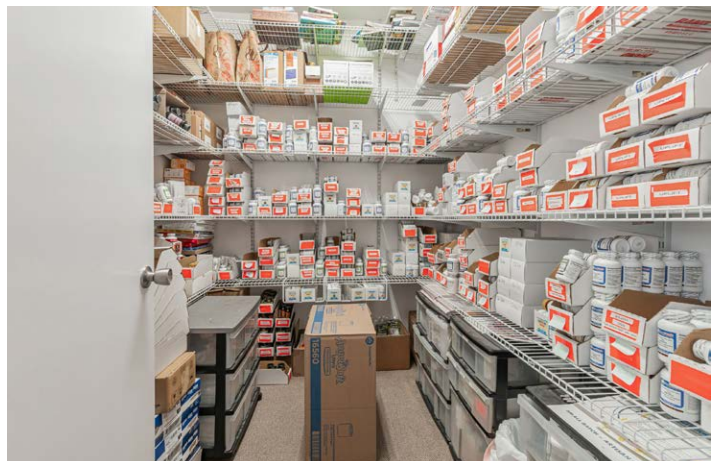
Unit	Type	Monthly Rent	
Ground - front	Diamond Coffee	\$4,800	MTM
Ground - rear	Wu's Healing	\$1,000	Vacant
2nd - A	Wu's Wellness Center	\$4,000	Leased
2nd- B	Wu's Healing	\$2,000	Leased
3rd - A	Wu's Healing	\$1,500	Leased
3rd - B	Office	\$1,600	Vacant
		\$14,900	

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

PROPERTY PHOTOS

First Floor - 1,884 Sq. Ft.



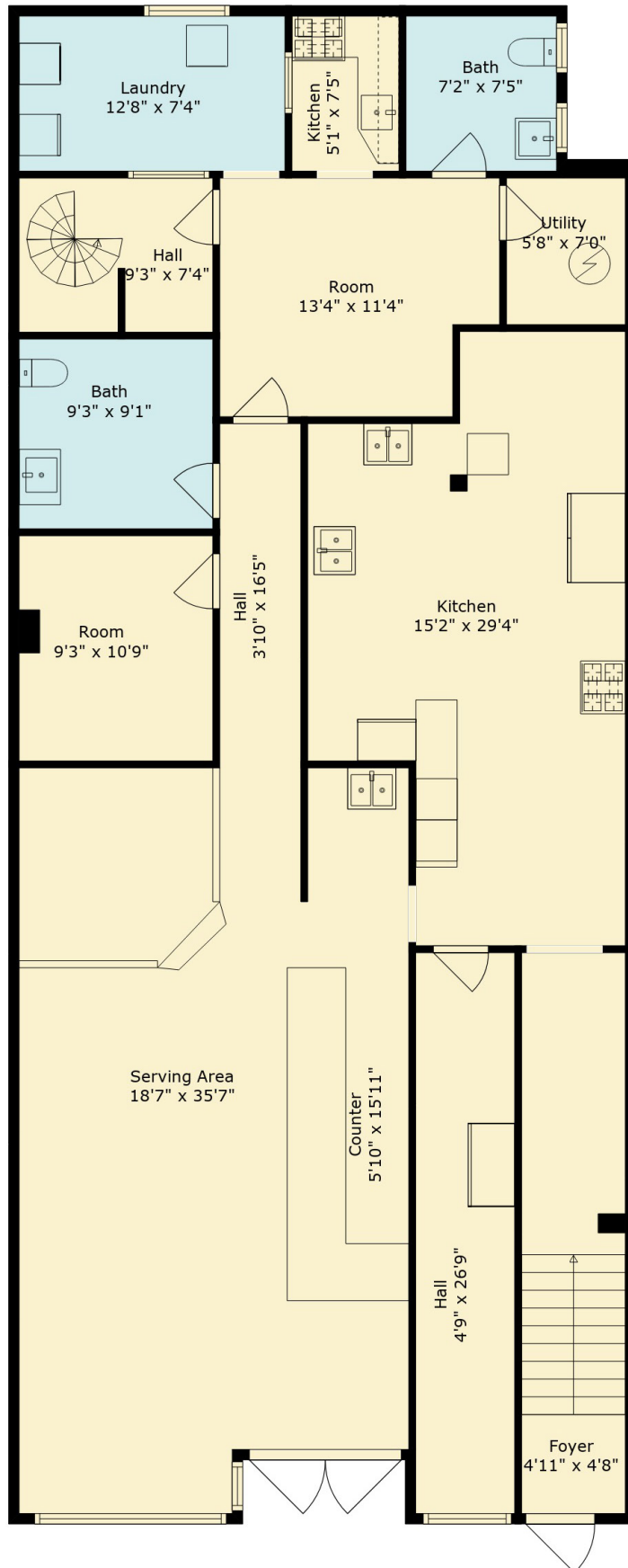






Floor Plan

First Floor - 1,884 Sq. Ft.



PROPERTY PHOTOS

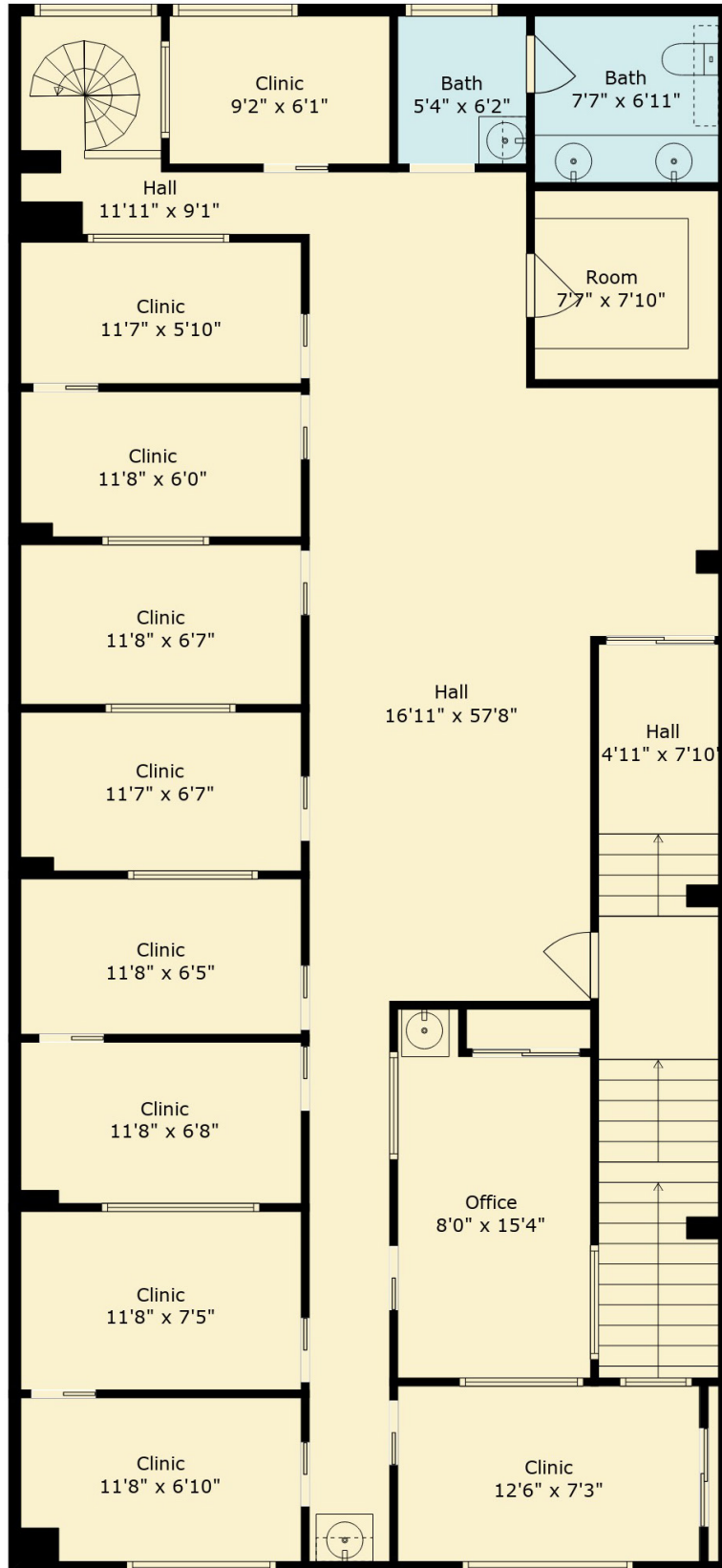
Second Floor - 1,856 Sq. Ft.





Floor Plan

Second Floor - 1,856 Sq. Ft.



PROPERTY PHOTOS

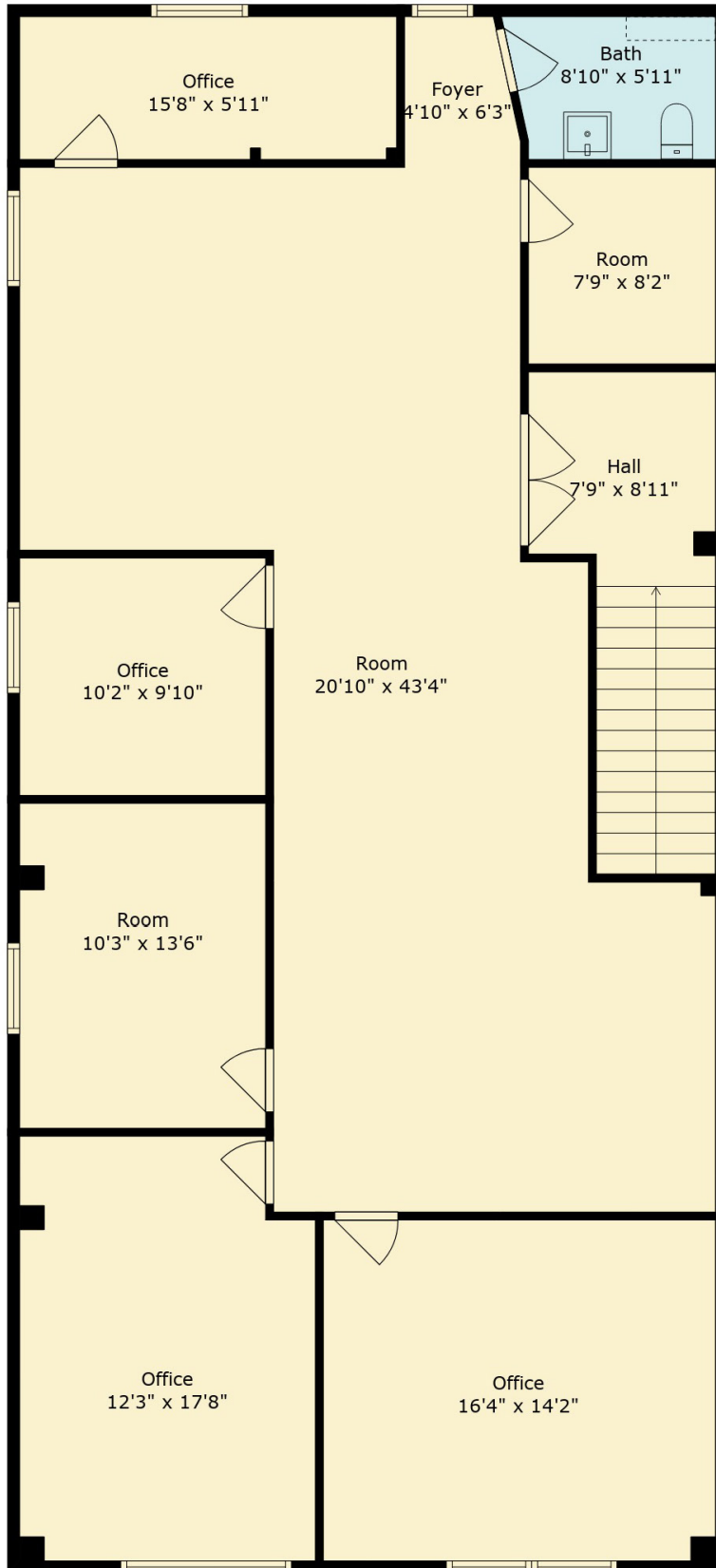
Third Floor - 1,855 Sq. Ft.





Floor Plan

Third Floor - 1,855 Sq. Ft.



Neighborhood Overview: Inner Richmond

San Francisco's Inner Richmond is a vibrant, mixed-use neighborhood known for its cultural diversity, strong residential base, and active commercial corridors. Centered around Clement Street, the area offers a dynamic mix of restaurants, cafes, specialty grocers, and neighborhood retail that attracts consistent foot traffic and supports a thriving small business community. Its pedestrian-friendly environment and local charm contribute to a distinct neighborhood character. The area is well-served by public transportation, with multiple Muni lines providing direct access to downtown San Francisco and BART connections. Nearby access to Golden Gate Park and the Presidio further enhances the neighborhood's appeal, offering a balance of urban convenience and green space.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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