

# PRIME RESTAURANT / RETAIL INVESTMENT OPPORTUNITY - **FOR SALE**

*STABLE NNN INCOME TODAY – FLEXIBLE OWNER/USER POTENTIAL TOMORROW*



**AYANA**

## THE OFFERING

Offered at \$850,000  
Current Lease Through April 2029  
In-Place NNN Income With Personal & Corporate Guarantees  
Flexible Future Options: Deliverable Vacant or Re-Tenant at Market

**3  
STANYAN  
STREET**  
SAN FRANCISCO, CA



## THE MARKET

Near Golden Gate Park & The Presidio  
Surrounded by Geary & Clement Street Retail  
Affluent Trade Area: \$210K+ Avg. HH Income (1-Mile)  
Excellent Access: 38-Geary Line & 60K VPD

# TABLE OF CONTENTS

## 01

### EXECUTIVE SUMMARY

- 4 A Prime Inner Richmond Opportunity
- 5 Investment Highlights

## 02

### PROPERTY OVERVIEW

- 7 Property Information
- 8 Property Aerial
- 9 Photos
- 11 Tenant Profile
- 12 Financial Summary

## 03

### LOCATION OVERVIEW

- 14 About San Francisco
- 15 Regional Map
- 16 Demographics Snapshot
- 17 The Neighborhood

### Exclusively Listed By

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# AYANA

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3 STANYAN STREET

The background of the page is a dark gray topographic map. It features intricate, light gray contour lines that swirl and flow across the entire surface. Scattered throughout the map are several small, white plus signs (+) and some small, solid gray squares, which likely represent specific points of interest or landmarks on the terrain.

# **EXECUTIVE SUMMARY**

SECTION 01



# A PRIME INNER RICHMOND OPPORTUNITY

Located at the entryway to San Francisco's Inner Richmond district, **3 Stanyan Street** represents a rare opportunity to acquire a well-positioned restaurant/retail property with in-place NNN income and flexible future upside.

The property is currently leased through April 2029 with both personal and corporate guarantees, providing stable near-term cash flow. At the same time, ownership has the option to deliver the space vacant, offering long-term flexibility for re-tenanting at market rents or conversion to owner-occupancy. This dual appeal — secure income today, optionality tomorrow — makes the asset compelling for both investors and operators.

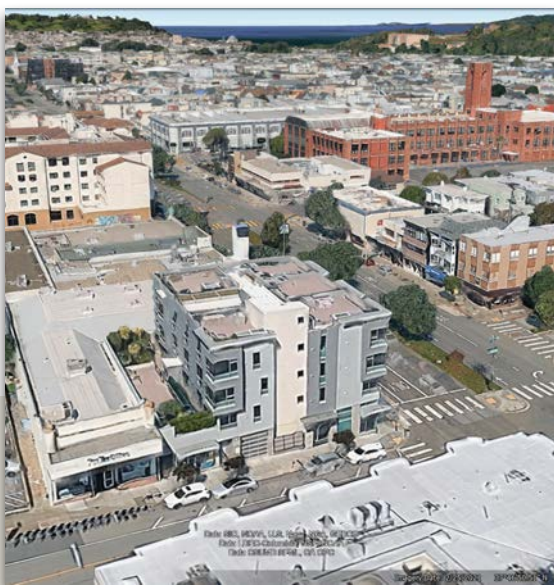
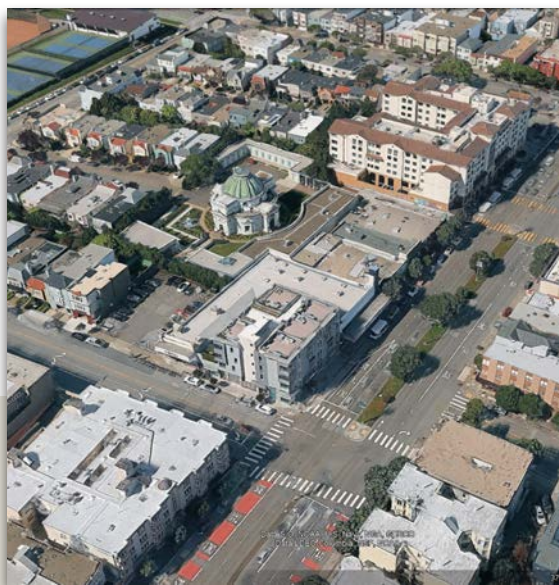
The ±600 SF space is fully improved with a built-out kitchen, Type 2 hood, restroom, and existing gas line (currently capped), supporting a wide range of food and beverage concepts. Situated just steps from **Golden Gate Park**, the **Presidio**, and the bustling **Geary Boulevard corridor**, the property benefits from strong demographics, high traffic counts, and robust transit connectivity — making it an irreplaceable neighborhood location in one of San Francisco's most vibrant trade areas.





# INVESTMENT HIGHLIGHTS

- **Attractive Pricing**  
Offered at \$850,000, a compelling entry point into the San Francisco retail/restaurant market.
- **In-Place NNN Income**  
Current lease runs through April 2029 with both corporate and personal guarantees.
- **Flexible Future Options**  
Ownership can deliver the space vacant at lease expiration, creating opportunity for re-tenanting or owner-user occupancy.
- **Built-Out Restaurant Infrastructure**  
±600 SF with kitchen, Type 2 hood, restroom, and capped gas line for future use.
- **Prime Inner Richmond Location**  
Steps from Golden Gate Park and The Presidio, surrounded by Geary & Clement Street retail corridors.
- **Dense & Affluent Trade Area**  
Tenants pay all operating expenses under NNN lease structure
- **High Traffic & Transit Access**  
City-backed plan to transform the street into a pedestrian dining promenade
- **Long-Term Neighborhood Growth**  
Honda dealership across the street in entitlement for high-density residential/retail project



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3 STANYAN STREET

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# **PROPERTY OVERVIEW**

SECTION 02



# PROPERTY INFORMATION

Address	3 Stanyan Street, San Francisco, CA
Parcel Number (APN)	1084-013
Square Footage (±)	600 SF (per permit set)
Year Built	2018
Lease Status	Leased through April 2029 (NNN)
Tenant	Rooster & Rice (Restaurant)
Lease Expiration	15-Apr-29
Delivery Condition	Can be delivered vacant at purchase
Use	Second-Generation Restaurant
Improvements	Type 2 hood, restroom, full kitchen build-out, capped gas line
Asking Price	\$850,000
Asking Rent (for Lease)	\$3,770/month + NNN

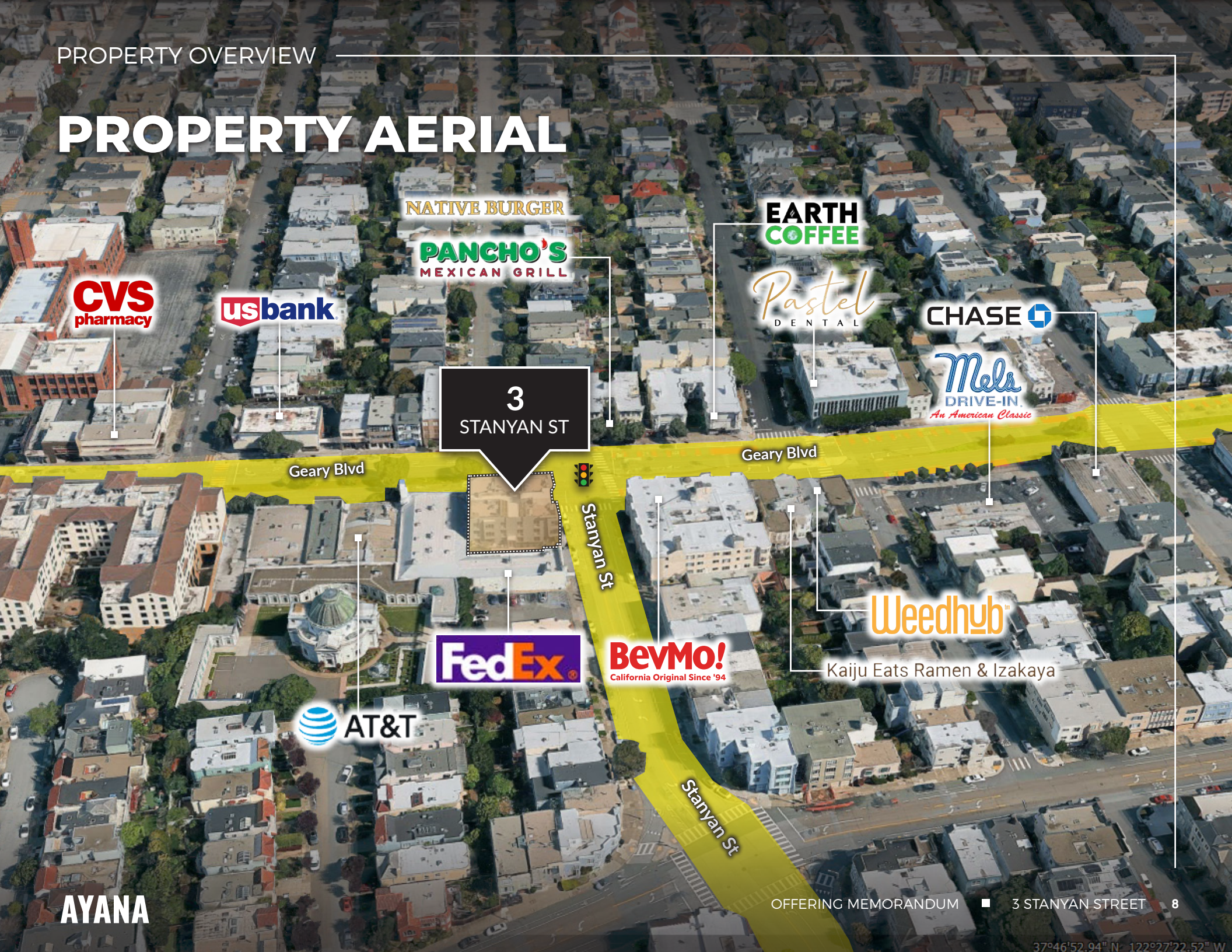
±600 SF

BUILT-OUT RESTAURANT SPACE





# PROPERTY AERIAL



NATIVE BURGER

PANCHO'S  
MEXICAN GRILL

CVS  
pharmacy

usbank

EARTH  
COFFEE

Pastel  
DENTAL

CHASE

Mel's  
DRIVE-IN  
*An American Classic*

3

STANYAN ST

Geary Blvd

Geary Blvd

Stanyan St

Stanyan St

FedEx

BevMo!  
California Original Since '94

AT&T

Weedhub

Kaiju Eats Ramen & Izakaya

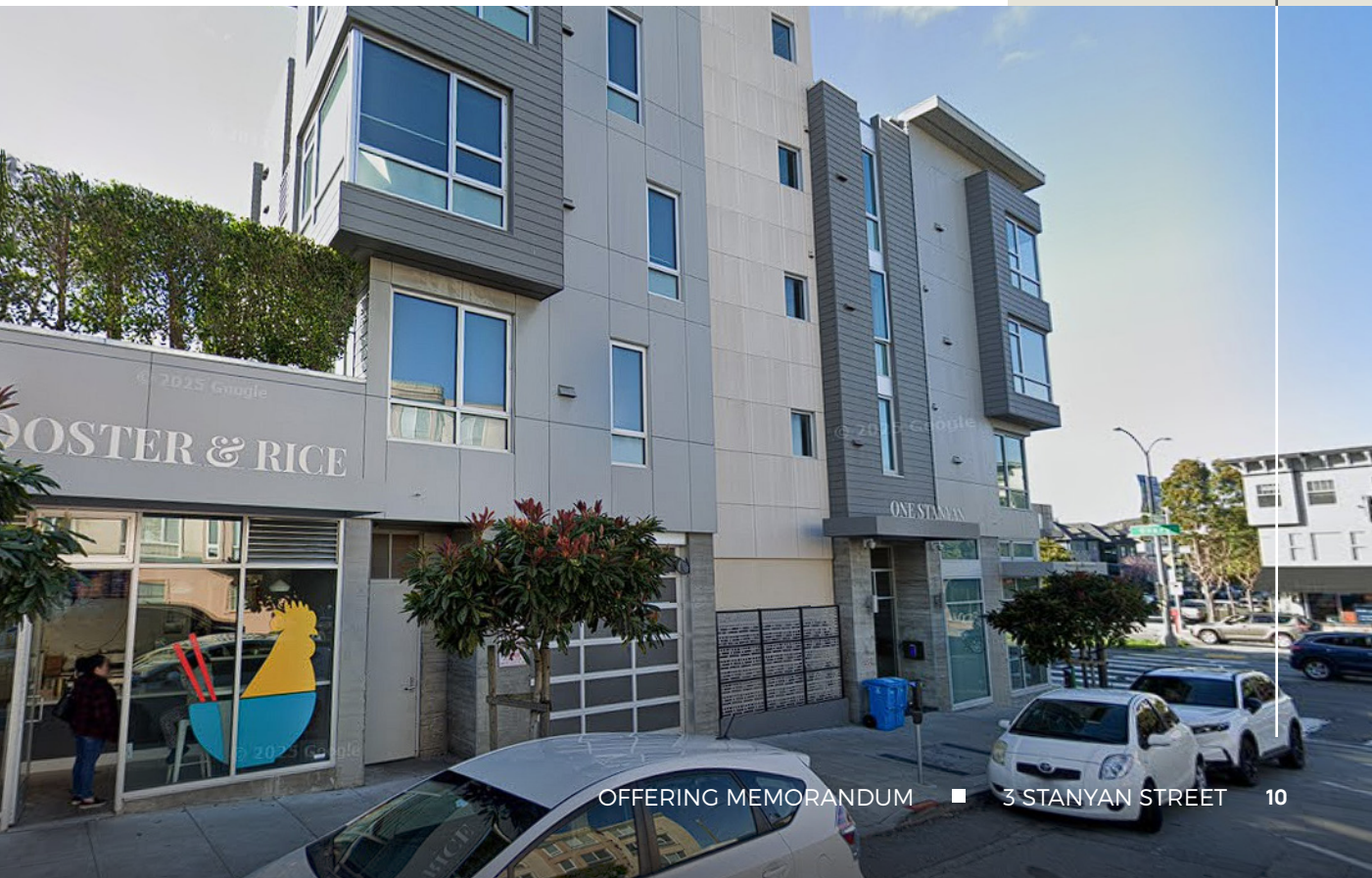


## PROPERTY OVERVIEW





PROPERTY OVERVIEW







# TENANT PROFILE

## Overview

3 Stanyan Street is currently leased to **Rooster & Rice**, a fast-casual restaurant concept specializing in healthy chicken and rice bowls. Founded in San Francisco, Rooster & Rice has expanded across the Bay Area and beyond, building a reputation for simple, high-quality food and strong brand recognition in urban and suburban trade areas.

The tenant operates under a **NNN lease through April 2029**, backed by both **personal and corporate guarantees**, providing stable near-term income security. Importantly, the landlord also has the option to deliver the space vacant at sale, creating long-term flexibility for re-tenanting or owner-user occupancy.

With a fully built-out kitchen (Type 2 hood, restroom, capped gas line), the property offers strong reusability for a wide range of food and beverage operators. This makes 3 Stanyan attractive both as a stabilized investment today and as a versatile space for future occupancy.

## Tenant Summary

Tenant	SF (±)	Status	Lease Term	Lease Expiration
Rooster & Rice	600 SF	Leased	84 Months (current term)	15-Apr-29

- **Established Bay Area Concept** – Founded in San Francisco, now with multiple locations across Northern California and beyond.
- **NNN Lease Structure** – Tenant pays all operating expenses, minimizing landlord obligations.
- **Corporate + Personal Guarantees** – Provides additional security for investors.
- **Versatile Build-Out** – Kitchen, hood, and infrastructure adaptable for a variety of restaurant operators.

# FINANCIAL SUMMARY

## Summary

3 Stanyan Street offers investors the benefit of stable in-place income under a NNN lease with Rooster & Rice, while also preserving long-term flexibility. The tenant's lease runs through April 2029 with corporate and personal guarantees, ensuring near-term cash flow security.

At the landlord's discretion, the property can also be delivered vacant at sale, opening the door for lease-up at market rental rates or potential owner-user occupancy. With asking rent aligned to the current lease (\$3,770/month + NNN), the asset provides a clear view of both today's stabilized returns and tomorrow's upside potential.

## Overview

Asking Price	\$850,000
Current Rent (NNN)	\$3,722.61 (\$44,671.32 annually)
Price per SF	±\$1,416/SF (based on 600 SF)
Current Cap Rate	±5.3%
Lease Expiration	15-Apr-29
Lease Structure	NNN – Tenant pays all operating expenses

- **Secure In-Place Income** – Leased through 2029 with guarantees.
- **Attractive Cap Rate** – ±5.3% at current rent.
- **Below-Market Rent** – Opportunity to reset to higher rents upon lease rollover
- **Flexible Ownership** – Option to deliver vacant for owner-user or re-tenanting.



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3 STANYAN STREET

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# **LOCATION OVERVIEW**

SECTION 03



# SAN FRANCISCO

## -A Global Destination.

San Francisco is one of the world's most iconic cities — a hub of innovation, culture, and commerce that attracts millions of visitors each year and sustains a strong, affluent residential base. Known for its walkable neighborhoods, diverse dining, and proximity to world-class open space, the city provides an exceptional setting for both residents and businesses.

### About San Francisco & The Inner Richmond

Located in Northern California, San Francisco is a city of 815,000 residents and a daytime population exceeding 1.2 million. It anchors a global economy driven by technology, healthcare, finance, and tourism, with over **23 million visitors annually** spending **\$9.3 billion** in the local economy.

The **Inner Richmond** neighborhood, where 3 Stanyan Street is located, blends residential density with active commercial corridors. **Geary Boulevard** and **Clement Street** serve as the district's retail spine, offering an eclectic mix of restaurants, grocers, and shops. Just steps away, **Golden Gate Park** and **The Presidio** provide thousands of acres of green space, museums, and cultural attractions, drawing locals and tourists year-round.

Institutions such as the **University of San Francisco** and **St. Mary's Medical Center** add to the daytime population and support steady retail demand. With strong household incomes (averaging over \$210,000 within one mile), high educational attainment, and excellent transit access via the **38-Geary Rapid line**, the trade area surrounding 3 Stanyan Street offers one of San Francisco's most stable and attractive consumer bases.



# REGIONAL MAP

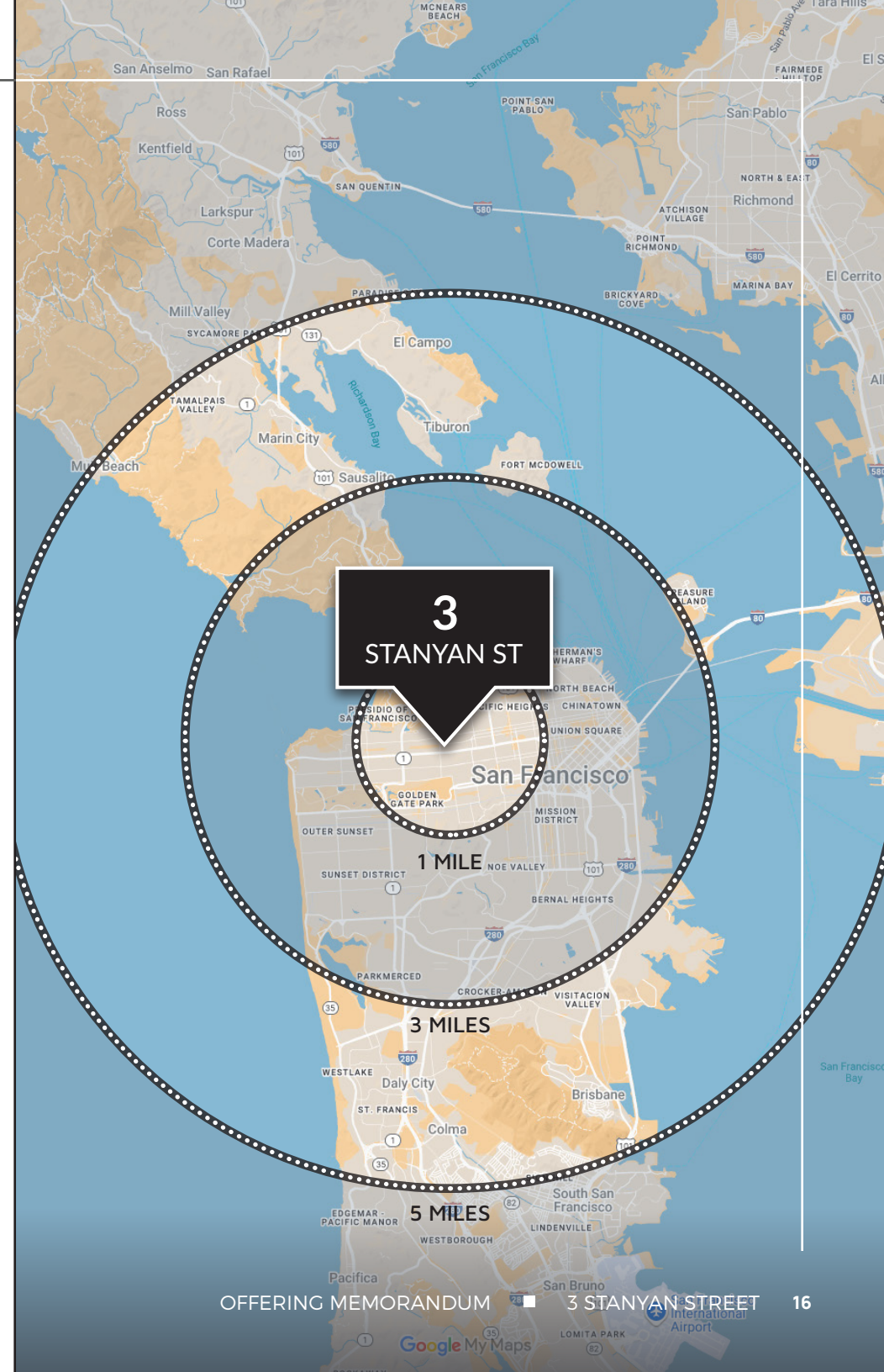




# DEMOGRAPHICS SNAPSHOT

San Francisco's Inner Richmond benefits from a dense, affluent, and highly educated consumer base. Within just one mile of 3 Stanyan Street, average household income exceeds **\$210,000**, while the three-mile trade area captures over **330,000 residents**. The surrounding five-mile radius encompasses much of San Francisco's urban core, with nearly **750,000 residents** and close to **1 million daytime employees**. This concentration of affluence, density, and daily activity supports strong retail and restaurant demand.

	1 Mile	3 Miles	5 Miles
Population	51,669	333,957	749,422
Households	22,833	153,908	342,420
Average HH Income	\$210,541	\$221,879	\$204,117
Daytime Population	37,159	316,255	978,184
Bachelor's Degree +	66.80%	68.90%	63.30%
Total Retail Expenditures	\$742.1M	\$4.6B	\$9.8B





# THE NEIGHBORHOOD

## COFFEE/TEA/CAFE

- 1 The Coffee Movement
- 2 Barista Coffee & Brunch
- 3 Flywheel Coffee Roasters
- 4 Wooden Coffeehouse
- 5 Alushe coffee bar
- 6 The Richfield

## BAKERY/DESSERTS

- 2 Arsicault Bakery
- 3 Moscow & Tbilisi Bakery Store
- 4 Cinderella Bakery & Cafe
- 5 Lung Fung Bakery
- 6 Batches Bakehouse

## RESTAURANTS

- 1 Spruce
- 2 1428 HAIGHT Patio Cafe & Crepery
- 3 Proposition Chicken
- 4 Lokma
- 5 Bistro Central Parc Restaurant
- 6 Ironwoods

## BANKS

- 1 U.S. Bank Branch
- 2 Chase Bank
- 3 Wells Fargo Bank
- 4 Bank of America Financial Center
- 5 California Bank & Trust
- 6 Bank of the Orient

## FITNESS

- 1 Tribe Fitness Personal Training
- 2 Local's Fitness
- 3 JCCSF Fitness Center
- 4 Live Fit Gym at Inner Richmond
- 5 Sunset Gym
- 6 TC Strength & Fitness: Group Class & Personal Training Gym

## BEAUTY/SPA

- 1 Skinnovation
- 2 Sally Beauty
- 3 Luxury Spa
- 4 Beauty Grotto SF

- 5 Vera Beauty Lash, Brow & Skin Spa
- 6 Nature's Edge Spa

## RETAIL

- 1 City Center
- 2 Goldstar Discount Store
- 3 Target
- 4 Variety Shop
- 5 Cookies Clothing
- 6 The Bar Code SF

## THEATERS/ENTERTAINMENT

- 1 AMC Kabuki 8
- 2 Vogue Theatre
- 3 Palace of Fine Arts Theatre
- 4 Presidio Theatre Performing Arts
- 5 Boutique DJs and Entertainment
- 6 Emporium Arcade Bar

## QSR

- 1 Buffalo Burger
- 2 Jack in the Box
- 3 Burger King
- 4 Shake Shack Cow Hollow
- 5 Uncle Boy's
- 6 Lucky Food

## HEALTHCARE

- 1 SFWomen's GYN Inc.
- 2 Sister Mary Philippa Health Center at UCSF Health
- 3 San Francisco Health Care and Rehab Inc.
- 4 UCSF Health-GoHealth Urgent Care
- 5 Wellness Care Medical Group
- 6 Lawrence G Shore, M.D.

## GROCERY

- 1 Whole Foods Market
- 2 Safeway
- 3 Gus's
- 4 Trader Joe's
- 5 Lucky
- 6 Arguello Market





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