



OFFERING MEMORANDUM

LOWER NOB HILL AUTOMOTIVE REPAIR/GARAGE

1441 Bush St, San Francisco, CA 94109

Marcus & Millichap

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Activity ID #ZAG0020381

Marcus & Millichap

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PROPERTY DESCRIPTION

1441 Bush Street is a 3,712-square-foot automotive/industrial facility located in the heart of San Francisco’s Lower Nob Hill neighborhood. The property is improved with a currently-operating auto repair shop on a month-to-month lease at \$5,500 per month plus utilities. The current short term lease offers immediate in-place income with flexibility for an owner-user or future repositioning.

Located within the RC-4 (Residential-Commercial, High Density) zoning district, the property benefits from a combination of commercial functionality and long-term redevelopment potential. The zoning allows for a wide range of uses in one of San Francisco’s most centrally connected neighborhoods.

1441 Bush Street is ideally suited for an owner-user seeking a centrally located facility—including automotive, service-oriented, light industrial, or specialty trades operators—given the hard-to-find building size, private drive-in access, and proximity to major corridors and dense customer bases. The short-term tenancy allows a buyer to secure a prime location while maintaining the option to occupy immediately or reconfigure the space to meet operational needs.

For users evaluating occupancy costs, SBA financing can offer a compelling alternative to leasing, with monthly ownership expenses often comparable to or below market rents for similar San Francisco industrial or automotive facilities. This makes 1441 Bush Street an exceptional opportunity to establish long-term control in a supply-constrained market.

PROPERTY HIGHLIGHTS

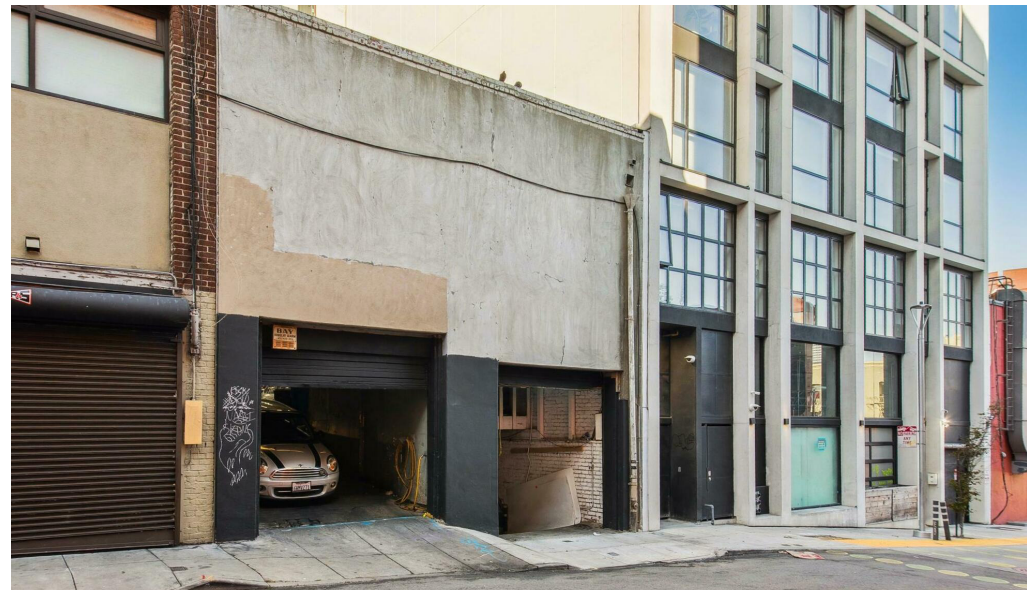
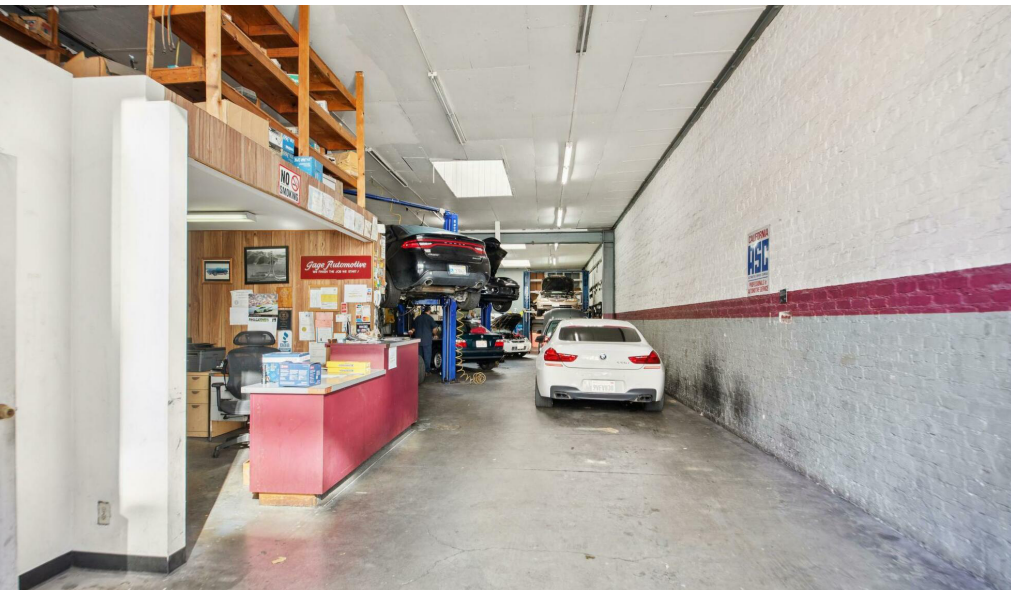
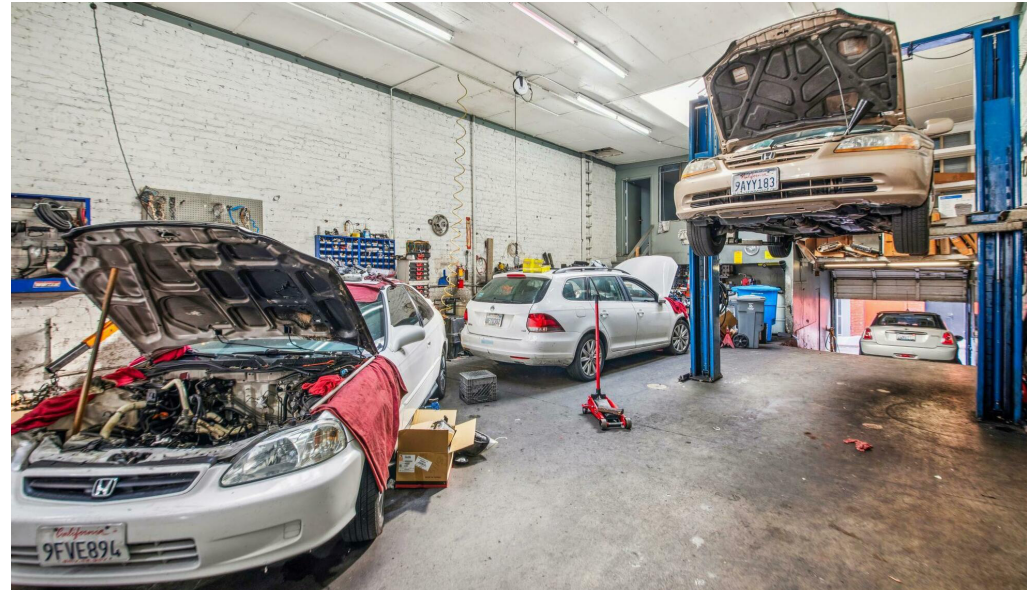
- Prime Location: the property benefits from strong visibility, easy access, and proximity to surrounding dense residential base and commercial corridors.
- Flexible Zoning (RC-4): High-density zoning supports a wide range of future uses, including mixed-use or residential redevelopment, adding long-term value beyond current operations.
- Owner-User Appeal: The size and configuration are well-suited for an owner-user seeking a central San Francisco location.
- Short-Term Income: The month-to-month tenancy generates \$5,500/month plus utilities, offering holding income while exploring future options.

OFFERING SUMMARY

Sale Price:	\$1,795,000
Building Size:	3,712 SF
Price/SF:	\$483.57
Lot Size:	3,297 SF
Price/SF Land:	\$544.43
NOI:	\$39,771
Current Rent/SF:	\$0.89/Month
Pro Forma Rent/SF:	\$3.00/Month
Year Built:	1914

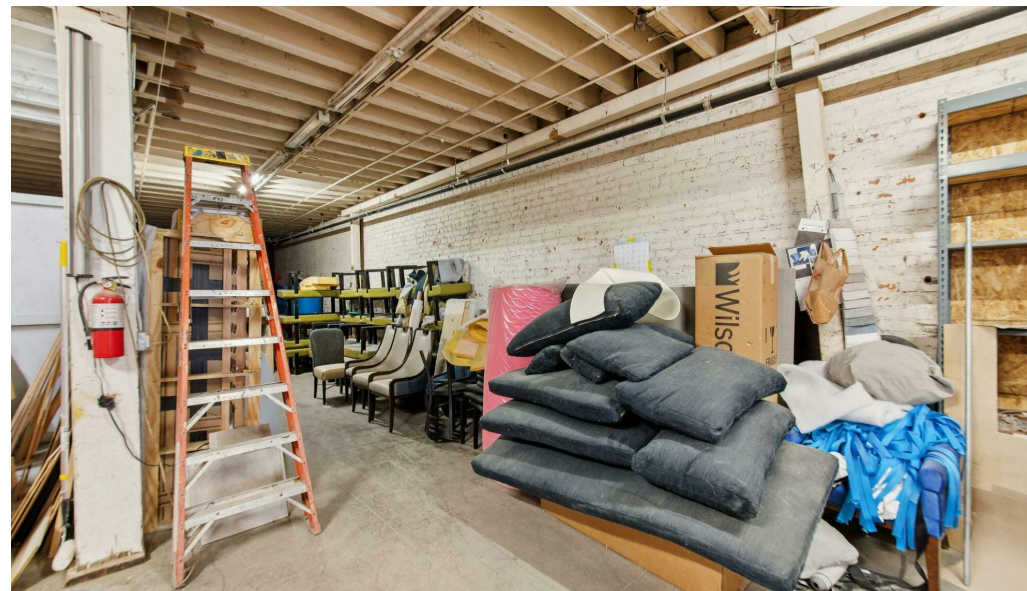
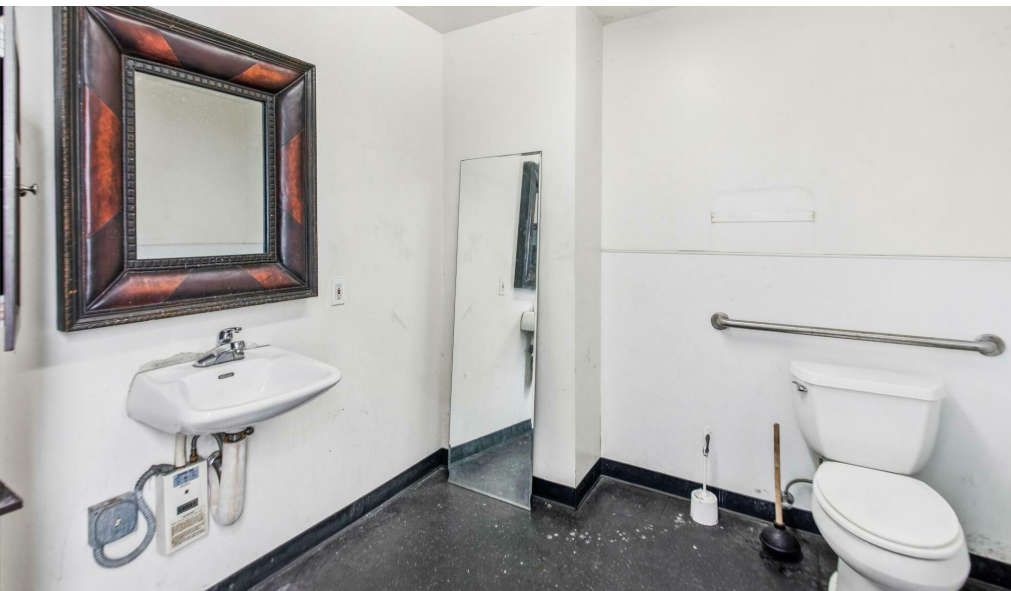
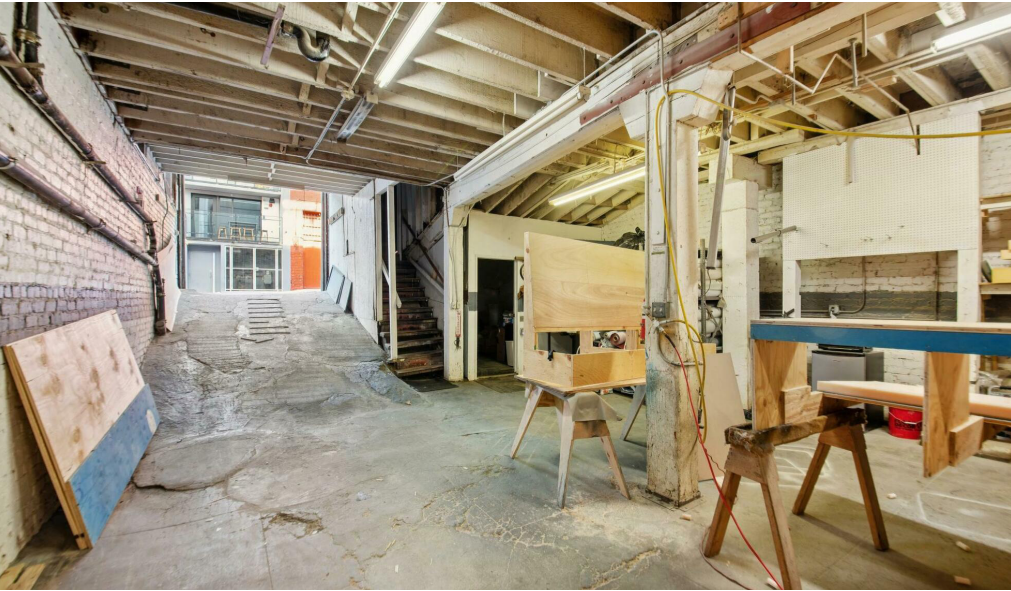
LOWER NOB HILL AUTOMOTIVE REPAIR/GARAGE

UPPER LEVEL



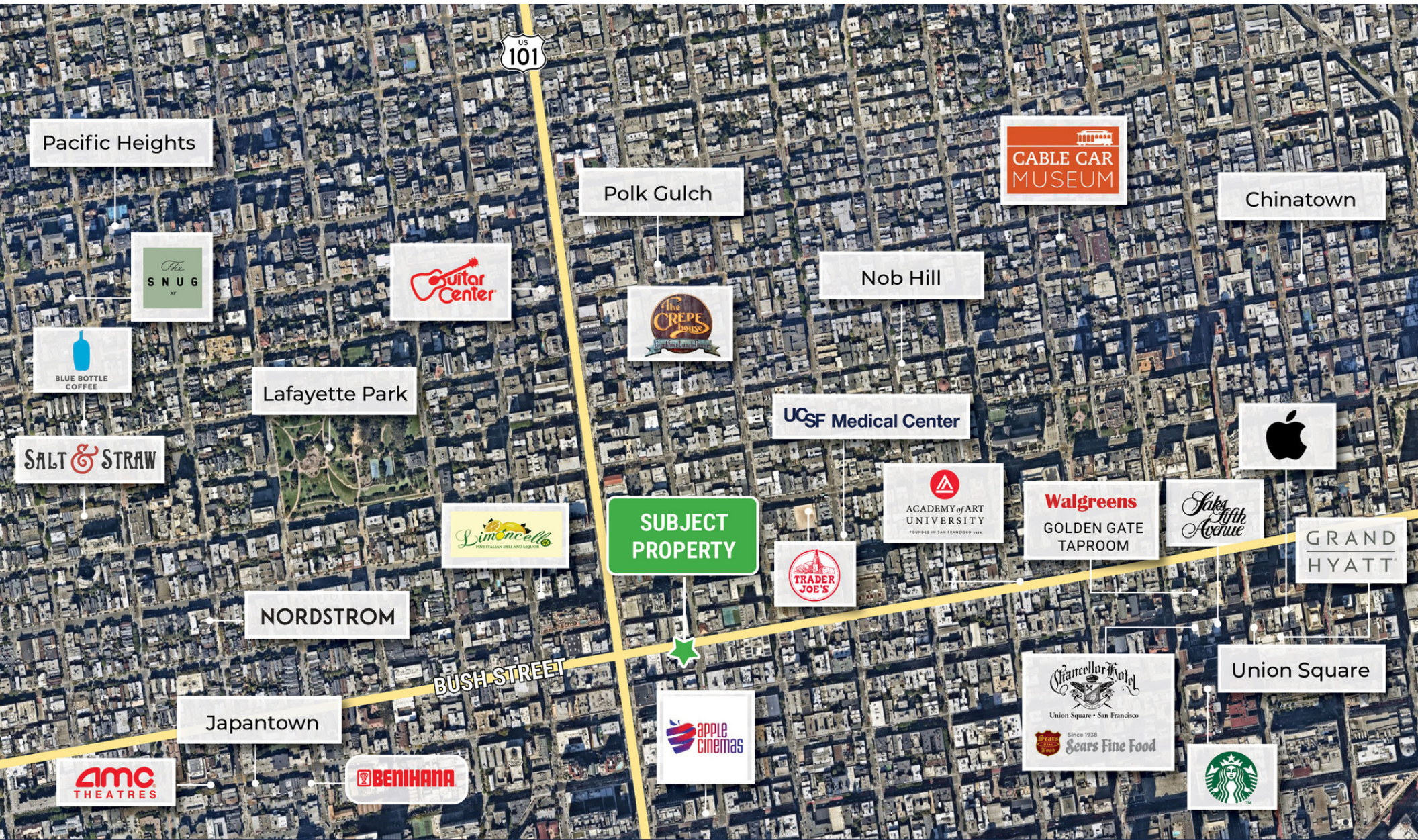
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LOWER LEVEL



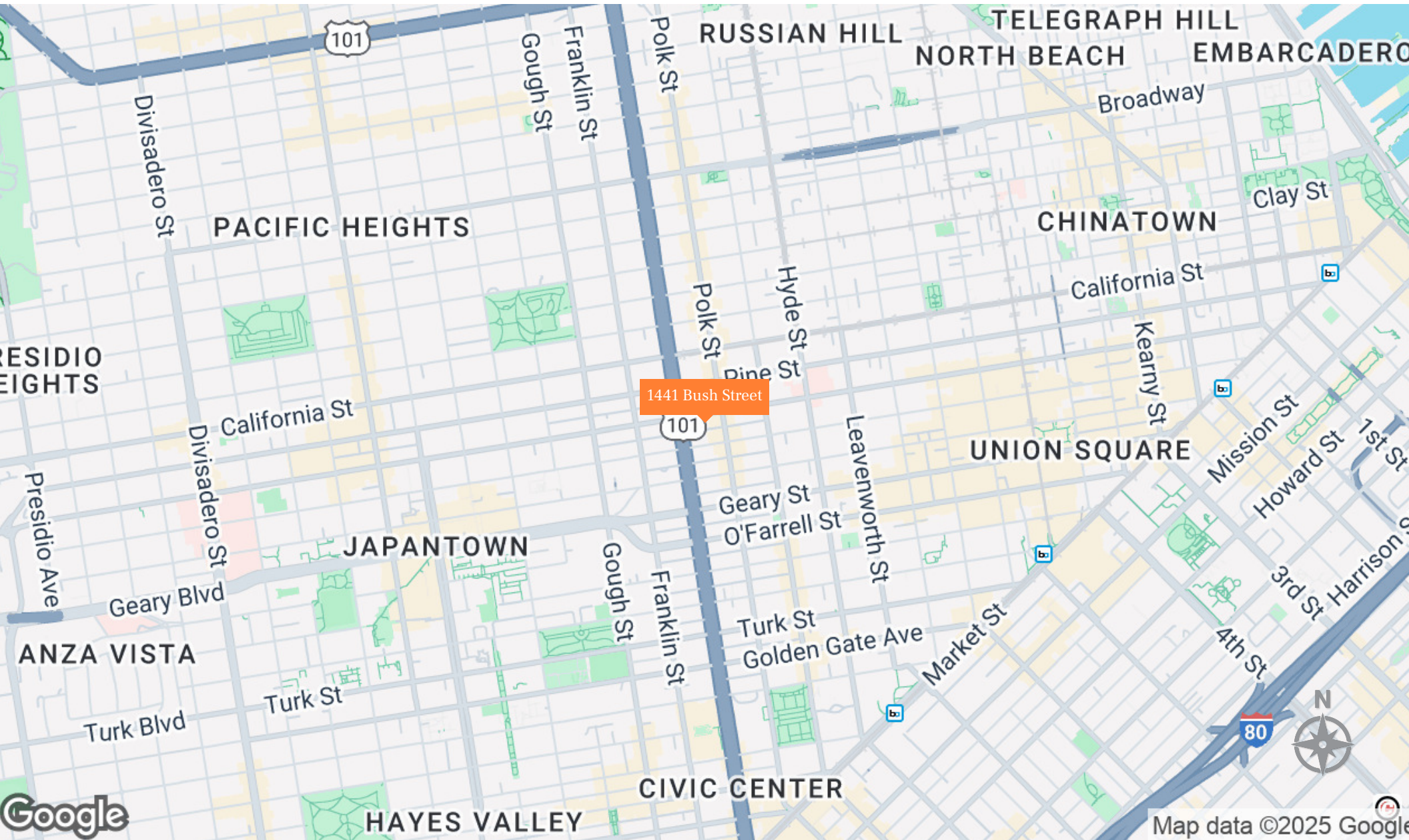
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NEARBY ATTRACTIONS



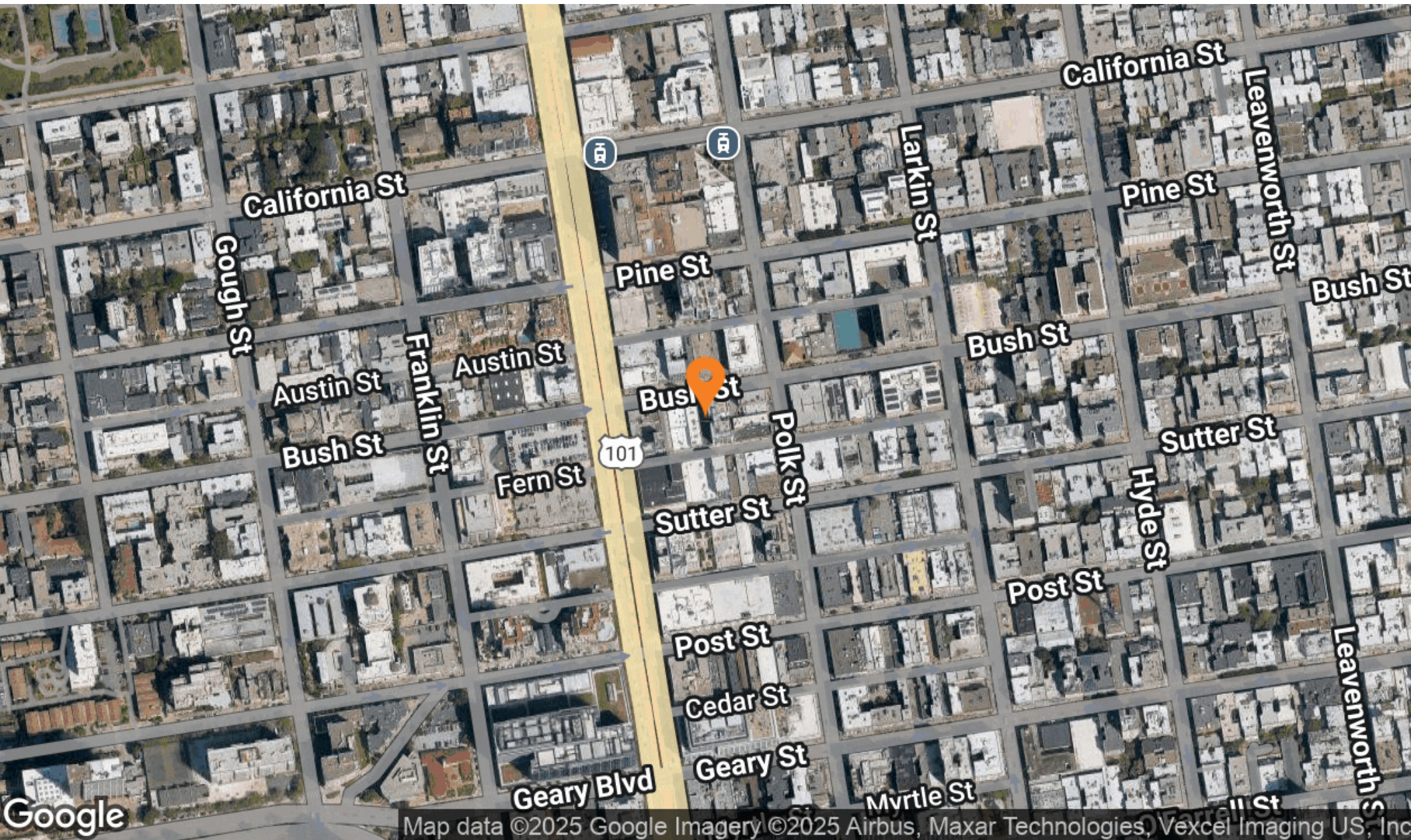
LOWER NOB HILL AUTOMOTIVE REPAIR/GARAGE

LOCAL MAP



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LOCAL MAP



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DEMOGRAPHICS

POPULATION	1 Mile	2 Miles	3 Miles
2029 Projection			
Total Population	160,415	344,729	483,909
2024 Estimate			
Total Population	157,987	338,465	475,011
2020 Census			
Total Population	159,711	342,715	480,813
2010 Census			
Total Population	141,908	295,868	422,919
Daytime Population			
2024 Estimate	282,179	791,640	917,229
HOUSEHOLDS	1 Mile	2 Miles	3 Miles
2029 Projection			
Total Households	88,628	182,723	245,609
2024 Estimate			
Total Households	87,317	179,693	241,643
Average (Mean) Household Size	1.7	1.8	1.9
2010 Census			
Total Households	85,556	175,624	236,310
2010 Census			
Total Households	79,910	158,114	214,811
Occupied Units			
2029 Projection	100,539	205,233	273,564
2024 Estimate	98,988	201,705	268,972
HOUSEHOLDS BY INCOME	1 Mile	2 Miles	3 Miles
2024 Estimate			
\$150,000 or More	36.4%	48.0%	51.0%
\$100,000-\$149,999	12.2%	12.0%	12.2%
\$75,000-\$99,999	8.1%	7.1%	7.1%
\$50,000-\$74,999	9.3%	7.4%	7.0%
\$35,000-\$49,999	6.4%	5.2%	4.9%
Under \$35,000	27.6%	20.5%	17.7%
Average Household Income	\$136,449	\$171,196	\$181,018
Median Household Income	\$109,622	\$146,513	\$157,025
Per Capita Income	\$78,274	\$91,876	\$92,538

HOUSEHOLDS BY EXPENDITURE	1 Mile	2 Miles	3 Miles
Total Average Household Retail Expenditure	\$230,833	\$257,461	\$267,387
Consumer Expenditure Top 10 Categories			
Housing	\$30,953	\$34,215	\$35,409
Transportation	\$13,280	\$14,746	\$15,220
Food	\$10,971	\$12,105	\$12,520
Personal Insurance and Pensions	\$9,982	\$11,548	\$12,088
Entertainment	\$3,349	\$3,765	\$3,933
Cash Contributions	\$2,277	\$2,540	\$2,708
Apparel	\$2,249	\$2,560	\$2,668
Education	\$1,114	\$1,311	\$1,433
Personal Care Products and Services	\$907	\$979	\$1,006
Alcoholic Beverages	\$590	\$663	\$690
POPULATION PROFILE	1 Mile	2 Miles	3 Miles
Population By Age			
2024 Estimate Total Population	157,987	338,465	475,011
Under 20	9.4%	10.8%	12.0%
20 to 34 Years	29.7%	31.4%	30.3%
35 to 39 Years	9.5%	10.4%	10.4%
40 to 49 Years	12.5%	13.3%	13.8%
50 to 64 Years	18.3%	17.1%	17.2%
Age 65+	20.5%	17.1%	16.1%
Median Age	42.0	40.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	134,813	284,049	393,763
Elementary (0-8)	8.1%	6.0%	5.4%
Some High School (9-11)	5.4%	3.9%	3.5%
High School Graduate (12)	12.5%	9.8%	8.9%
Some College (13-15)	12.6%	10.8%	10.6%
Associate Degree Only	4.9%	4.2%	4.1%
Bachelor's Degree Only	34.5%	38.2%	38.5%
Graduate Degree	22.1%	27.2%	29.0%

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DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 475,011. The population has changed by 12.32 percent since 2010. It is estimated that the population in your area will be 483,909 five years from now, which represents a change of 1.9 percent from the current year. The current population is 47.1 percent male and 52.9 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 16,784 people per square mile.



HOUSEHOLDS

There are currently 241,643 households in your selected geography. The number of households has changed by 12.49 percent since 2010. It is estimated that the number of households in your area will be 245,609 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 1.9 people.



INCOME

In 2024, the median household income for your selected geography is \$157,025, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 132.93 percent since 2010. It is estimated that the median household income in your area will be \$178,028 five years from now, which represents a change of 13.4 percent from the current year.

The current year per capita income in your area is \$92,538, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$181,018, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 308,058 people in your selected area were employed. The 2010 Census revealed that 77.6 percent of employees are in white-collar occupations in this geography, and 6.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 51,413.00 owner-occupied housing units and 163,397.00 renter-occupied housing units in your area.



EDUCATION

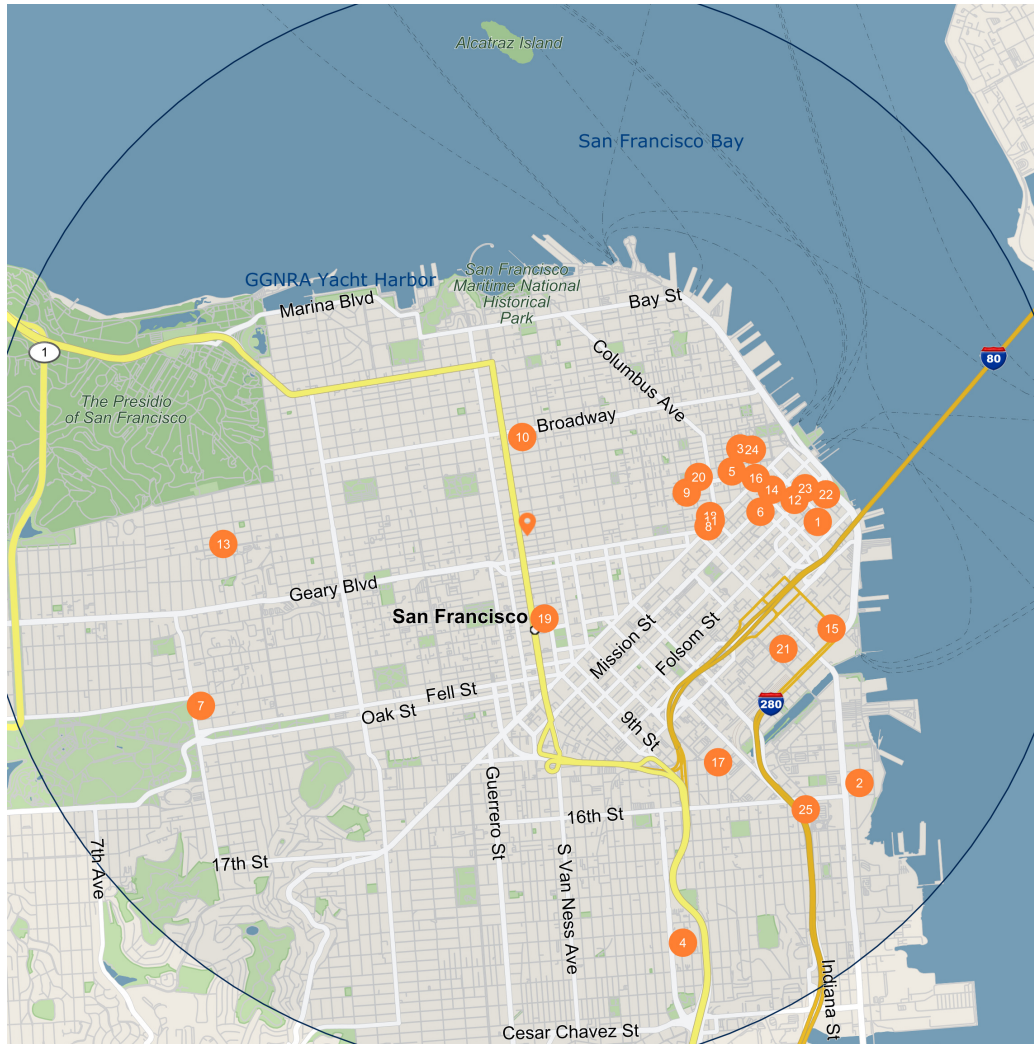
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 63.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 7.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.6 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



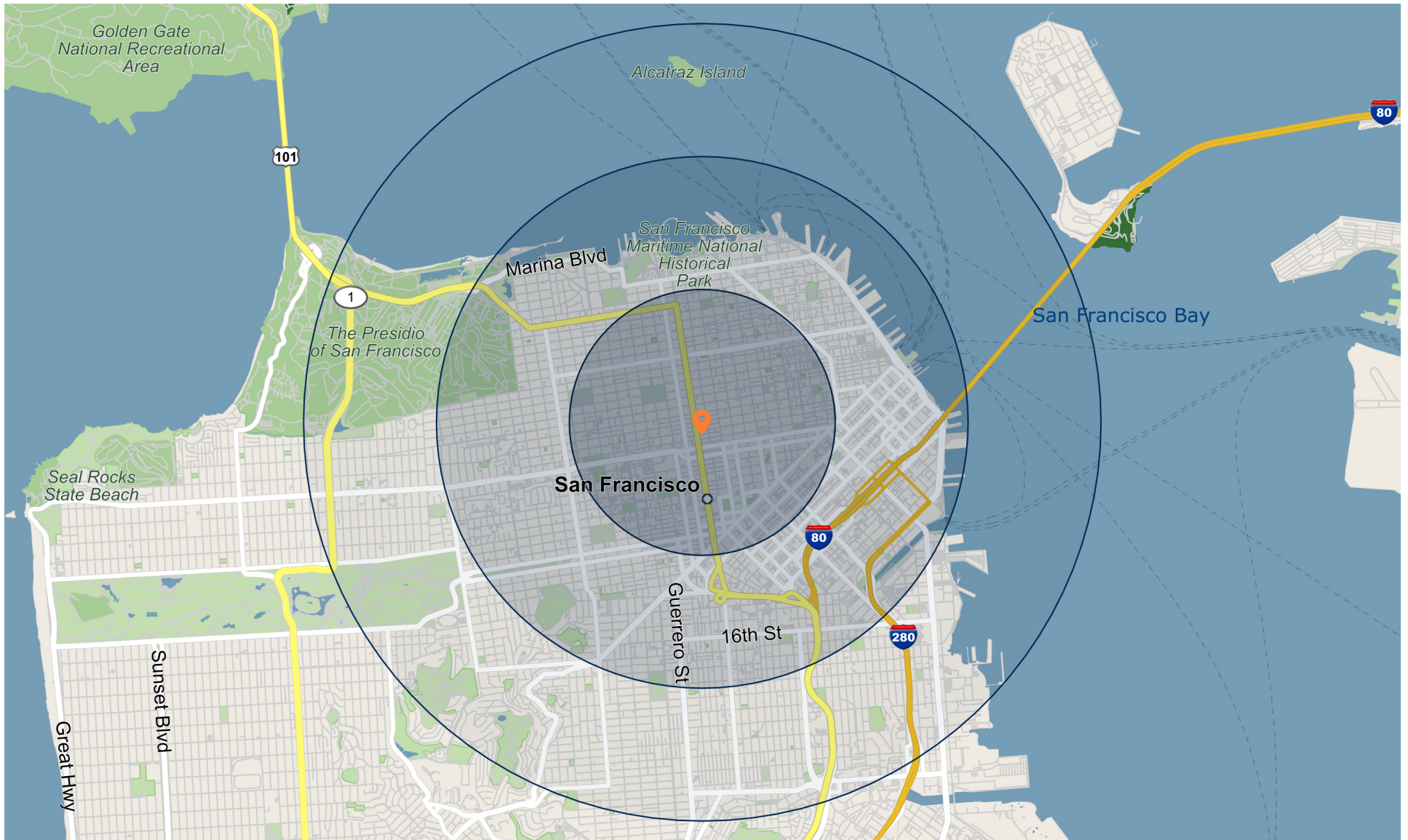
Major Employers

Employees

1	Charlotte Russe Holdings Corp	9,455
2	Uber Technologies Inc-UBER	9,000
3	Ggc Administration LLC-Golden Gate Capital	8,590
4	City & County San Francisco-San Francisco General Hospital	8,000
5	Tarrant Capital Ip LLC-Tpg Growth	5,490
6	Okta Inc-OKTA	5,209
7	St Marys Medical Center Inc-Surgery Department	5,037
8	General Wireless Operations Inc-Radioshack	5,003
9	Pacific Bell Telephone Company-AT&T California	4,444
10	Pacific Bell Telephone Company	4,444
11	McKesson Property Company Inc-McKesson	4,360
12	Facebook Park Tower	4,000
13	1life Healthcare Inc-1 Life Healthcare	3,522
14	Maplebear Inc-Instacart	3,181
15	Cloudflare Inc-CLOUDFLARE	3,150
16	ISO Services Inc	2,869
17	Samsara Inc-Samsara	2,804
18	Stitch Fix Inc-Stitch Fix	2,781
19	City & County San Francisco-San Francisco Pub Utilities Comm	2,700
20	Lava Intermediate Inc	2,601
21	Sutter Bay Hospitals-California PCF Med Ctr RES Inst	2,578
22	Gap Inc-GAP	2,500
23	New Relic Inc	2,474
24	Millennium Management LLC	2,276
25	Dropbox Inc-DROPBOX	2,232

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