



COMMERCIAL  
INVESTMENT OPPORTUNITY

# 34-38 MASON STREET

San Francisco, CA 94102



**Mindy Tsoi**

415.846.3506

mtsoi@intero.com

DRE # 01740011

**Shokoofeh Nowbakht**

650.303.9274

snowbakht@intero.com

DRE # 01796303

**Samantha Cortez**

650.630.7888

scortez@intero.com

DRE # 01939373

DIGITAL FLYER



---

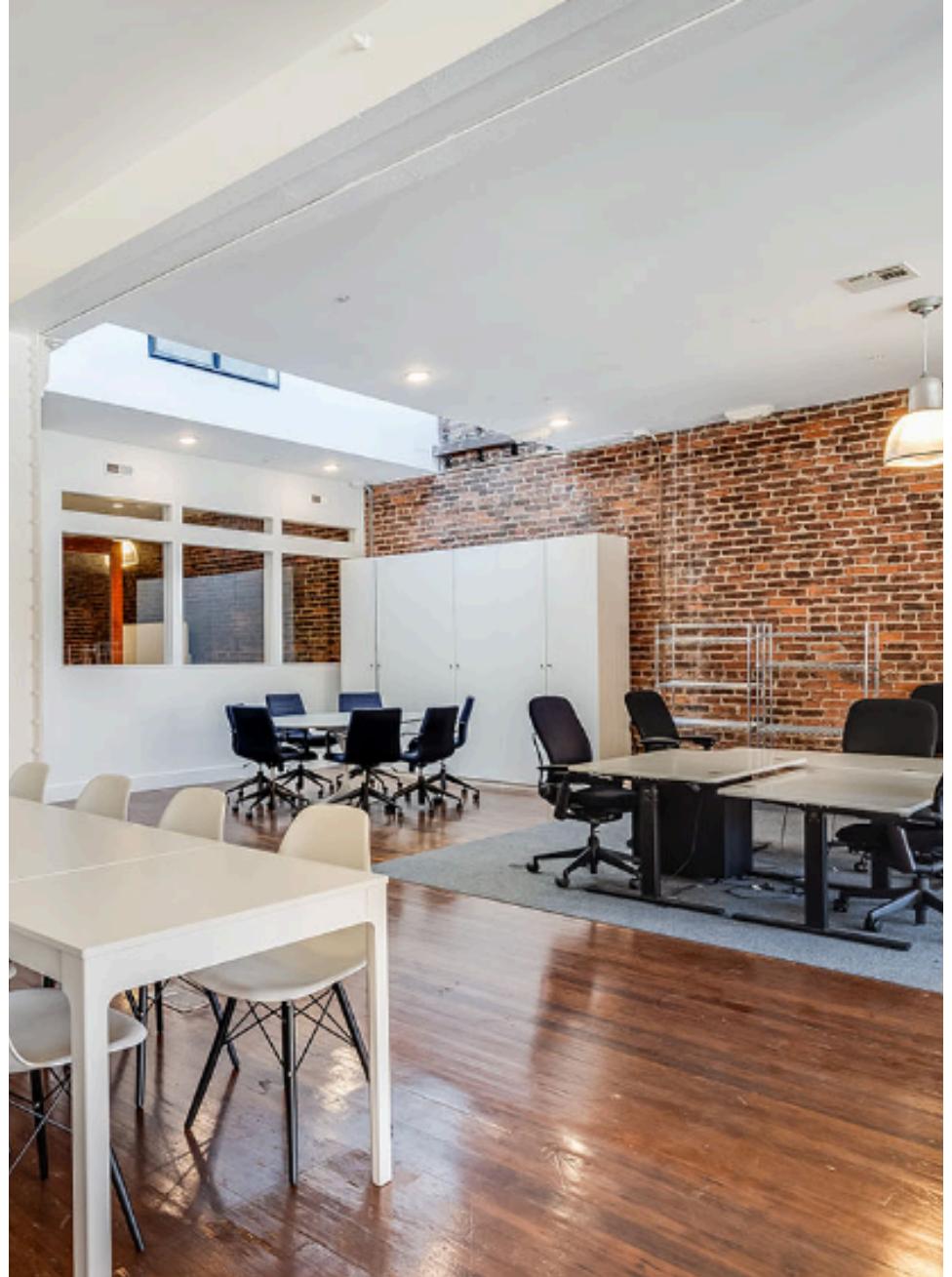
<b>NUMBER OF UNITS</b>	3
<b>BUILDING SIZE</b>	12,375
<b>LOT SIZE</b>	3,371
<b>YEAR BUILT</b>	1907
<b>ZONING</b>	C3G
<b>CAP RATE</b>	4.9%-6%
<b>ASKING PRICE</b>	\$5,250,000

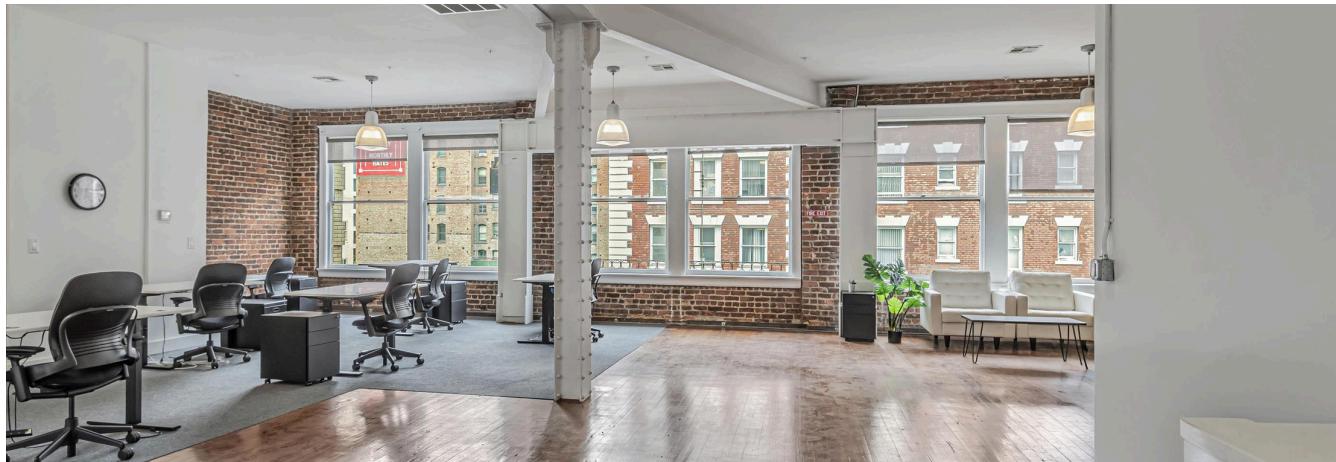
---



## **PROPERTY HIGHLIGHTS**

- Prime downtown location: Al Boom Enterprises, steps from Powell BART, Union Square, Moscone Center, and Financial District
- C-3-G Zoning, potential for 18-26 unit conversion
- Third Floor Vacancy Available





## PROPERTY DESCRIPTION & LOCATION DESCRIPTION

*Discover a rare opportunity in the heart of Downtown San Francisco. 34–38 Mason Street is a timeless 1907 brick-façade building offering a blend of architectural charm, and multiple pathways for value creation. Full conversion concept for 26 units or hybrid conversion concept for 18 units plus retail.*

*Perfectly situated just steps from Powell BART, Market Street transit lines, Union Square, financial district, Moscone center and AI boom location and the city's premier retail and hospitality destinations, this property stands at the center of convenience, and connectivity. The ±12,375 sq. ft. structure spans three floors, featuring ground-floor restaurant, second floor by an engineering company, and vacant office space on the third floor.*

*Zoned C-3-G (Downtown Commercial General)—one of San Francisco's most flexible designations—the property is principally permitted for residential conversion, opening the door to hybrid use, partial office-to-residential transformation, or full residential redevelopment 26 units or hybrid conversion for 18 units plus retail. Expansive windows, open floor plates, historic brick details, and generous ceiling heights make the structure ideal for adaptive re-use and modern living or workspace concepts.*

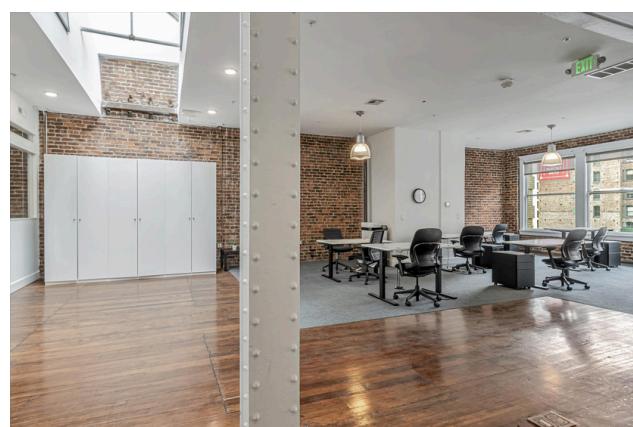
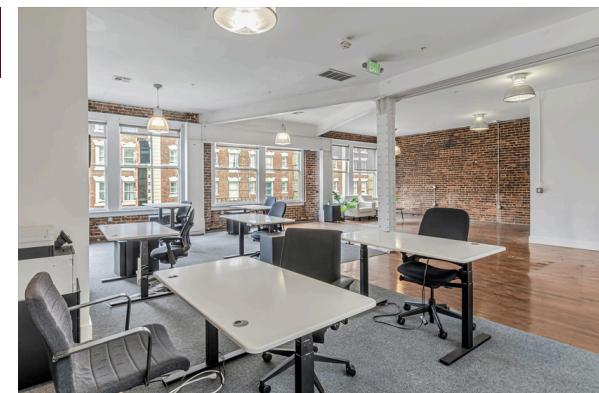
*Whether held as a dependable mixed-use asset or repositioned for higher-yield residential living, 34–38 Mason Street offers investors a compelling blend of location, upside, character, and long-term urban value.*

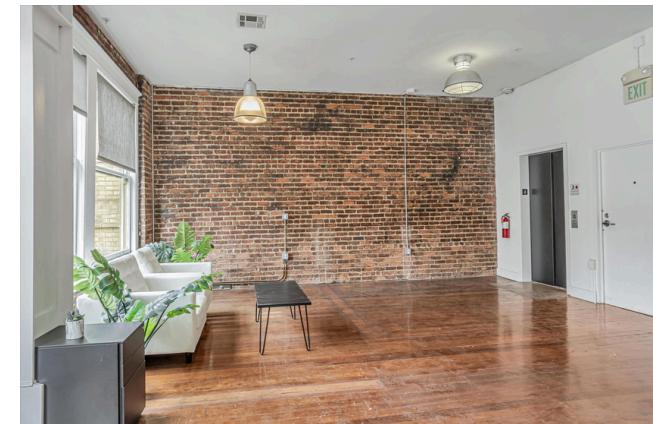
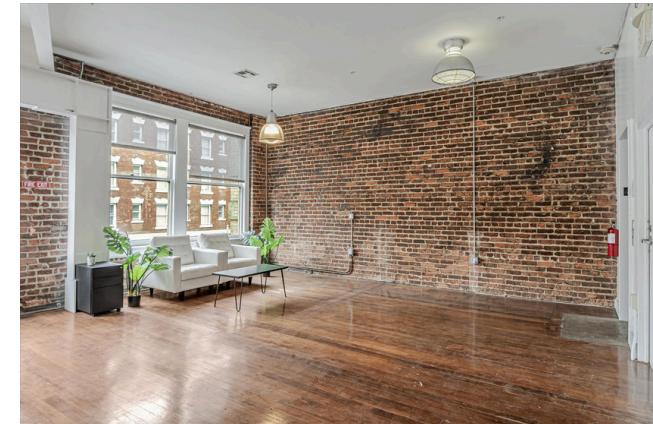
# FINANCIAL DETAILS

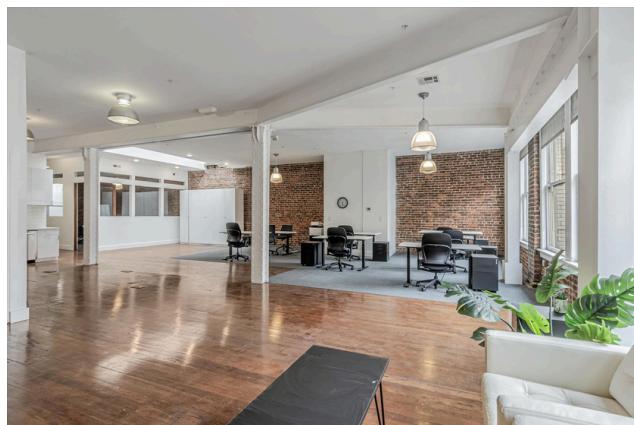
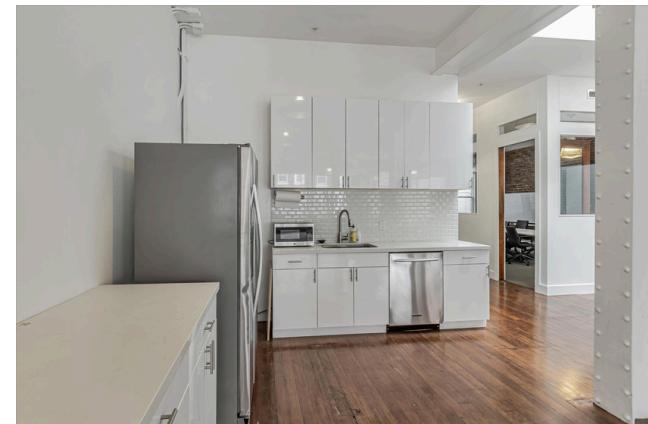
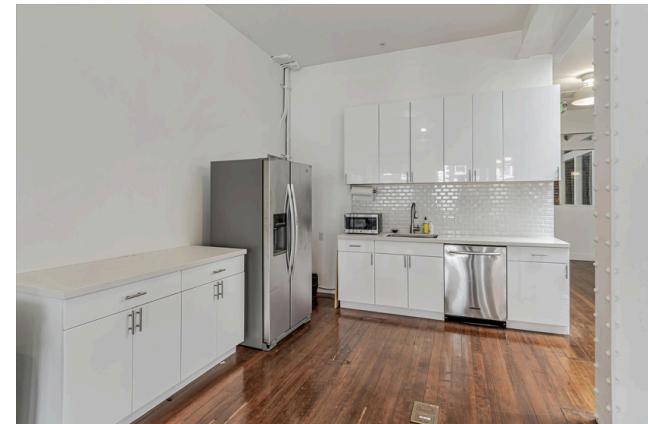
UNIT	UNIT TYPE	LEASE START	BASDE RENT	LEASE END
1FL	RESTURANT	4/18/2023	\$10,600 + \$3,500 CAM	12/31/2027
2FL	OFFICE	10/28/2019	\$11,000	5/31/2026
3FL	OFFICE	VACANT	\$8,000	
MONTHLY TOTAL		\$33,100		
ANNUAL TOTAL		\$397,200		



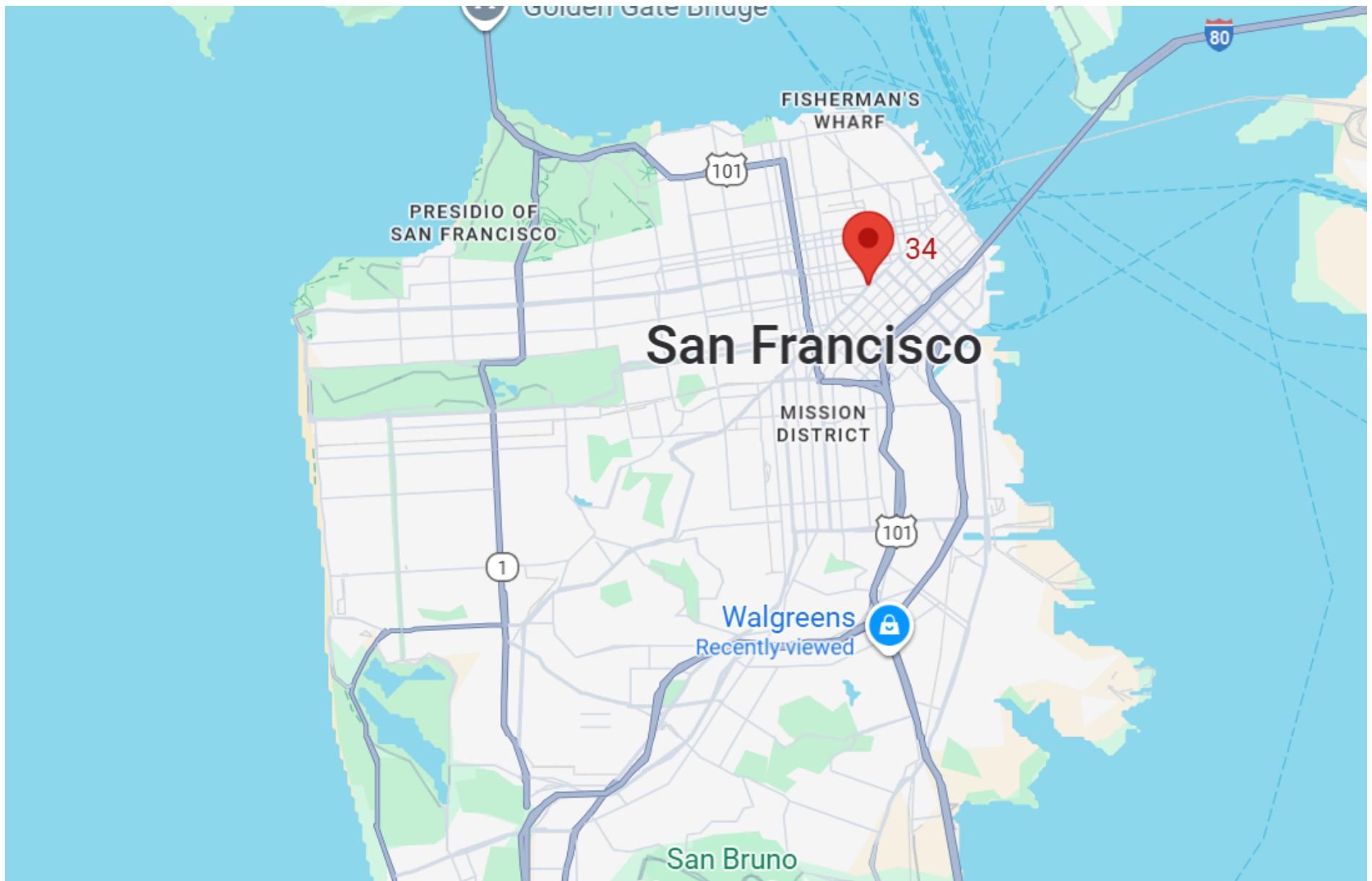
EXPENSES	CURRENT EXPENSES
PROPERTY TAXES (EST. AT 1.1827% AT \$5,250,000)	\$62,092
INSRUANCE	\$41,547
PG&E	\$2,776
COMCAST	\$3,773
WATER	\$5,102
FIRE	\$285
MAINTENANCE	\$8,851
MANAGEMENT ( EST. AT 5%)	\$19,860
EST. ANNUAL OPERATING EXPENSE	\$144,286
EST. NET OPERATING INCOME	\$252,914



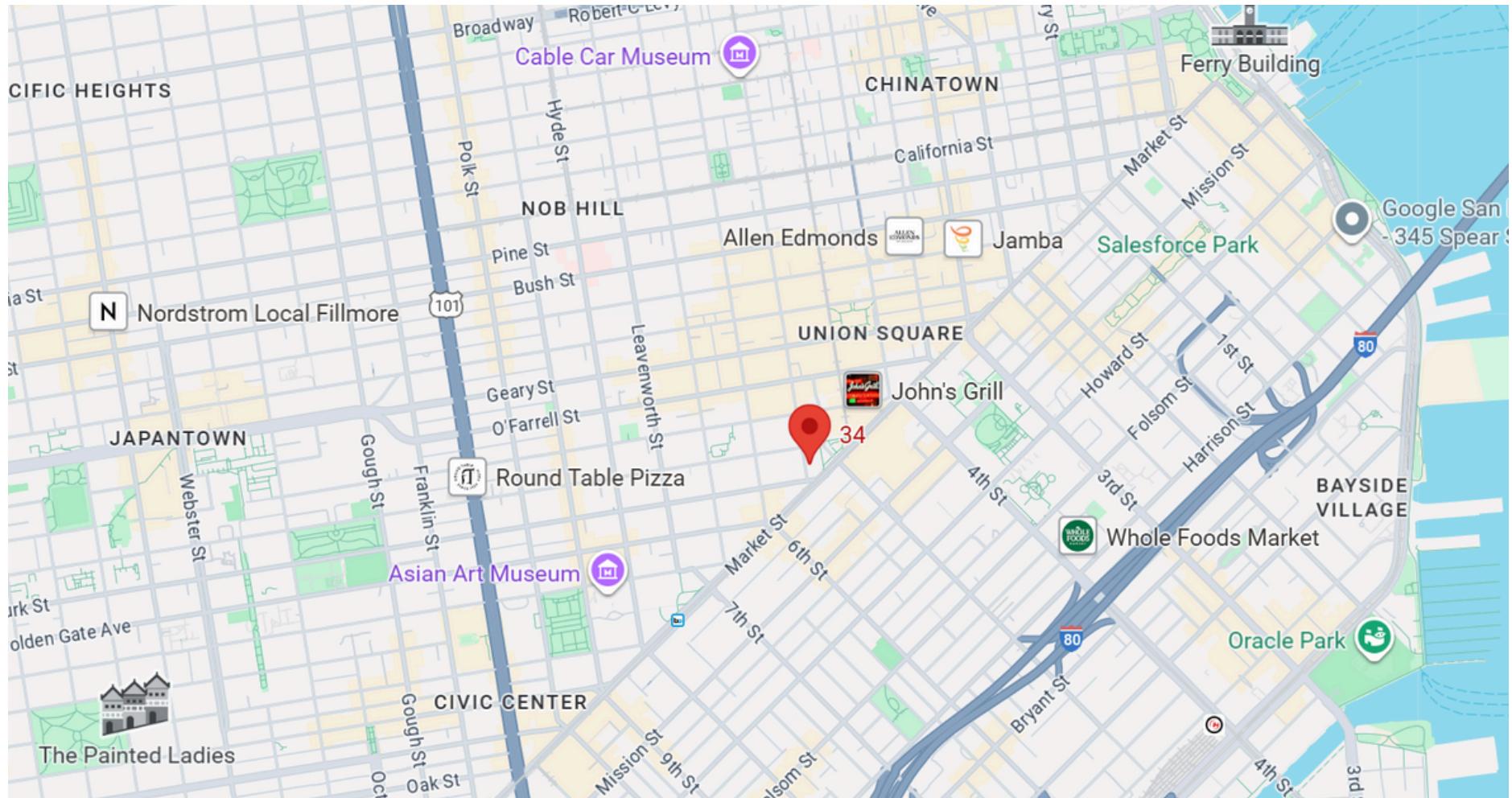




## LOCATION MAP



# LOCATION MAP



# ABOUT



## Mindy Tsoi

Licensed since 2006, Mindy Tsoi is a dedicated Broker Associate who brings nearly two decades of experience and a strong commitment to helping her clients achieve their real estate goals. With a deep understanding of the ever-changing Bay Area market, Mindy guides her clients through every step of the process with professionalism, care, and expertise.



## Shokoofeh Nowbahkt

Licensed since 2007, Shokoofeh Nowbahkt has lived in the San Francisco Bay Area for over 45 years and brings a deep understanding of its communities to her clients. She is passionate about helping people achieve their real estate goals, whether buying, selling, exchanging, or renting. Fluent in Farsi, Shokoofeh is dedicated to providing exceptional service with integrity and care.



## Samantha Cortez

Bay Area native with experience in real estate since 2006 and licensed since 2013. With years of local market knowledge and a background working alongside top agents, I bring expertise and strategy to every transaction.

I'm hardworking, honest, and tech-savvy, using the latest tools and marketing methods to promote properties and reach more buyers. My focus is keeping you informed and making your experience smooth, enjoyable, and stress-free.

# DISCLAIMER

All materials and information received or derived from Intero Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, Veracity, or accuracy, condition of the property, compliance or lack of Compliance with applicable governmental requirements, developability or suitability, financial performance of The property, projected financial performance of the property for any party's intended use or any and All other matters.

Neither Intero Real Estate Service its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as To The accuracy or completeness of The materials or information provided, derivative, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not A suit for A active conduct of its own due diligence To determine these and other matters of significance to such party. Intero Real Estate Services will not investigate or verify any such matters or conduct due diligence for A party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or inescos for A Transaction is urged To verify All information and To conduct their own Inspections and investigations including through appropriate 3rd party independent professionals selected by such party. All Financial Data should be verified by The party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Entero Real Estate Services makes no warranties and slash or representations regarding The veracity, completeness, or relevance of any financial data or assumptions. Intero Real Estate Services does not serve as A financial advisor To any party regarding any proposed Transaction. All data and assumptions regarding financial performance, including THAT use for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and slash or projected rents THAT may be provided To A party do not necessarily mean THAT reps can be established at or increased To THAT level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order To determine rents from or for The property

legal questions should be discussed by The party with an attorney. Tax questions should be discussed by The party with A certified public accountant or tax attorney. Title questions should be discussed by The party with A Title officer or attorney. Questions regarding The condition of The property and whether The property complies with applicable governmental requirements should be discussed by The party with appropriate engineers, architects, To contractors, other consultants and governmental agency. All Properties and Services are marketed by Intero Real Estate Services in Compliance with All applicable Fair Housing and Equal Opportunity Laws. I