



# OWNER-USER OPPORTUNITY

**FOR SALE**

**1349 Larkin St  
San Francisco, CA**

# PRICE REDUCTION

## CONTACT

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# PROPERTY SUMMARY

1349 LARKIN ST | SAN FRANCISCO, CA



## PROPERTY DETAILS

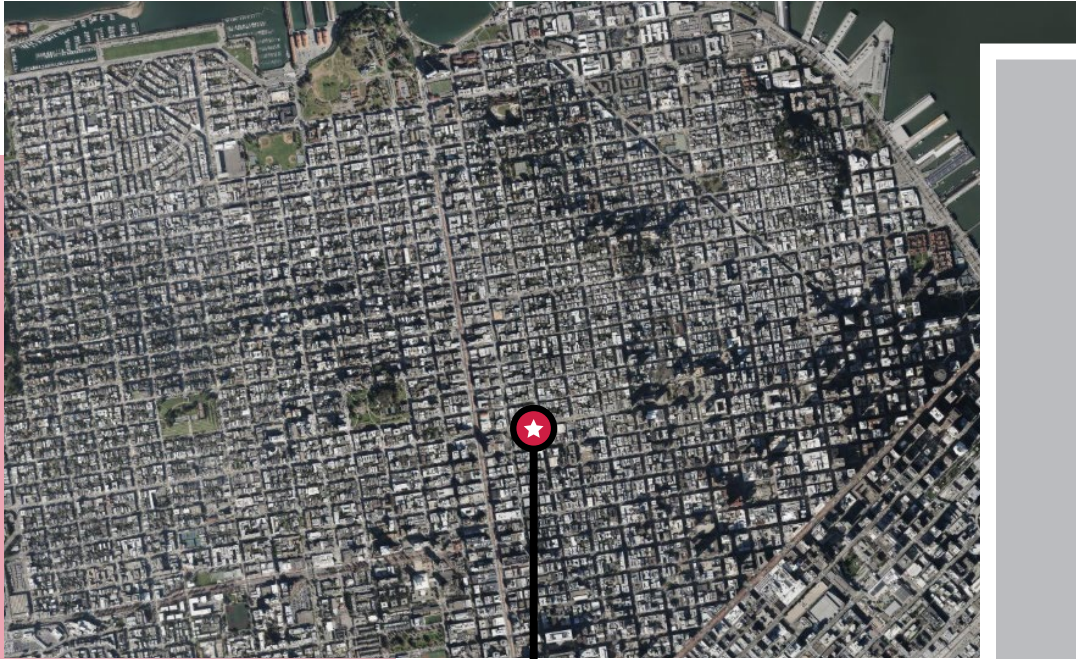
ASKING PRICE	<del>\$2,950,000</del> <b>\$2,300,000</b>
RBA	6,750 SF
YEAR BUILT	1909
STORIES	2
ZONING	NCD - Polk
PERMITTED USES	Art Activities Child Care Facilities Design Professionals Community Facilities Retail Professionals
CONDITIONALLY PERMITTED USES	Cannabis Retail Formula Retail Private Parking Garage Fleet Charging

**Phase 2 Available**



# LOCATION OVERVIEW

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## DEMOGRAPHICS

### INCOME

	2 mi	5mi
Avg. Household Income	\$155,376	\$162,851

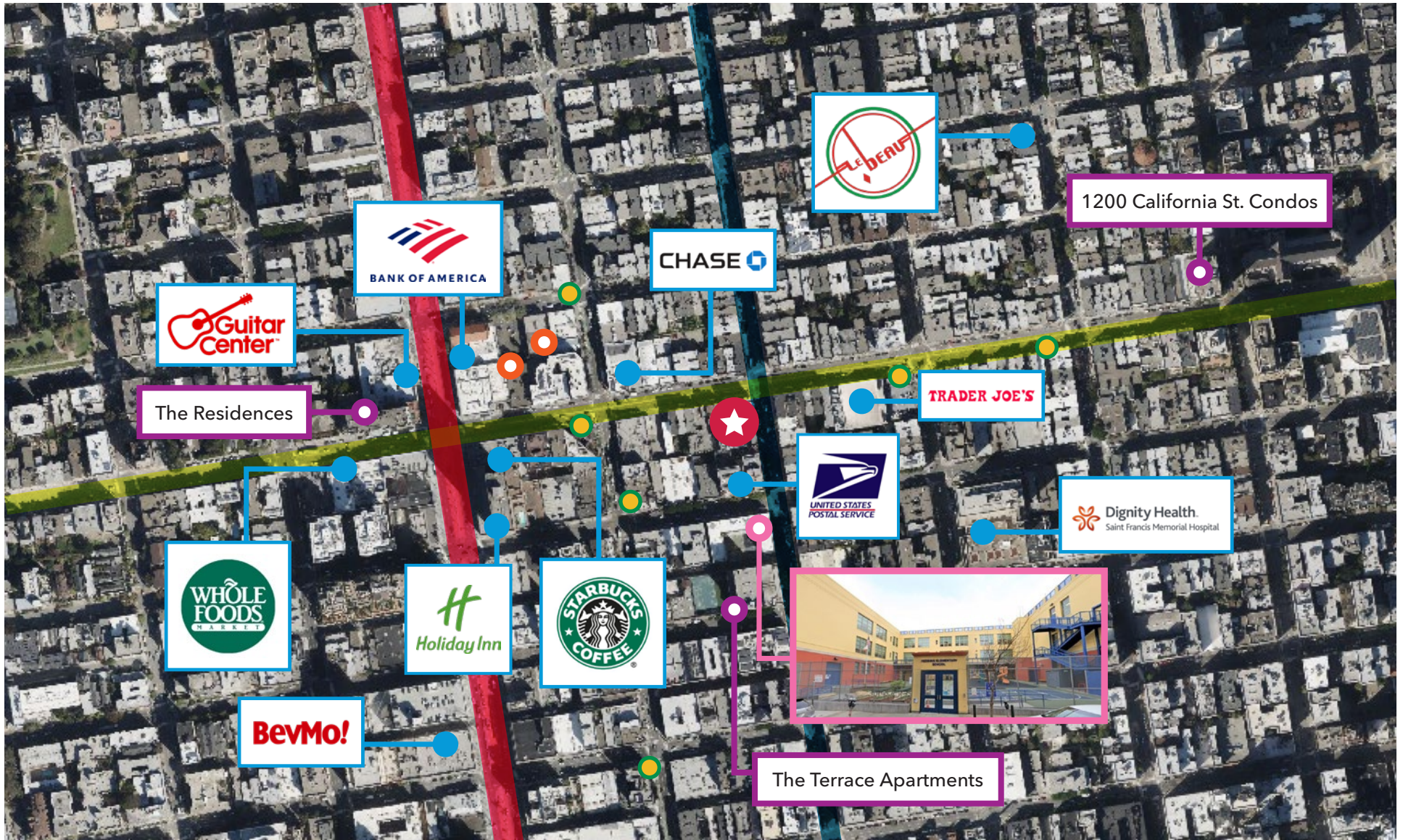
### TRAFFICE COUNT

	Traffic Volume	Count Yr
Polk x Pine St	10,494	2022
Larkin x Frank Norris St	36,735	2022
Bush x Larkin St	19,542	2022
Hyde x Bush St	49,066	2022



# AERIAL VIEW

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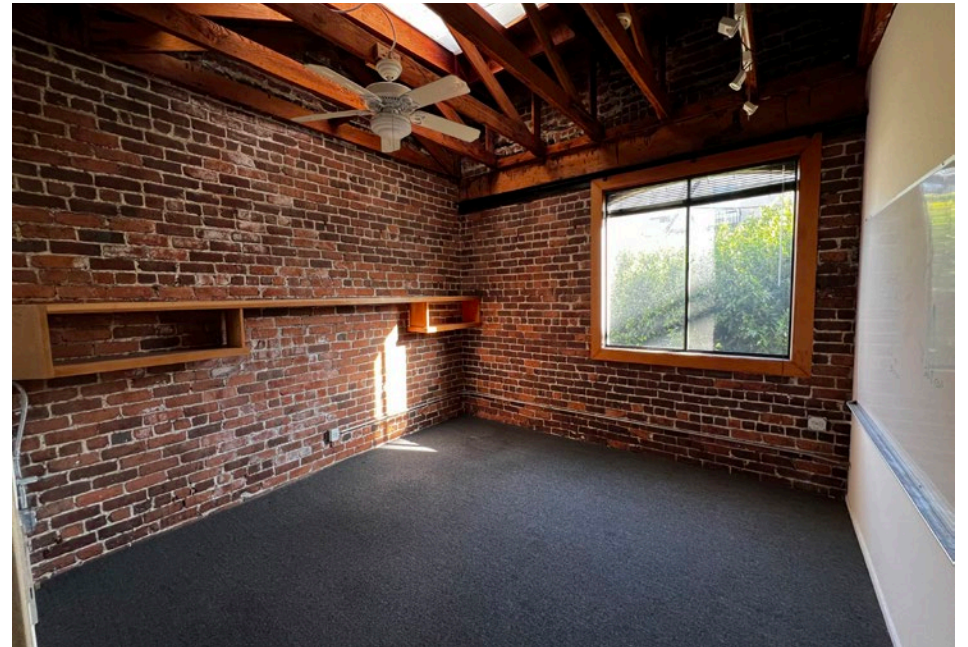


- Residential Complexes
 ● Redding Elementary School
 ● Parking Garages
 ● Bus Stop
- Van Ness Ave
  California St
  Larkin St



# INTERIOR

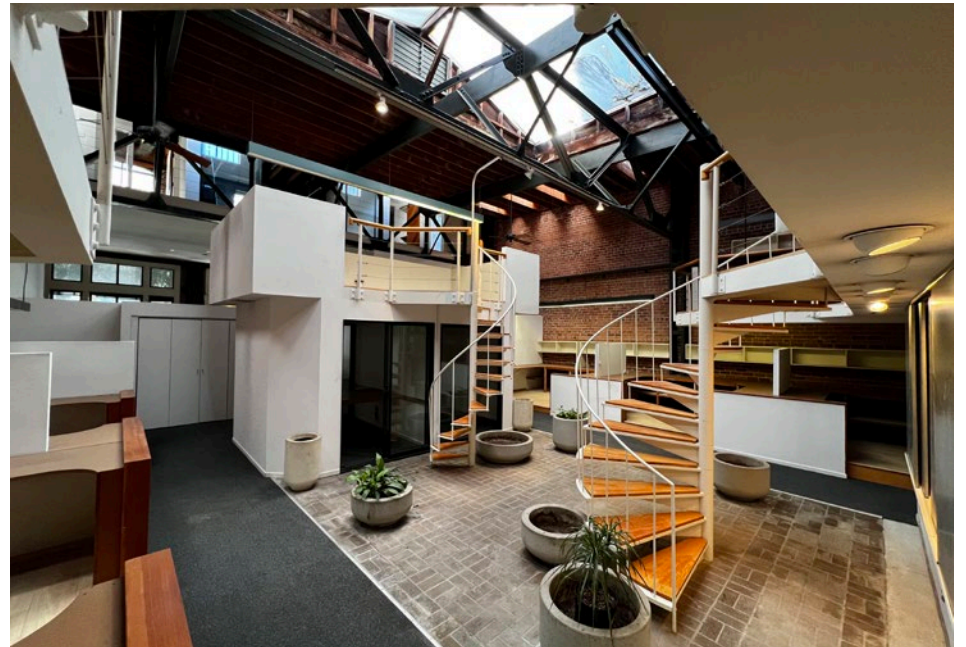
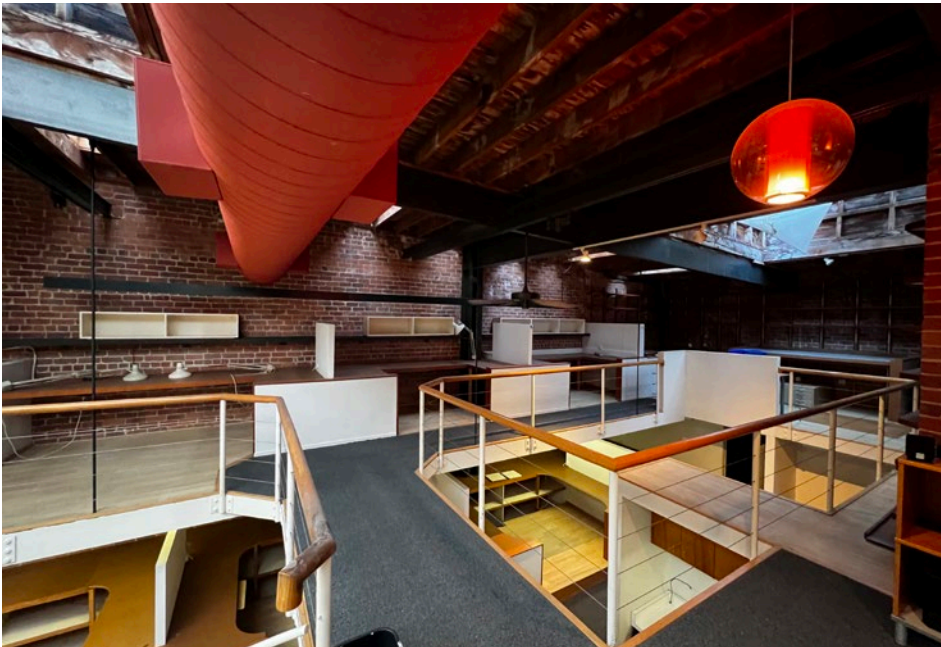
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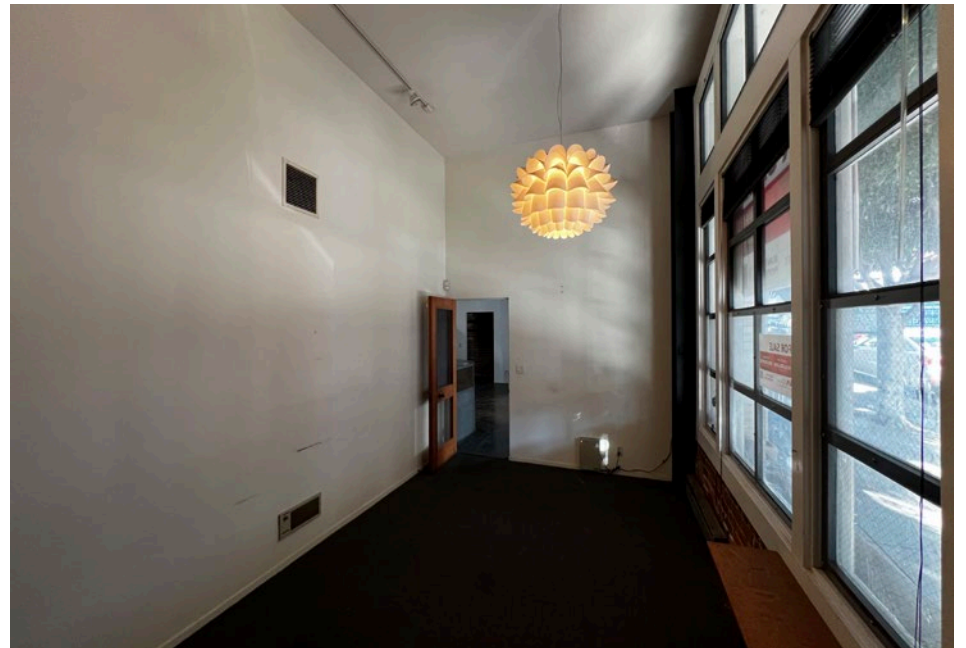
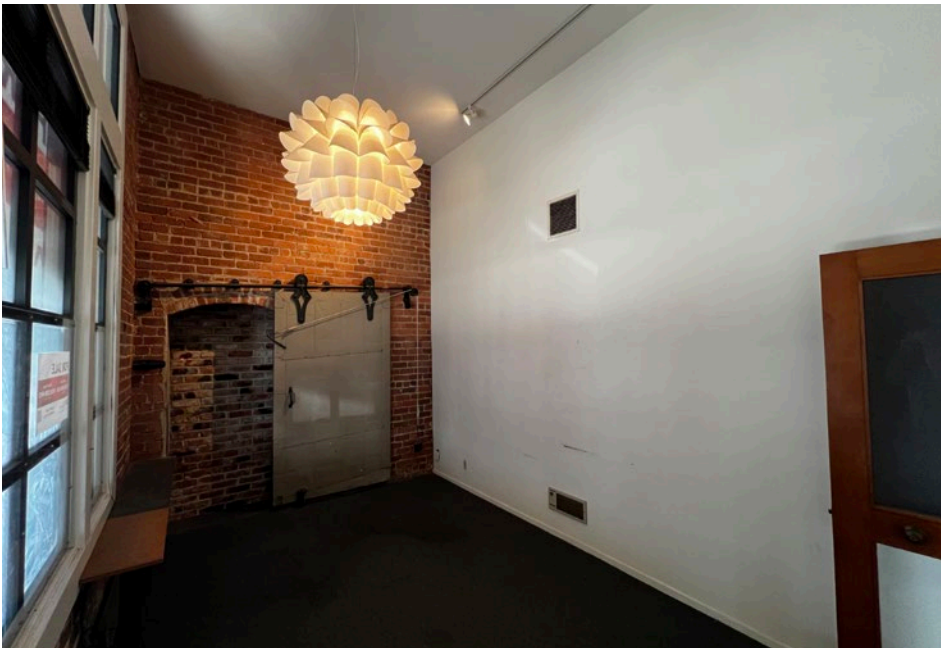
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# INTERIOR

1349 LARKIN ST | SAN FRANCISCO, CA



# SBA FINANCING

1349 LARKIN ST | SAN FRANCISCO, CA

Building Acquisition	\$2,300,000
Improvements	0
SBA Fees	\$20,000
<b>Total Project Cost</b>	<b>\$2,320,000</b>

## Loan Structure

Bank	50%	\$1,150,000
SBA 504 Loan	40%	\$940,000
Borrower's Down Payment	10%	\$230,000

## Loan Interest Rates/Terms

	Rates	Maturity
Bank	6.75%	25 Years
SBA 504 Loan	6.43%	25 Years

## Estimated Loan Payment

	Monthly	Annual
Bank	\$7,946	\$93,346
SBA 504 Loan	\$6,306	\$75,671
<b>Total</b>	<b>\$14,252</b>	<b>\$169,071</b>
<b>NNN Lease Equivalent</b>	<b>\$2.09/RSF</b>	<b>\$25.05/RSF</b>



# CONTACT

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