



Marcus & Millichap

2263-2269 SACRAMENTO ST

SAN FRANCISCO, CA 94115

PRIME PACIFIC HEIGHTS | 7.16% CAP RATE | LONG & SHORT TERM RENTALS

Marcus & Millichap

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2263-2269 SACRAMENTO ST

SAN FRANCISCO, CA

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2263-2269 SACRAMENTO ST

INVESTMENT OVERVIEW

The Addison is a rare and unique hospitality asset located at 2263-2269 Sacramento Street in San Francisco's prestigious Pacific Heights neighborhood. Situated just steps from the famed Upper Fillmore shopping district and the CPMC Pacific Heights Outpatient Center, the property places residents and guests at the nexus of the city's most sought-after community.

The 28-unit, tech-enabled property underwent a comprehensive, high-end renovation between 2018 and 2023, modernizing all structural and mechanical systems. It features hardwood flooring, fire sprinklers, new plumbing and electrical, radiant floor heating, keyless entry systems, 24-hour guest support, and outdoor common areas including a rear barbecue space and tenant decks. The asset is split into two distinct income streams: 17 units operated as short-term stays by Kasa (achieving 90% occupancy), and 11 units operated as 100% occupied long-term rentals managed by ReListo. All units are furnished and the short term rentals feature in unit kitchenettes and laundry. The top floor units are two level suites with skylights providing abundant sunlight throughout. Each unit has a private bath. Furthermore, turnkey operations are fully supported by an experienced resident manager living on-site who wishes to stay, alongside both professional management teams.

Offered at an attractive price per foot and an exceptional 7.16% cap rate, The Addison provides a high-yielding, dual-stream investment model that combines long-term stability with short-term hospitality upside. This turnkey asset is exceptionally positioned to capture continued top-line growth as San Francisco experiences its economic and cultural resurgence.

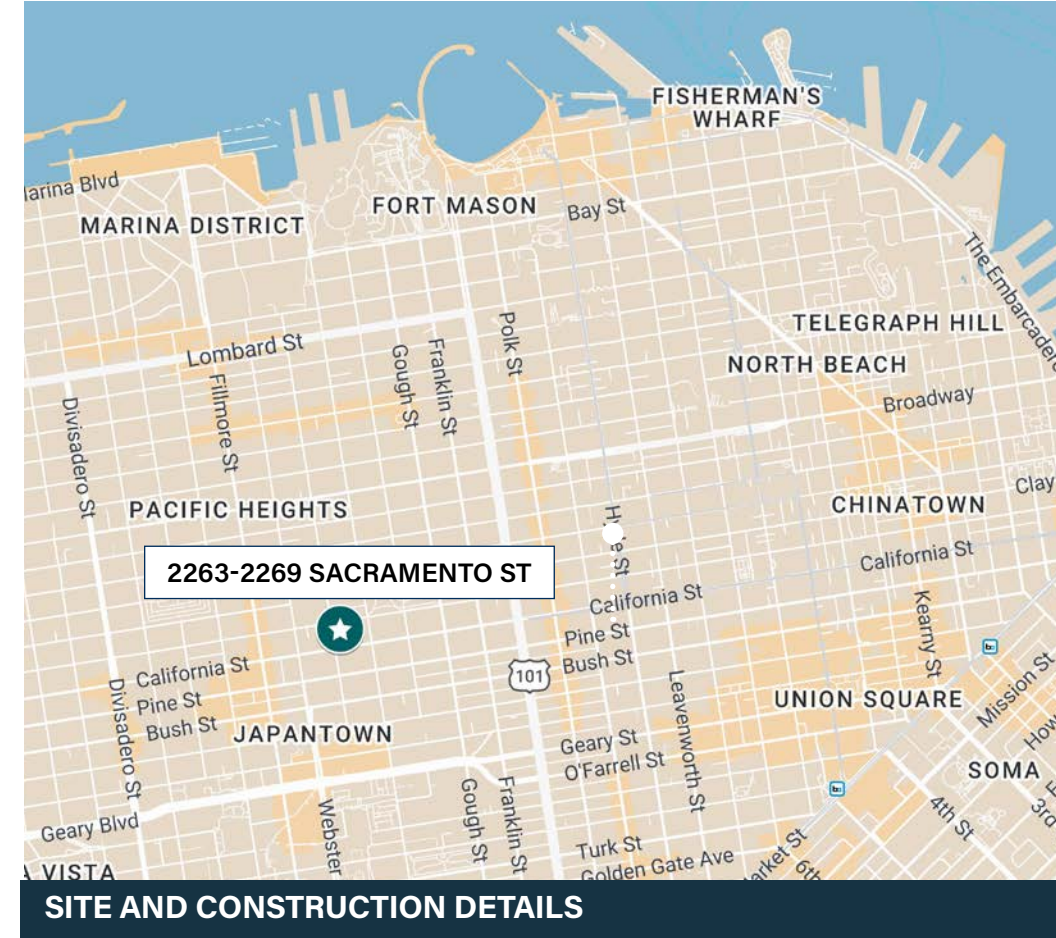
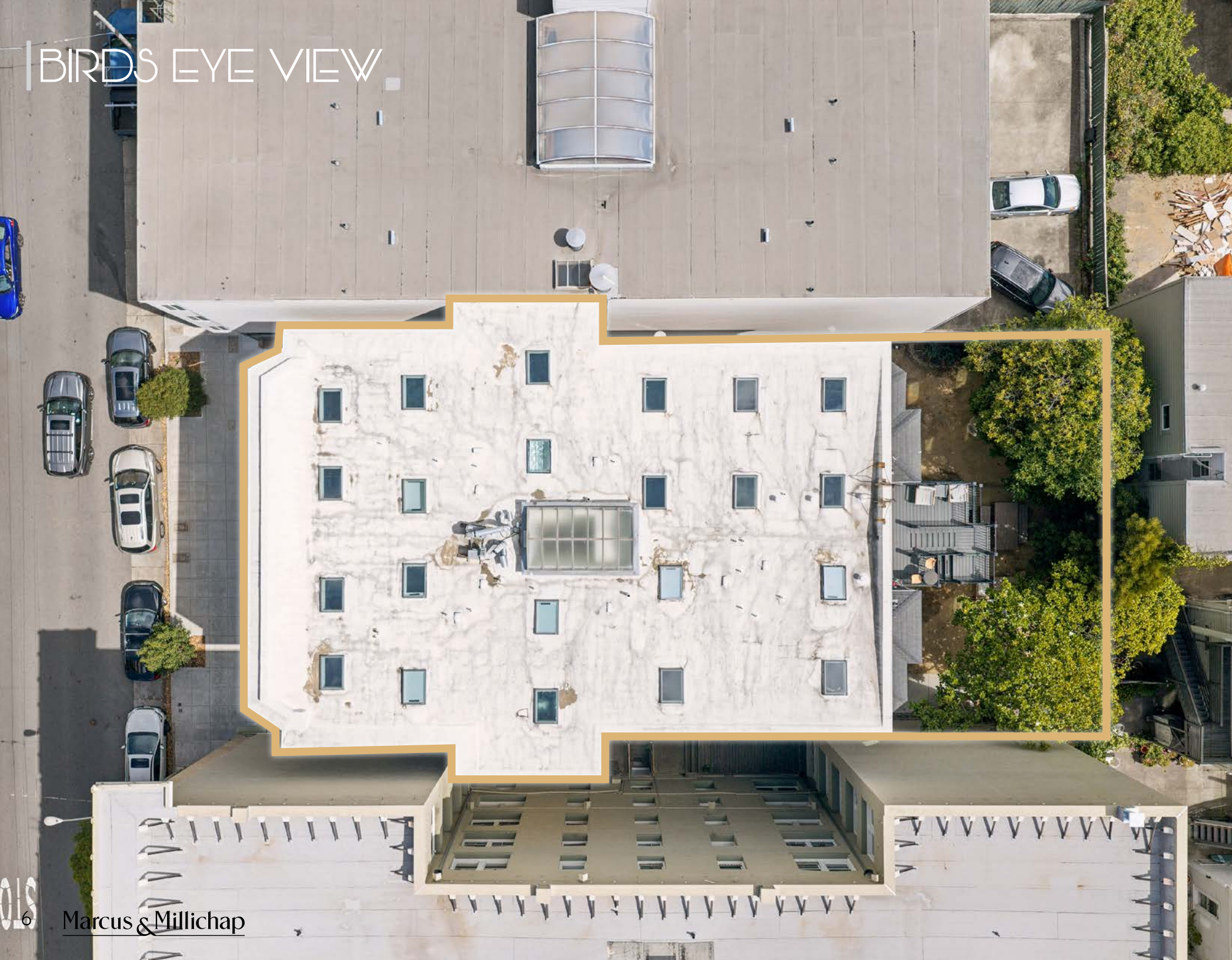
OFFERING SUMMARY	
Price	\$8,900,000
Price Per SF	\$582.38
Price Per Unit	\$317,857
Total Building Size	15,282 SF*
Current Cap Rate	7.16%
Pro Forma Cap Rate	7.55%
Occupancy	Short Term Rentals
17 Units	Long Term Rentals 100%
11 Units	
Number of Floors Units	3 28
Year Built Renovated	1900 2023
Lot Size	7,444 SF 0.17 AC
APN	0638-011

*BUYER TO VERIFY SQUARE FOOTAGE

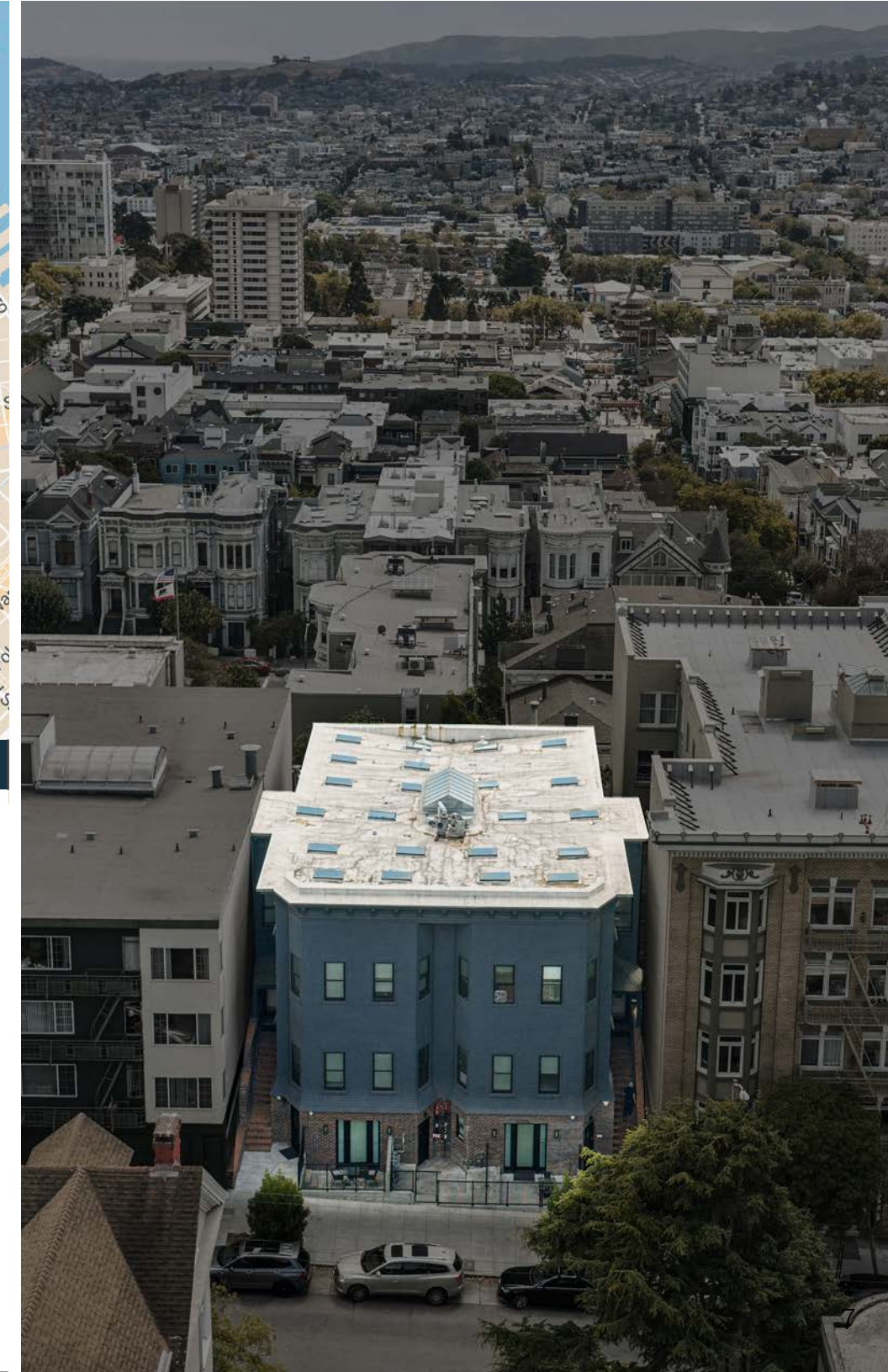


INVESTMENT HIGHLIGHTS

- **Prime Pacific Heights Location:** Situated at 2263 Sacramento Street right next to the vibrant Fillmore Street corridor, offering premier access to neighborhood dining, shopping, and culture.
- **Capitalizing on San Francisco's Comeback:** Positioned at the forefront of the city's powerful economic and cultural resurgence, driven by surging innovation, rebounding tourism, and renewed investor confidence.
- **Capitalize on the double-digit rent growth in the San Francisco Market:** Nowhere has it been quite as profound as in Pacific Heights. 19% top line revenue growth between 2024 and 2025, and trending to an additional 12.5% in 2026.
- **Compelling Pricing and Yield:** Offered at an attractive price per foot (PPF) paired with a strong 7.2% cap rate, providing an immediate, high-yielding cash flow return in a traditionally low-cap-rate market.
- **Turnkey Operations in Place:** Features a dedicated, experienced onsite property manager who handles day-to-day operations and wants to stay on.
- **Continuity of Professional Management:** Both short-term operator Kasa (managing 17-units as Kasa The Addison) and long-term operator ReListo (managing 11-units) are in place and would like to stay on for a seamless transition.
- **Robust Financials & Balanced Performance:** Backed by a proven dual-income structure generating over \$1.5M in annual gross income, blending stable long-term lease cash flow (ReListo) with high-yield short-term hospitality upside (Kasa) across 28 total units.

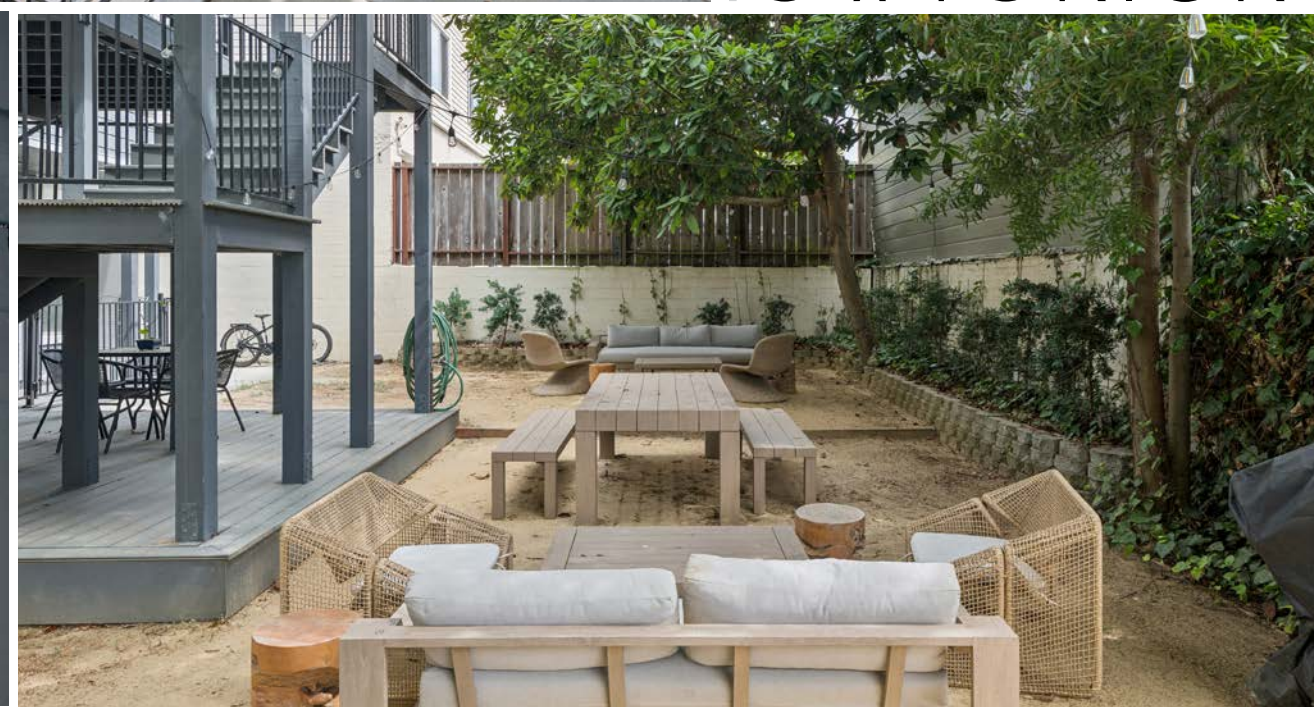


- Features 400 Amp Main PGE Service
- New Rear Deck is a Combination of Pressure Treated Wood and Manufactured Decking Materials
- Multiple Units Feature Immediate, Private Outdoor Areas
- Brand New Fire Alarm and Sprinkler System
- Monitored Security Camera System in Place
- Beautifully Manicured Rear Yard with BBQ and Picnic Table Access for Guests and Tenants
- New Siding and Windows Throughout the Property
- New Radiant Heating System Throughout
- Seismic Upgrades Across the Building- Including New Foundation Upgrades and Shear Walls





PROPERTY
eXTERIOR

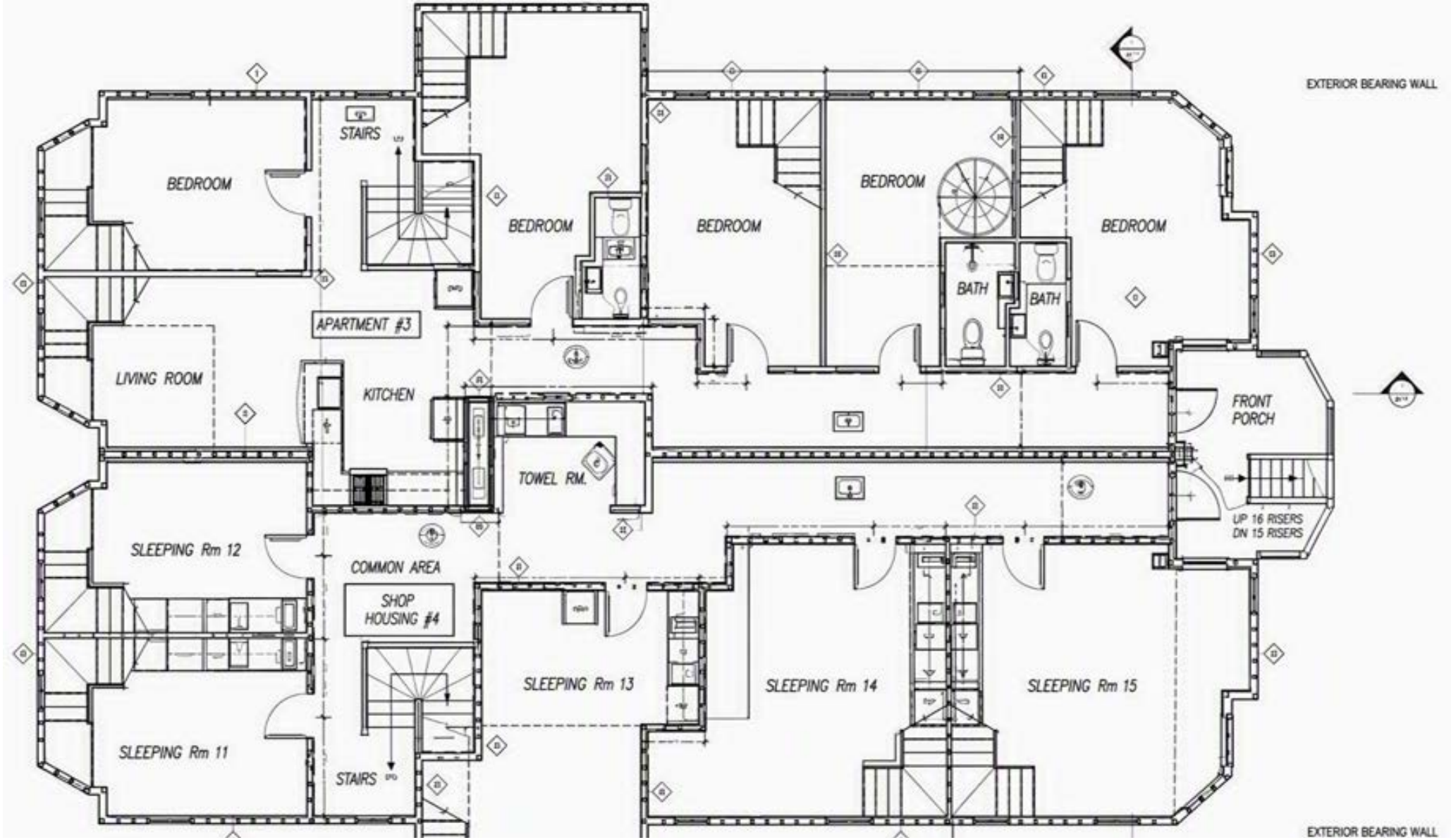




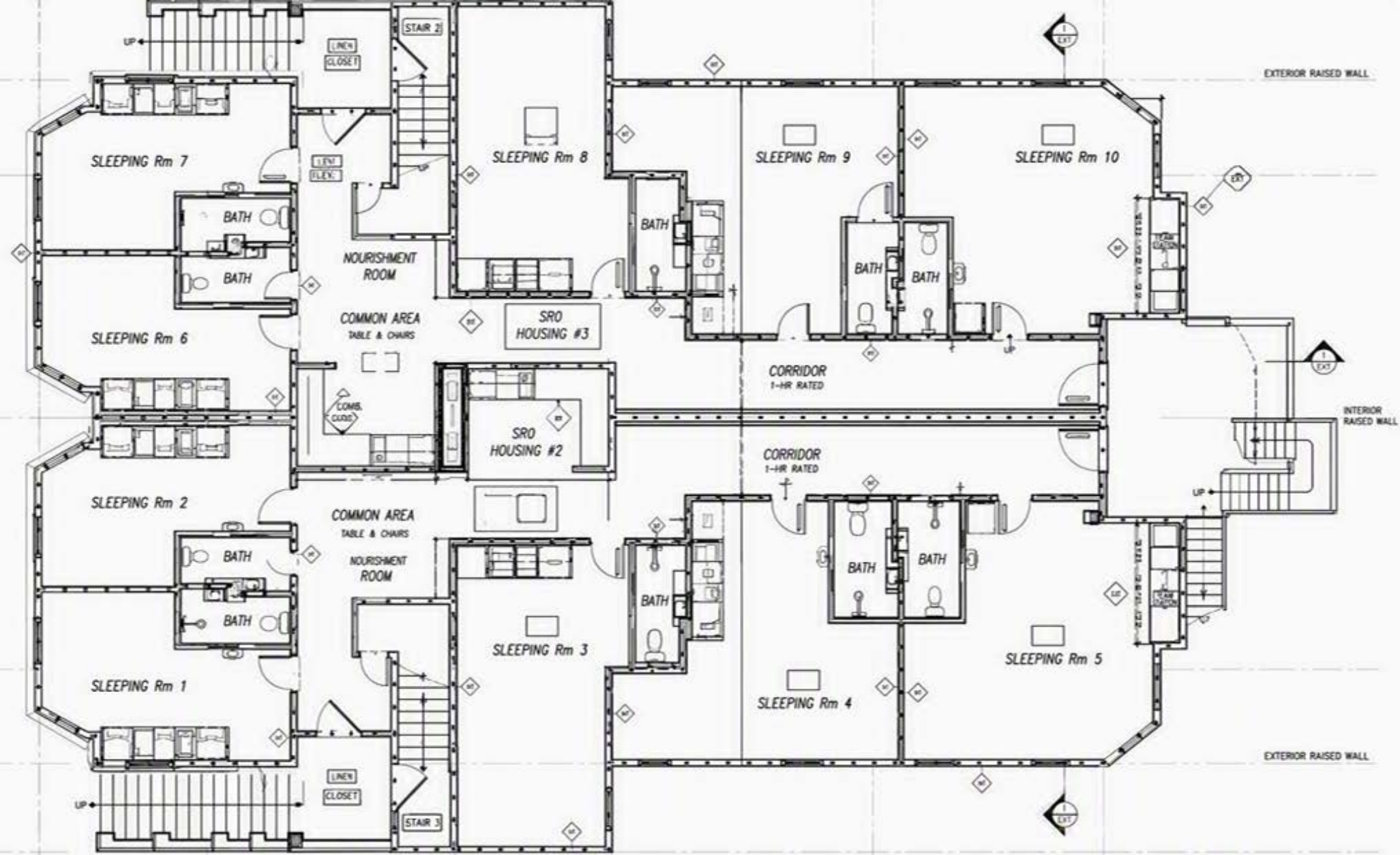
PROPERTY
INTERIORS



FLOOR PLAN
GROUND FLOOR

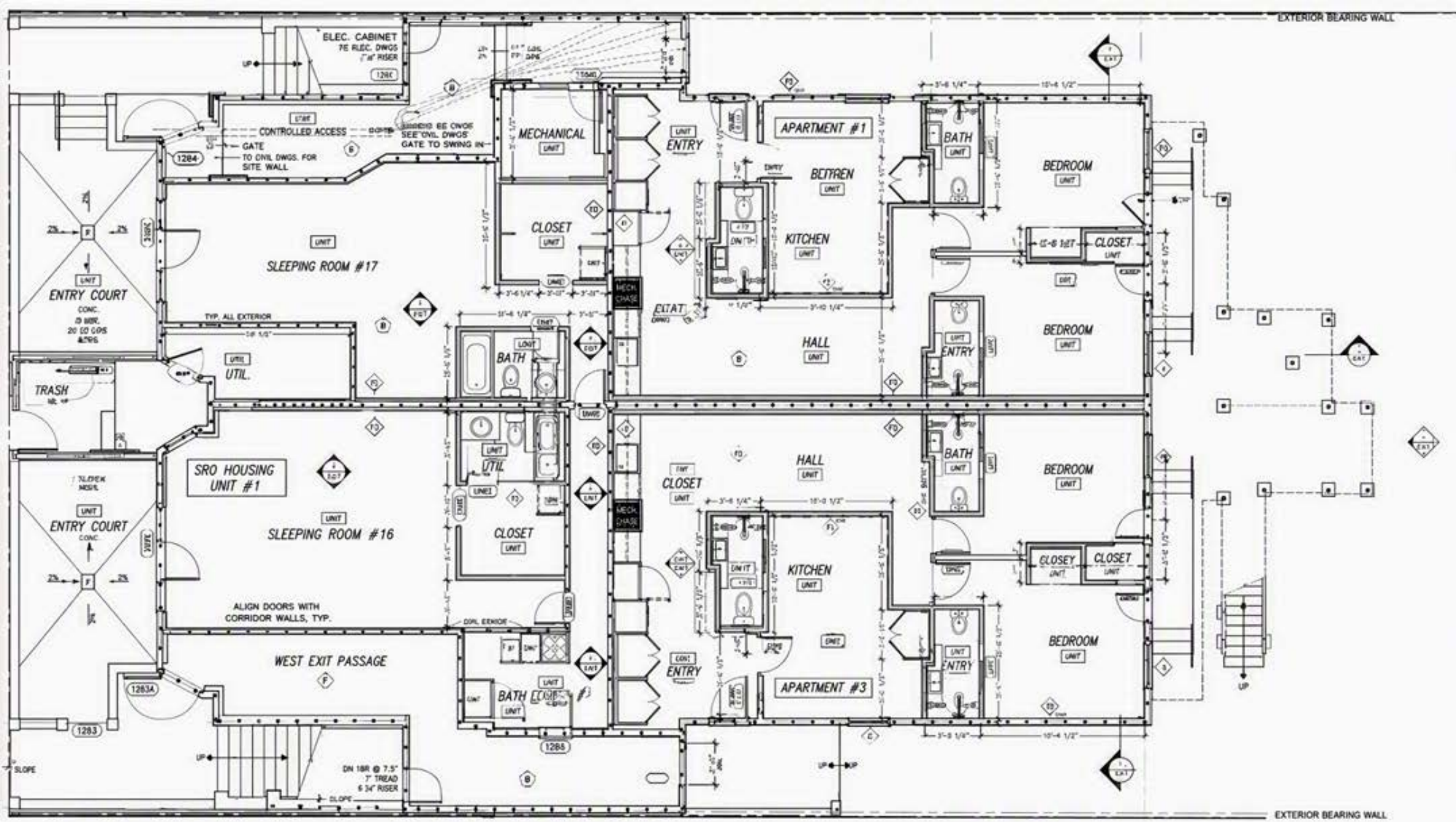


FLOOR PLAN
2ND FLOOR



FLOOR PLAN

3RD FLOOR



RENT ROLL

CONTACT AGENT FOR ADDITIONAL DETAILS REGARDING THE SHORT-TERM RENTAL UNITS

LONG TERM RENTAL		Furnished yearly rental with private bath and shared kitchen						
UNIT	SQFT	UNIT TYPE	MONTHLY RENT	PRO-FORMA	DEPOSIT	MOVE IN DATE	MOVE OUT DATE	MGMT
2263_5 #1	203	MID GARDEN	\$1,595.00	\$1,950.00	\$1,695.00	1/21/2025		RELISTO
2263_5 #2	210	REAR GARDEN	\$1,750.00	\$1,950.00	\$1,750.00	9/16/2025	6/15/2026	RELISTO
2263_5 #3	196	REAR GARDEN	\$1,950.00	\$1,950.00	\$1,950.00	7/10/2026	7/9/2027	RELISTO
2265 1	379	LOFT	\$2,200.00	\$2,500.00	\$2,200.00	1/3/2026	1/2/2027	RELISTO
2265 2	456	LOFT	\$2,195.00	\$2,500.00	\$2,195.00	11/1/2025		RELISTO
2265 3	324	LOFT	\$1,995.00	\$2,500.00	\$1,995.00	7/26/2025		RELISTO
2265 4	364	LOFT	\$1,950.00	\$2,500.00	\$1,950.00	1/6/2024	1/5/2025	RELISTO
2265 5	405	LOFT	\$2,195.00	\$2,500.00	\$2,195.00	10/11/2025	10/10/2026	RELISTO
2267_5 #1	203	MID GARDEN	\$1,650.00	\$1,950.00	\$1,650.00	12/22/2025	12/21/2026	RELISTO
2267_5 #2	210	REAR GARDEN	\$1,750.00	\$1,950.00	\$875.00	8/16/2023		RELISTO
2267_5 #3	196	REAR GARDEN	\$1,850.00	\$1,950.00	\$1,850.00	3/9/2026		RELISTO
TOTAL	9,214		\$21,080.00	\$24,200.00	\$20,305.00			

SHORT TERM RENTAL		SHORT TERM RENTALS			MGMT
UNIT	SQFT	UNIT TYPE			
2263 #201	203	STUDIO	Furnished 1-28 night guest stay room with kitchen and full bath		KASA
2263# 202	205	STUDIO	Furnished 1-28 night guest stay room with kitchen and full bath		KASA
2263 #203	284	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2263 #204	313	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2263 #205	341	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2267_5 #1	520	EXECUTIVE COURTYARD STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2267_5 #2	516	EXECUTIVE COURTYARD STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2267 #206	203	STUDIO	Furnished 1-28 night guest stay room with kitchen and full bath		KASA
2267 #207	205	STUDIO	Furnished 1-28 night guest stay room with kitchen and full bath		KASA
2267 #208	284	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2267 #209	313	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2267 #210	341	STUDIO	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2269 #306	379	LOFT	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2269 #307	385	LOFT	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2269 #308	525	LOFT	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2269 #309	511	LOFT	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
2269 #310	540	LOFT	Furnished 7-28 night guest stay room with kitchen and full bath		KASA
TOTAL	6,068				

BUYER TO VERIFY TOTAL SQUARE FOOTAGES. BUILDING PLANS INDICATE 15,282 SF AND ACCESSORS RECORDS INDICATE 13,336 SF

OPERATING EXPENSES

EXPENSES		
	Current	Pro Forma
Real Estate Taxes	\$105,251	\$105,251
Insurance	\$47,400	\$47,400
Utilities	\$70,954	\$70,954
TV/Internet/Subscriptions	\$20,564	\$20,564
Kasa - Housekeeping	\$73,680	\$73,680
Kasa - Supplies	\$19,188	\$19,188
Kasa - Guest Gifts/Reimbursements	\$678	\$678
Kasa - Advertising and Marketing	\$4,190	\$4,190
Kasa - Channel Fees	\$147,490	\$147,490
Kasa - Payment Processing	\$40,848	\$40,848
Relisto - cleaning	\$3,000	\$3,000
Repairs & Maintenance	\$24,428	\$24,428
Landscaping	\$4,800	\$4,800
Relisto Commissions/Placement Fees	\$12,745	\$12,745
Kasa - Virtual FD Team and Onsite Team	\$109,672	\$109,672
Alarm Monitoring/Inspection	\$3,500	\$3,500
General & Administrative	\$9,890	\$9,890
Misc. Expenses	\$5,000	\$5,000
Operating Reserves	\$5,000	\$5,000
Management Fee - Actual	\$184,324	\$184,324
TOTAL EXPENSES	\$892,602	\$892,602
Expenses/Unit	\$31,879	\$31,879
Expenses/SF	\$66.12	\$66.12

PRICING DETAIL

SUMMARY		
	Details	
Price		\$8,900,000
Down Payment	30%	\$2,670,000
Number of Units		28
Price Per Unit		\$317,857
Price Per SqFt		\$582.38
Gross SqFt		15,282*
Lot Size		0.17 Acres
Approx. Year Built		1900/2023

RETURNS		
	Current	Pro Forma
CAP Rate	7.16%	7.55%
GIM	5.77	5.64
Cash-on-Cash	8.13%	9.42%
Debt Coverage Ratio	1.52	1.60

FINANCING	
Metric	1st Loan
Loan Amount	\$6,230,000
Loan Type	New
Interest Rate	6.75%
Amortization	30 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

UNIT MIX				
# of Units	Unit Type	Average SqFt / Unit	Scheduled Rents	Market Rents
11	Room in shared unit	286	\$21,189	\$2,200
17	Single Room Occupancy	357	\$0	

*Buyer to verify Square Footage

OPERATING DATA - INCOME				
Income	Current %	Current	Pro Forma %	Pro Forma
Gross Scheduled Rent		\$254,271		\$290,400
Less: Vacancy/Deductions	5.0%	\$12,714	5.0%	\$14,520
Total Effective Rental Income		\$241,557		\$275,880
Other Income		\$1,288,669		\$1,288,669
Effective Gross Income		\$1,530,226		\$1,564,549
Less: Expenses	58.3%	\$892,602	57.1%	\$892,602
Net Operating Income		\$637,624		\$671,947
Cash Flow		\$637,624		\$671,947
Debt Service		\$420,525		\$420,525
Net Cash Flow After Debt Service	8.13%	\$217,099	9.42%	\$251,422
Principal Reduction		\$0		\$0
TOTAL RETURN	8.13%	\$217,099	9.42%	\$251,422



welcome to PACIFIC HEIGHTS

Pacific Heights is one of San Francisco’s most prestigious and desirable residential neighborhoods, known for its grand historic architecture, elevated lifestyle amenities, and sweeping views of San Francisco Bay, Alcatraz, and the Golden Gate Bridge. Perched on a ridgeline above the Marina District and Cow Hollow, the neighborhood offers a unique combination of residential tranquility and walkable urban convenience.

The neighborhood has long been associated with some of the city’s most distinguished residences, including elegant Victorian, Edwardian, and Beaux-Arts homes. Today, Pacific Heights remains one of San Francisco’s premier addresses, attracting high-income professionals, executives, entrepreneurs, and long-term residents seeking a highly amenitized urban environment.

SUBJECT PROPERTY
2263-2269 SACRAMENTO ST

NEIGHBORHOOD OVERVIEW

Pacific Heights enjoys a central location with convenient access to:

- Downtown San Francisco and the Financial District
- The Presidio and Marina District
- Cow Hollow and Union Street
- Japantown
- Van Ness Corridor and major transportation routes

The neighborhood’s elevated position provides exceptional bay views while maintaining proximity to major employment centers throughout San Francisco.

Retail & Dining

The neighborhood is anchored by the renowned Fillmore Street corridor, one of San Francisco’s premier shopping and dining destinations. Fillmore Street features an eclectic mix of:

- Upscale boutiques and local retailers
- Specialty coffee shops and cafés
- National brands and luxury services
- Chef-driven restaurants
- Neighborhood wine bars and lounges

This vibrant commercial district serves as both a neighborhood amenity and a citywide destination.

Parks & Recreation

Residents benefit from access to some of San Francisco’s most picturesque open spaces, including:

- Alta Plaza Park with panoramic city and bay views
- Lafayette Park, a neighborhood gathering space with recreation facilities
- The Presidio National Park, just minutes away
- Scenic walking routes overlooking San Francisco Bay

These amenities contribute significantly to the neighborhood’s strong quality of life and enduring residential appeal.



DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 754,102. The population has changed by 7.6 percent since 2010. It is estimated that the population in your area will be 766,785 five years from now, which represents a change of 1.7 percent from the current year. The current population is 51.6 percent male and 48.4 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 9,592 people per square mile.



HOUSEHOLDS

There are currently 349,753 households in your selected geography. The number of households has changed by 11.0 percent since 2010. It is estimated that the number of households in your area will be 355,364 five years from now, which represents a change of 1.6 percent percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2025, the median household income for your selected geography is \$154,507, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 114.9 percent since 2010. It is estimated that the median household income in your area will be \$185,060 five years from now, which represents a change of 19.8 percent from the current year.

The current year per capita income in your area is \$84,158, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$180,285, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 464,188 people in your selected area were employed. The 2010 Census revealed that 75.1 of employees are in white-collar occupations in this geography, and 8.2 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 107,267.00 owner-occupied housing units and 207,766.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a higher level of educational attainment when compared with the U.S. averages. 26.7 percent of the selected area's residents had earned a graduate degree or above compared with the national average of only 13.7 percent, and 63.2 percent completed a bachelor's degree and higher, compared with the national average of 34.9 percent.

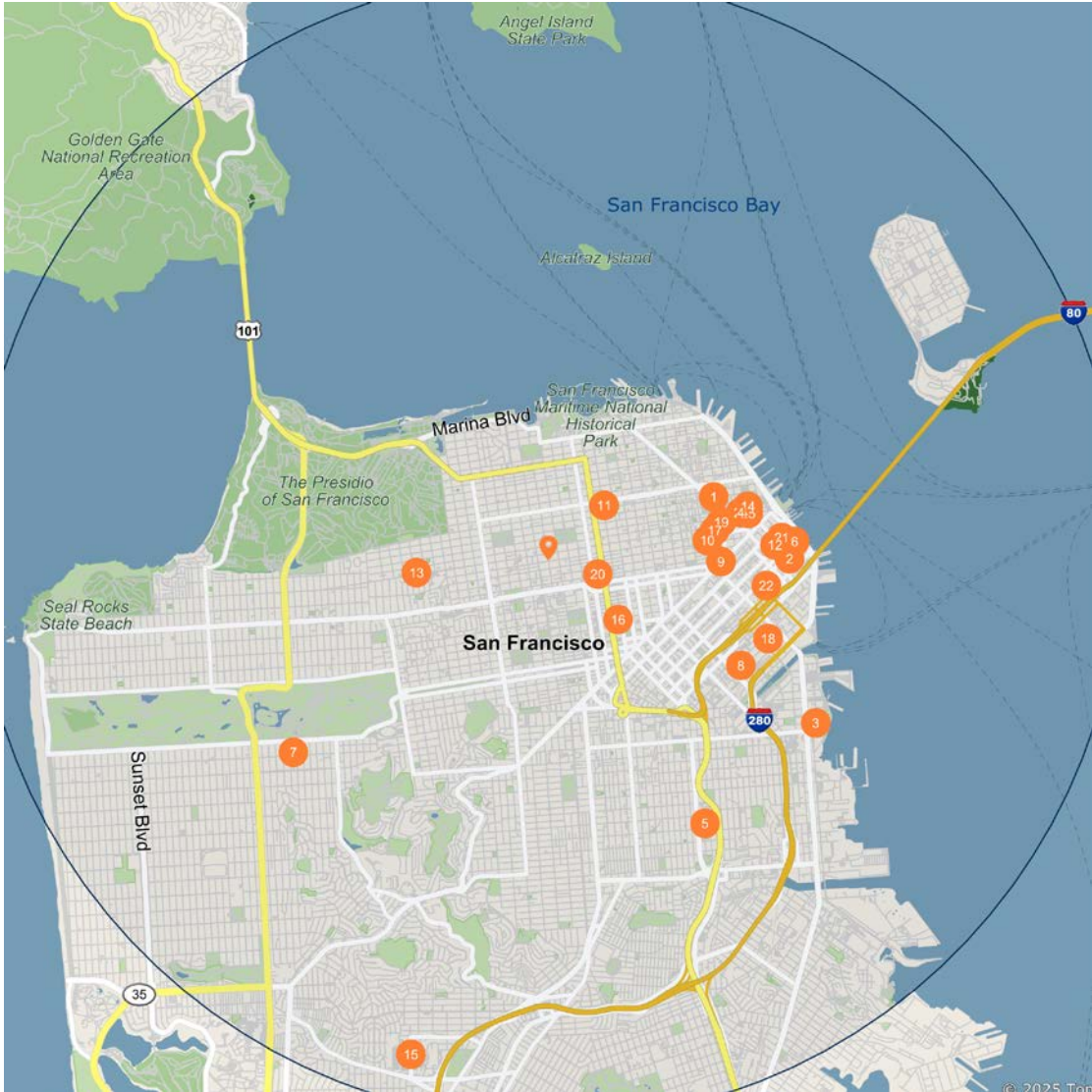
The area had more people who were at least high-school graduates, 78.4 percent vs. 69.8 percent for the nation. The percentage of residents who completed some college or above is also higher than the average for the nation, at 79.7 percent in the selected area compared with the 63.3 percent in the U.S.

DEMOGRAPHIC DETAILS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	130,859	498,679	766,785
2025 Estimate			
Total Population	128,482	489,110	754,102
2020 Census			
Total Population	128,524	491,596	766,985
2010 Census			
Total Population	119,406	434,459	701,031
Daytime Population			
2025 Estimate	117,590	944,331	1,143,472
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	73,568	252,926	355,364
2025 Estimate			
Total Households	72,498	248,673	349,753
Average (Mean) Household Size	1.8	1.9	2.2
2020 Census			
Total Households	70,488	240,680	339,244
2010 Census			
Total Households	68,360	219,985	315,036
Growth 2025-2030	1.5%	1.7%	1.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	82,530	281,596	390,593
2025 Estimate	81,281	276,679	384,158
Owner Occupied	13,400	59,018	115,881
Renter Occupied	59,036	189,650	233,838
Vacant	8,783	28,006	34,406
Persons in Units			
2025 Estimate Total Occupied Units	72,498	248,673	349,753
1 Person Units	54.1%	46.8%	40.9%
2 Person Units	30.0%	33.2%	32.7%
3 Person Units	8.4%	10.4%	12.4%
4 Person Units	4.9%	6.4%	8.7%
5 Person Units	1.8%	2.0%	3.2%
6+ Person Units	0.8%	1.1%	2.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	33.2%	38.1%	38.1%
\$150,000-\$199,999	11.2%	11.7%	12.2%
\$100,000-\$149,999	12.9%	12.3%	12.8%
\$75,000-\$99,999	8.4%	7.6%	7.8%
\$50,000-\$74,999	8.2%	7.4%	7.6%
\$35,000-\$49,999	5.0%	5.1%	5.0%
\$25,000-\$34,999	4.2%	3.7%	3.7%
\$15,000-\$24,999	5.5%	4.9%	4.5%
Under \$15,000	11.3%	9.2%	8.3%
Average Household Income	\$164,563	\$179,410	\$180,285
Median Household Income	\$138,107	\$154,515	\$154,507
Per Capita Income	\$92,482	\$91,676	\$84,158
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	128,482	489,110	754,102
Under 20	10.2%	12.2%	14.4%
20 to 34 Years	30.3%	29.1%	25.4%
35 to 39 Years	10.4%	10.4%	9.4%
40 to 49 Years	12.8%	14.0%	13.9%
50 to 64 Years	16.4%	17.4%	18.6%
Age 65+	19.9%	16.8%	18.3%
Median Age	44.0	42.0	43.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	109,318	405,427	609,759
Elementary (0-8)	4.5%	5.5%	6.2%
Some High School (9-11)	3.5%	3.4%	3.9%
High School Graduate (12)	9.8%	8.9%	10.2%
Some College (13-15)	11.0%	10.5%	11.5%
Associate Degree Only	4.3%	4.1%	5.0%
Bachelor's Degree Only	39.8%	38.5%	36.5%
Graduate Degree	27.1%	29.1%	26.7%
Population by Gender			
2025 Estimate Total Population	128,482	489,110	754,102
Male Population	50.3%	52.7%	51.6%
Female Population	49.7%	47.3%	48.4%

MAJOR AREA EMPLOYERS



Major Employers		Employees
1	Bay Grove Capital Group LLC-	17,000
2	Charlotte Russe Holdings Corp-	9,455
3	Uber Technologies Inc-UBER	9,000
4	Ggc Administration LLC-Golden Gate Capital	8,590
5	City & County San Francisco-San Francisco General Hospital	8,000
6	Gap Inc-Gap	6,560
7	Safeway Inc-Safeway	5,021
8	Pinterest Inc-Pinterest	4,641
9	General Wreless Operations Inc-Radioshack	4,378
10	Pacific Bell Telephone Company-AT&T California	4,040
11	Pacific Bell Telephone Company-	4,040
12	Facebook Park Tower-	4,000
13	1life Healthcare Inc-1 Life Healthcare	3,498
14	Associated Materials Inc-	3,000
15	San Frcisco Cmnty College Dst-City College of San Francisco	2,750
16	City & County San Francisco-San Frcsco Pub Utilities Comm	2,700
17	Lava Intermediate Inc-	2,601
18	Sutter Bay Hospitals-Califrnia PCF Med Ctr RES Inst	2,578
19	Wells Fargo & Company-Wells Fargo	2,255
20	McKesson Property Company Inc-McKesson	2,174
21	New Relic Inc-	2,150
22	Reddit Inc-Reddit	2,095
23	Pacific Bell Telephone Company-Pacbell	2,000
24	Aerial Topco LP-	1,988
25	Millennium Management LLC-	1,762



Marcus & Millichap

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