

FOR SALE /  
LEASE



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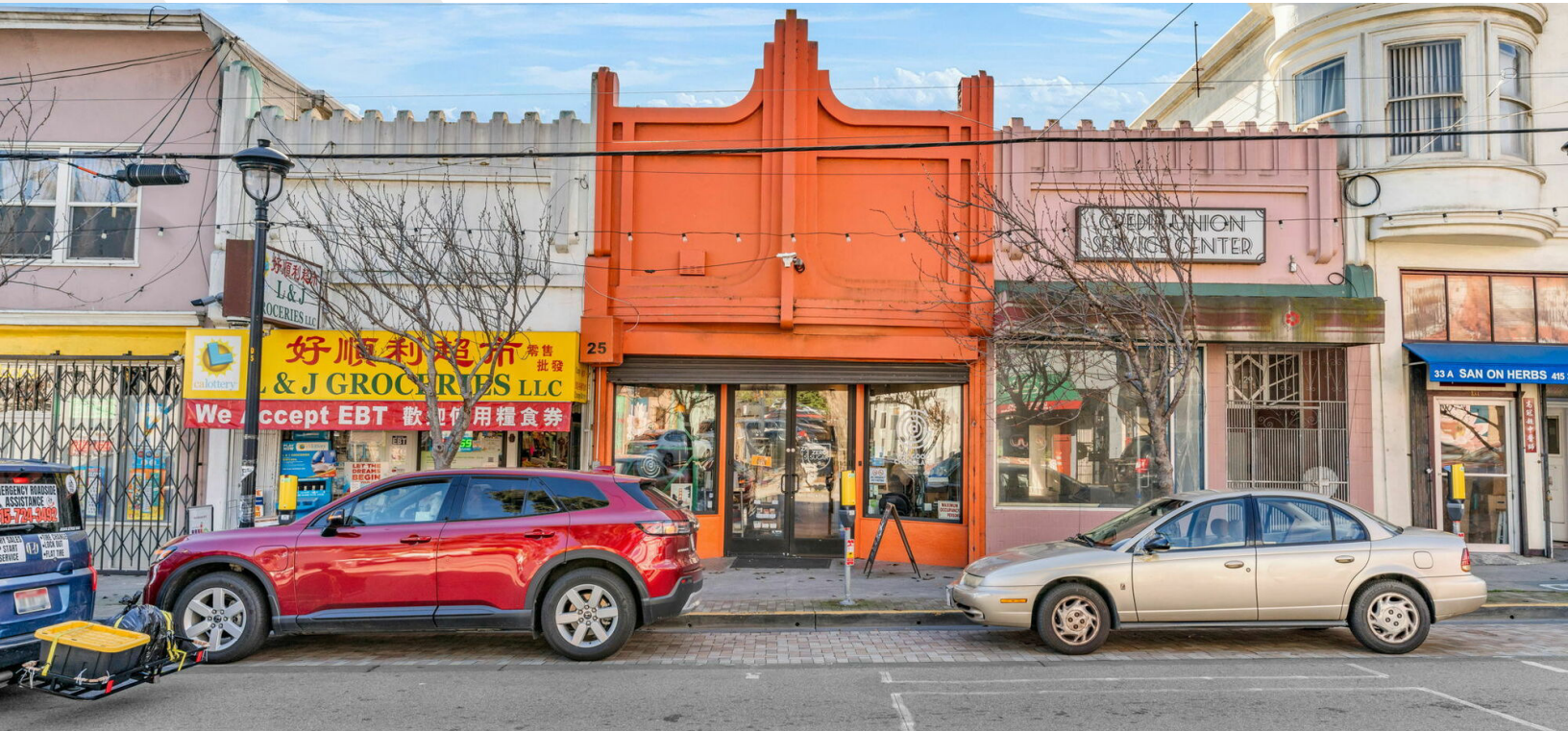
**25-29 Leland Ave**

Leland Avenue  
San Francisco, CA 94134



# Property Summary

FOR SALE / LEASE



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this prime 3,780 SF building on Leland Avenue in San Francisco. Built in 1946, this property boasts 3 individual units, making it an ideal space for retail or street retail ventures. The building's strategic location in the heart of San Francisco offers high visibility and significant foot traffic, presenting an enticing prospect for savvy investors. With its versatile layout and historical charm, this property provides a solid foundation for establishing a prominent retail presence in this renowned city. Embrace the potential of this well-positioned property to elevate your retail investment portfolio.

## PROPERTY HIGHLIGHTS

- New Roof
- Before covid lease on the Market was \$3600
- No Parking
- 3rd Unit Vacant
- There is backyard
- Versatile 3,780 SF building

## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$3.00 SF/month (NNN)
Number of Units:	3
Available SF:	1,200 SF
Building Size:	3,780 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,127	3,943	10,180
Total Population	4,282	14,709	36,394
Average HH Income	\$123,611	\$137,287	\$142,986

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# Property Description

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## LOCATION DESCRIPTION

Discover the vibrant community surrounding 25-29 Leland Ave, San Francisco. This dynamic location offers access to a wide array of retail hotspots and cultural landmarks. Enjoy proximity to Bayview Plaza and explore the rich cultural heritage at the Bayview Opera House or the serene surroundings of Candlestick Point State Recreation Area. With its mix of diverse attractions and commercial opportunities, this location is a prime choice for retail investors or tenants seeking a dynamic and thriving community.

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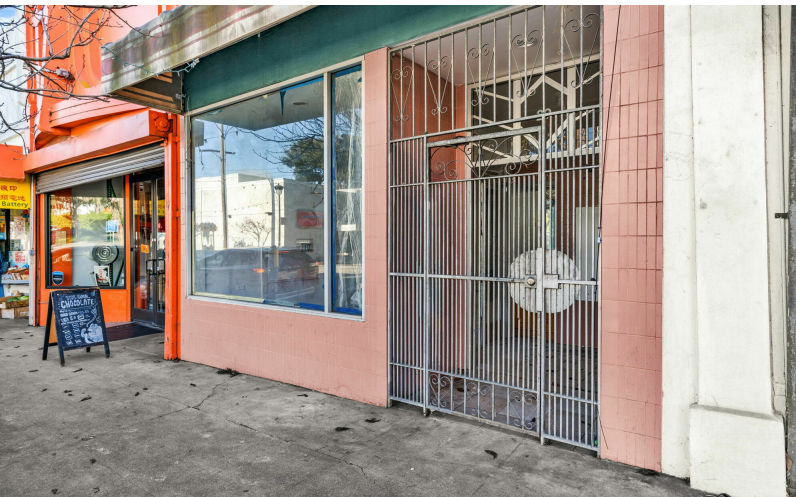
# Complete Highlights

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## PROPERTY HIGHLIGHTS

- New Roof
- Before covid lease on the Market was \$3600
- No Parking
- 3rd Unit Vacant
- There is backyard
- Versatile 3,780 SF building
- Three individual units
- Historic 1946 construction
- Strategic San Francisco location
- New Roof
- Before covid lease on the Market was \$3600
- No Parking
- 3rd Unit Vacant
- There is backyard



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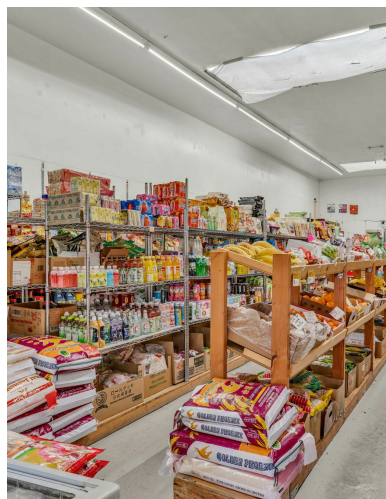
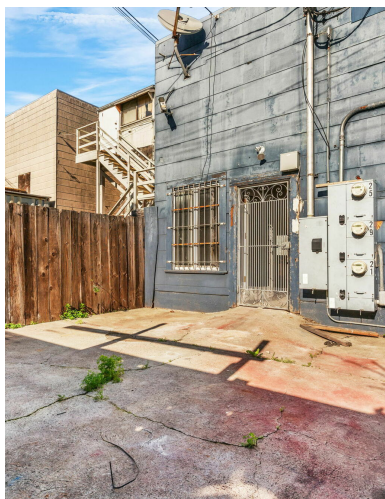
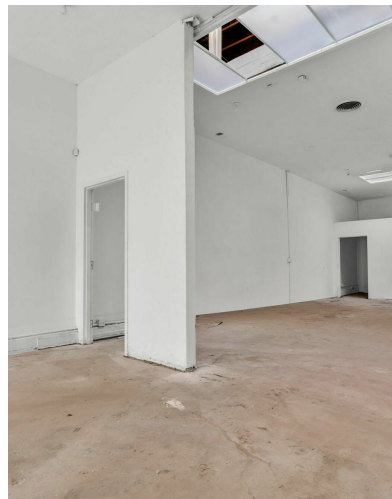
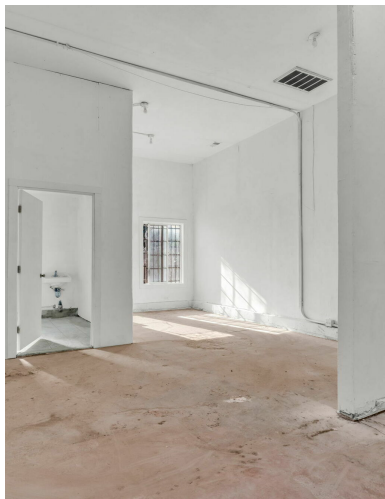
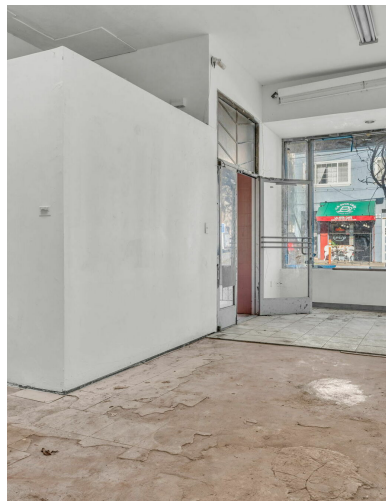
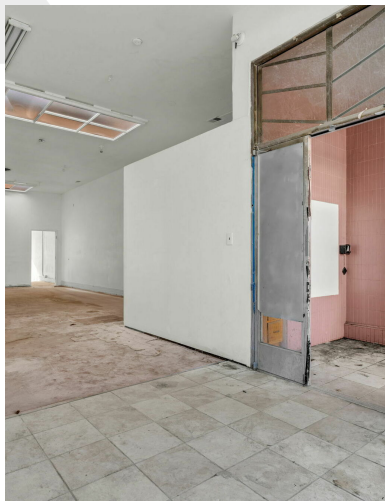


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# Additional Photos

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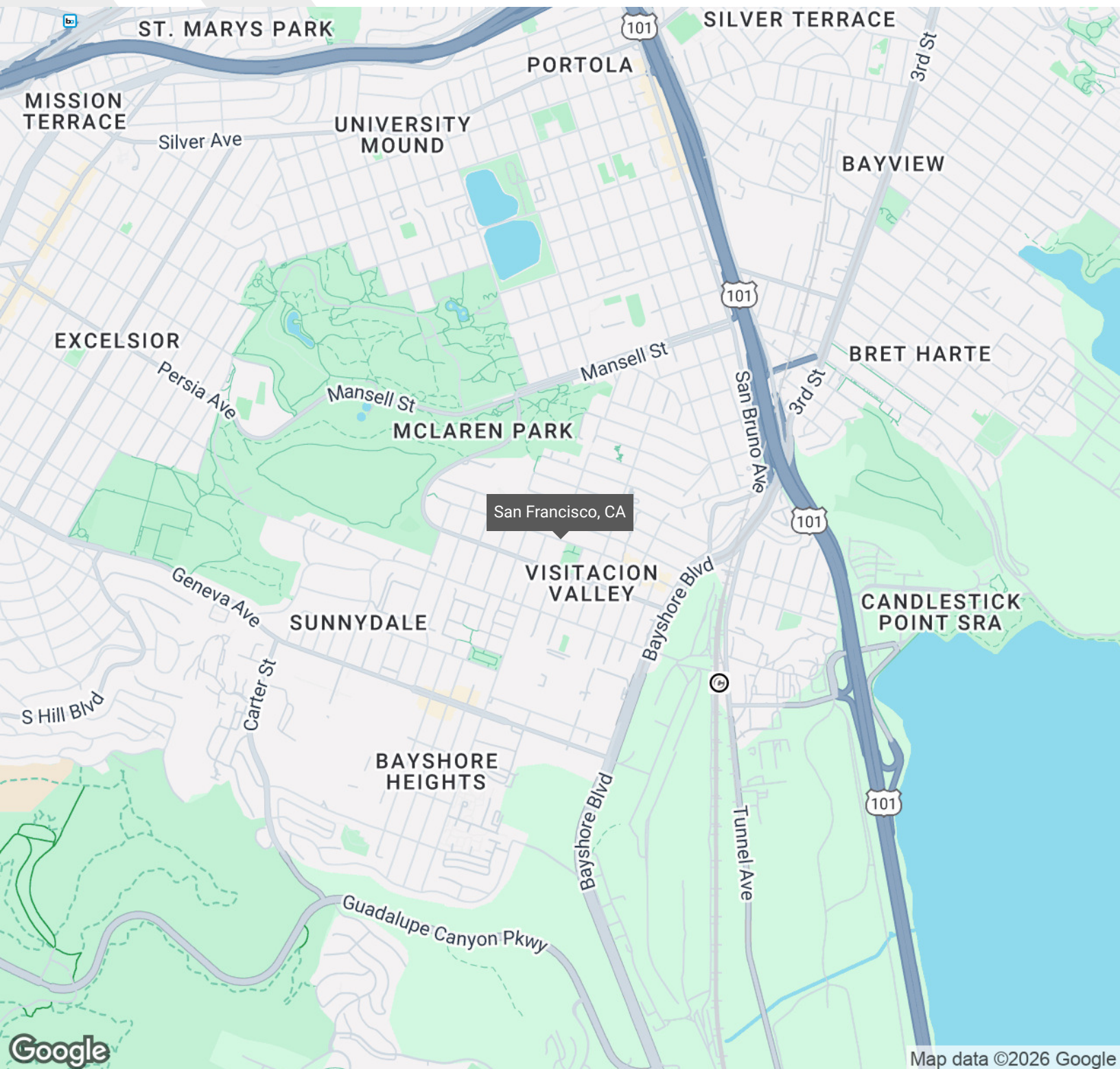


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# Regional Map

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# Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
#2650	2450	1,200 SF	31.75%	\$24.50	-	-	\$29,400	-	09/2026
#2500	2650	1,200 SF	31.75%	\$26.50	-	-	\$31,800	-	09/2026
#2900	0	1,200 SF	31.75%	-	\$43,200	\$36.00	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>3,600 SF</b>	<b>95.25%</b>	<b>\$51.00</b>	<b>\$43,200</b>	<b>\$36.00</b>	<b>\$61,200</b>		
<b>AVERAGES</b>		<b>1,200 SF</b>	<b>31.75%</b>	<b>\$25.50</b>	<b>\$43,200</b>	<b>\$36.00</b>	<b>\$30,600</b>		

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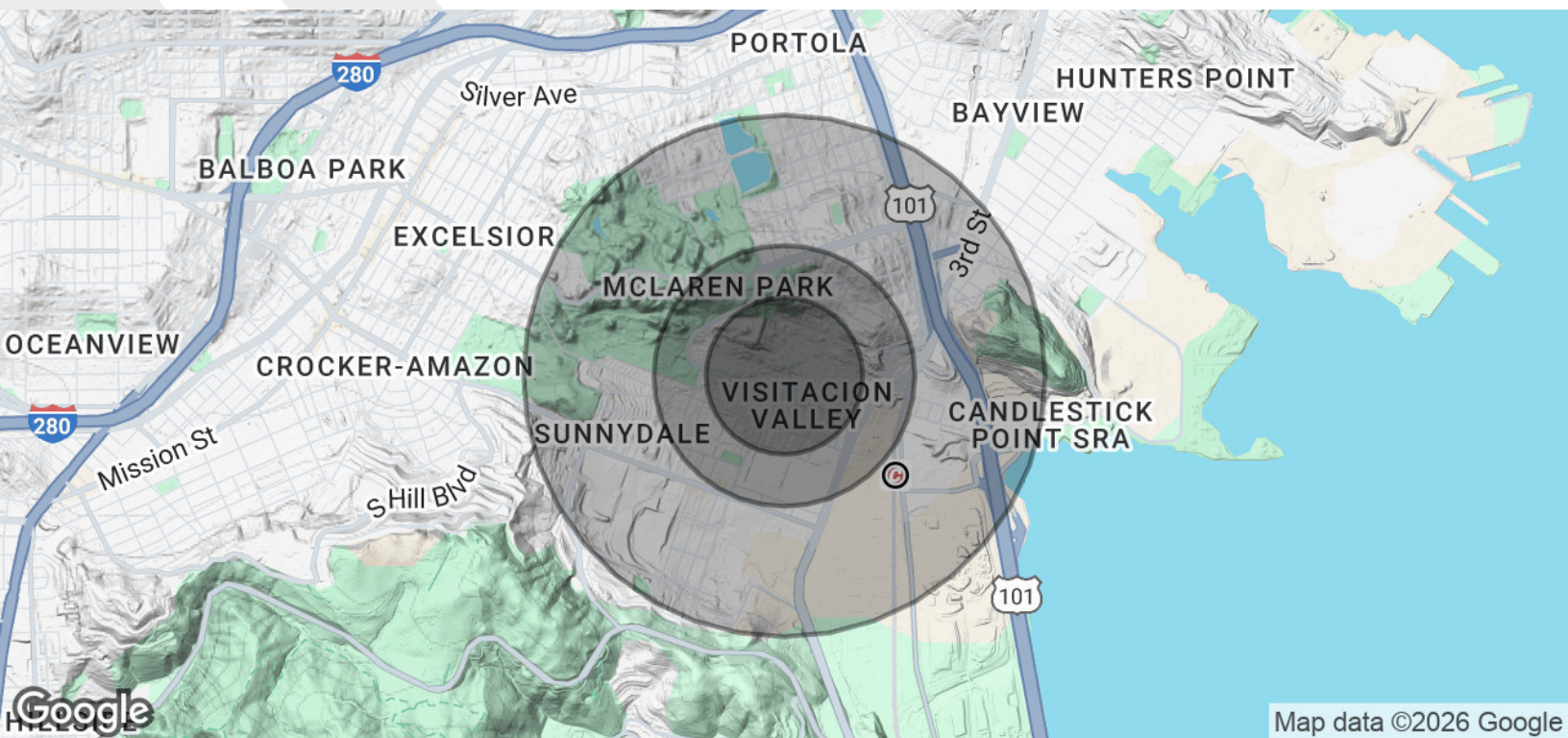
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,282	14,709	36,394
Average Age	44	43	42
Average Age (Male)	43	41	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,127	3,943	10,180
# of Persons per HH	3.8	3.7	3.6
Average HH Income	\$123,611	\$137,287	\$142,986
Average House Value	\$1,088,039	\$1,094,261	\$1,134,533

Demographics data derived from AlphaMap

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