

FOR SALE /
LEASE



25-29 Leland Ave

Leland Avenue
San Francisco, CA 94134



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com
www.expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com
www.expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com
www.expcommercial.com

Tulasi
Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com
www.expcommercial.com

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

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com



Property Description

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.

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.

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

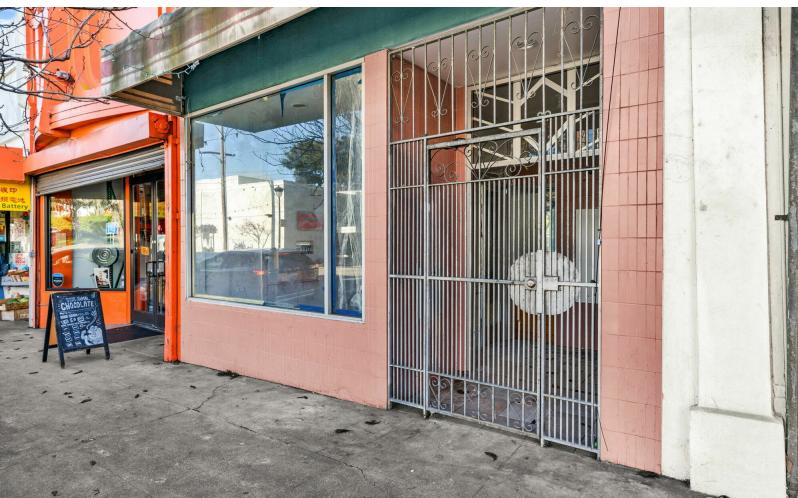
408.644.9661

tulasi.yarlagadda@expcommercial.com



Complete Highlights

FOR SALE / LEASE



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

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com



Additional Photos

FOR SALE / LEASE



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

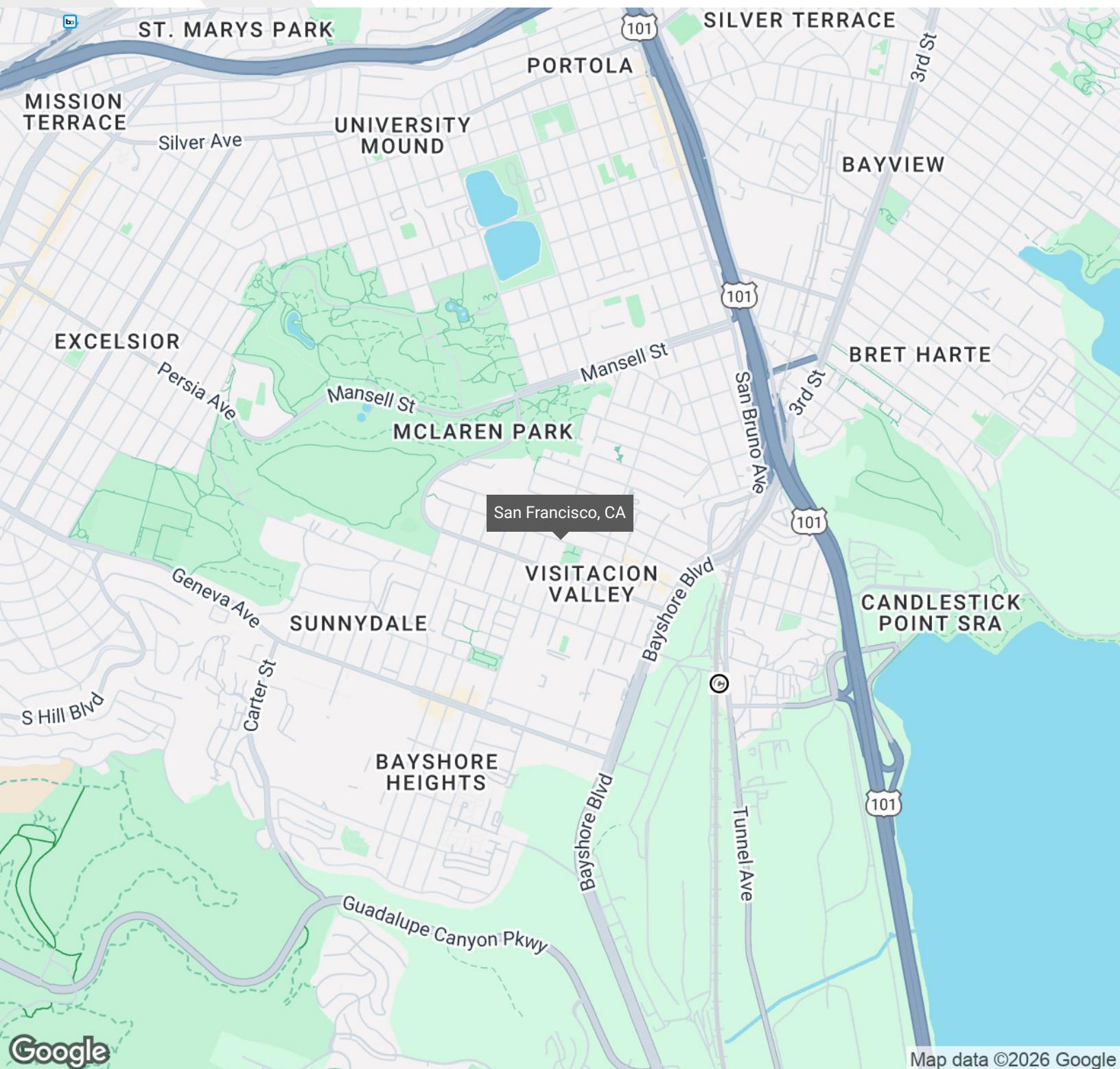
tulasi.yarlagadda@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Regional Map

FOR SALE / LEASE



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com



exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Rent Roll

FOR SALE / LEASE

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	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		3,600 SF	95.25%	\$51.00	\$43,200	\$36.00	\$61,200		
AVERAGES		1,200 SF	31.75%	\$25.50	\$43,200	\$36.00	\$30,600		

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

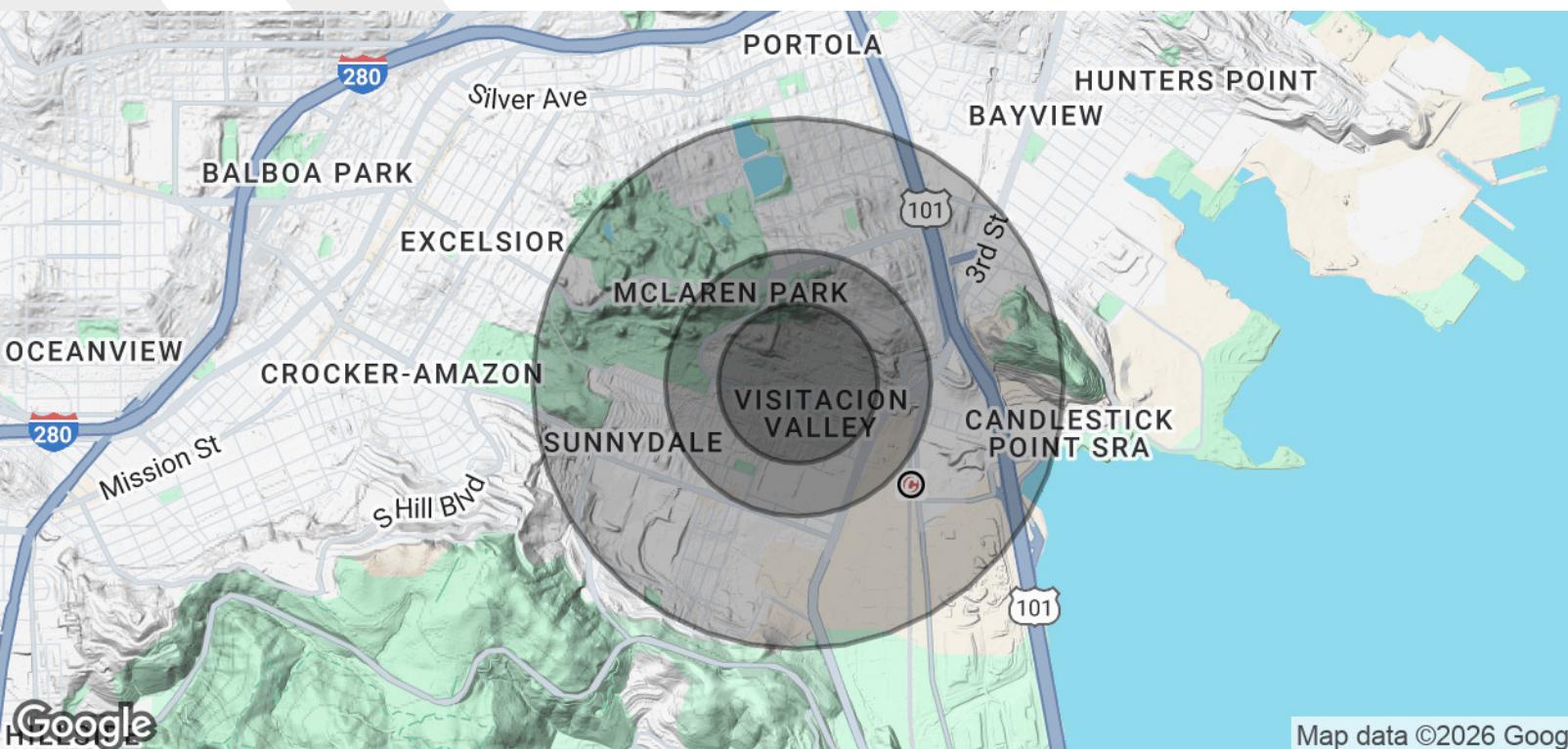
408.644.9661

tulasi.yarlagadda@expcommercial.com



Demographics Map & Report

FOR SALE / LEASE



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

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com

