

FOR SALE OR FOR LEASE

50 29th Street

**+/-2,201 SF Office/Retail Condominium in
San Francisco's Bernal Heights District**



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**WATCH THE VIDEO
WALKTHROUGH**



WATCH THE VIDEO
WALKTHROUGH





50 29th Street

50 29th Street is a part of a vibrant 3-story mixed-use building featuring 33 residential units and 7 retail storefronts. Spanning approximately 2,201 SF over two levels, the commercial condo includes a prominent ground-level storefront with excellent visibility along 29th Street and a versatile lower level that opens to a shared outdoor patio.

This property offers a cost-effective opportunity, boasting a monthly rate that is notably more affordable than the average lease for comparable spaces in the Bernal Heights and Mission Districts.

Natural light floods the space through large south-facing windows, creating a bright and inviting atmosphere throughout the day, perfect for showcasing merchandise or for an inspiring work environment.

MONTHLY COST
OF OWNERSHIP*

\$5,720 vs

\$7,461
Comparable Property for
Lease, Monthly Rent**

ASKING
PRICE

\$799,000

* SBA Mortgage Payment
@ 10% Down, 5.76%
(\$4,528) + HOA (\$1,192)

\$/SF

\$363.02

** Avg. \$/SF/Mo Rent, 1,500-2,500
SF Space in Bernal/Mission
(\$3.39) x 2,201 SF

| | |
|---------------|--------------------|
| Property Type | Office/Retail |
| Sub Type | Condominium |
| APN | 6596-026 |
| Unit SF | 2,201 |
| # of Stories | 2 |
| Lot SF | 25,598 |
| Year Built | 2004 |
| Zoning | Mission Bernal NCD |

**ALSO AVAILABLE
FOR LEASE**

CHRIS LEUNG
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HIGHLIGHTS



Located in the Bernal Heights
Neighborhood, Near Busy
Mission Street



+/- 2,201 SF Two-Level Office/
Retail Condominium

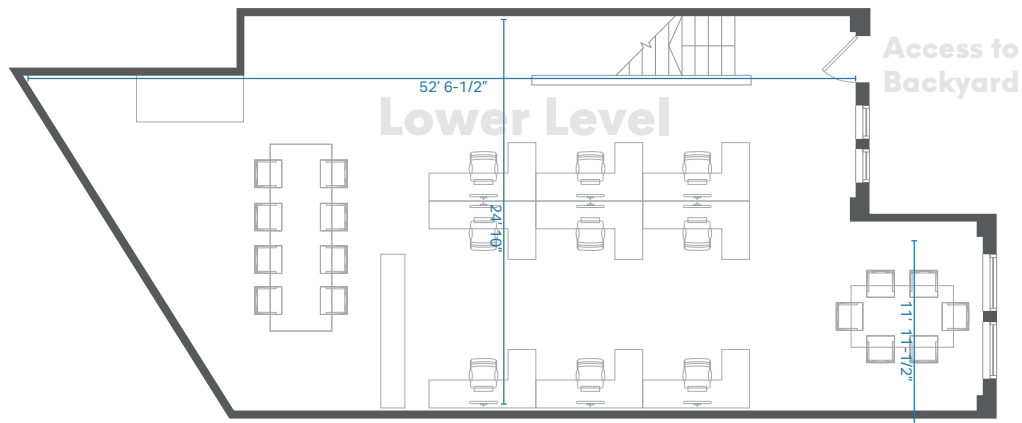
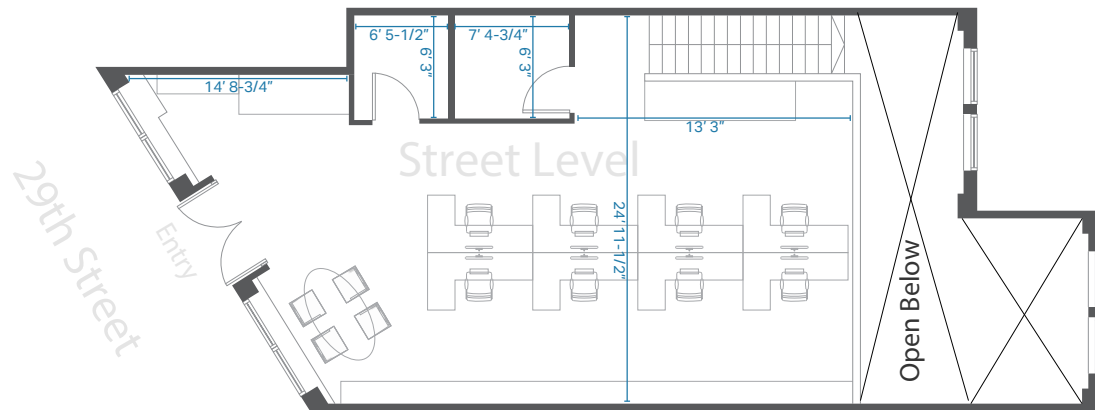


2024 Monthly HOA Dues: \$1,192.16*



Owner-User Potential

* Includes Management/Accounting Fees, Earthquake Insurance, Building/Structure Insurance, and Water/Sewage





An aerial photograph of San Francisco, showing the city's dense urban landscape. The downtown skyline is visible in the background. A white box with the text 'Downtown SF' is positioned in the upper center. Another white box with 'Mission District' is located in the middle-left area. A blue box with '50 29th Street' is at the bottom center, with a blue arrow pointing to a specific building. A vertical white box with 'Mission Street' is on the right side, oriented vertically. The image shows a mix of residential and commercial buildings, streets, and greenery.

Downtown SF

Mission District

50 29th Street

Mission Street

BERNAL HEIGHTS

Bernal Heights is a neighborhood with an interesting history and a reputation as one of the most desirable uptown neighborhoods in the city. Best known for its prominent hill at Bernal Heights Park as well as some lively retail corridors along Mission Street and Cortland Avenue, Bernal Heights is an excellent urban village featuring a variety of mom & pop markets, cafes, restaurants, and personal care businesses that have thrived with the neighborhood.

The neighborhood is popular among young well-off families who are attracted to amenities like the Alemany Street Farmers Market, Bernal Heights Park, the surprising variety of restaurants, and proximity to the exciting Mission District to the north. The excellent vibe and atmosphere of Bernal Heights makes it a great place for new businesses to establish themselves.

Accessibility is a breeze with 24th Street Mission BART, Highway 101, and Interstate 280 all conveniently located within a 5 minute drive from the property, though much can be done within a short walk.

**NOTABLE PERMITTED
USES FOR MISSION
BERNAL NCD ZONING**

ENTERTAINMENT

- Entertainment General
- Entertainment Nighttime

INSTITUTIONAL USES

- Institutional Use
- Community Facility
- Job Training
- Public Facilities
- Social Services or Philanthropic Facility

SALES AND SERVICE USES

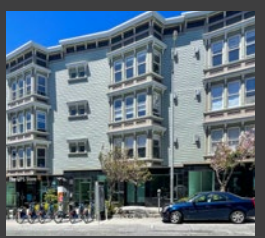
- Retail Sales and Service Uses (CU Required for Formula Retail)
- Animal Hospital
- Bar
- Massage
- Restaurant
- Financial Services
- Design Professional
- Health Services (Outpatient Medical, Psychiatric, Dental, and
Other Health Services Not Part of Hospital/Medical Center)
- Trade Office





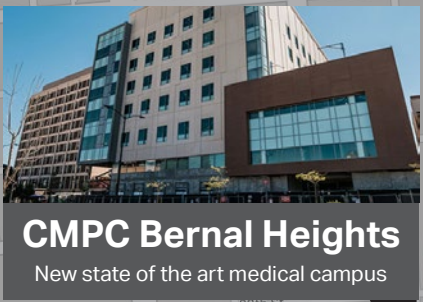
24th Street Mission Stn.

Subject Property



50 29th Street





CMPC Bernal Heights
New state of the art medical campus

24th and Mission Station

Subject Property
50 29th Street



Bernal Heights Park
Playground fun, off-leash park space for canines, and other distinctive sights

Within 15 Minute Walk:

- Bernal Heights Park
- Precita Park
- Upper Noe Recreation Center
- Holly Park
- James Lick Middle School
- Dolores Huerta Elementary
- Chisai Sushi Club
- Sweet Chinito Coffee
- Cellarmaker House of Pizza
- Pizzahacker
- Coco's Ramen
- CPMC Bernal Heights Campus
- Samuel Merritt University
- Salvation Army
- Walgreens
- Safeway
- Big Lots
- 24th Street Mission BART



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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, contractors, other consultants and governmental agencies. All properties and services are marketed by LL CRE OR COMPASS in compliance with all applicable fair housing and equal opportunity laws.

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