



4596 MISSION STREET

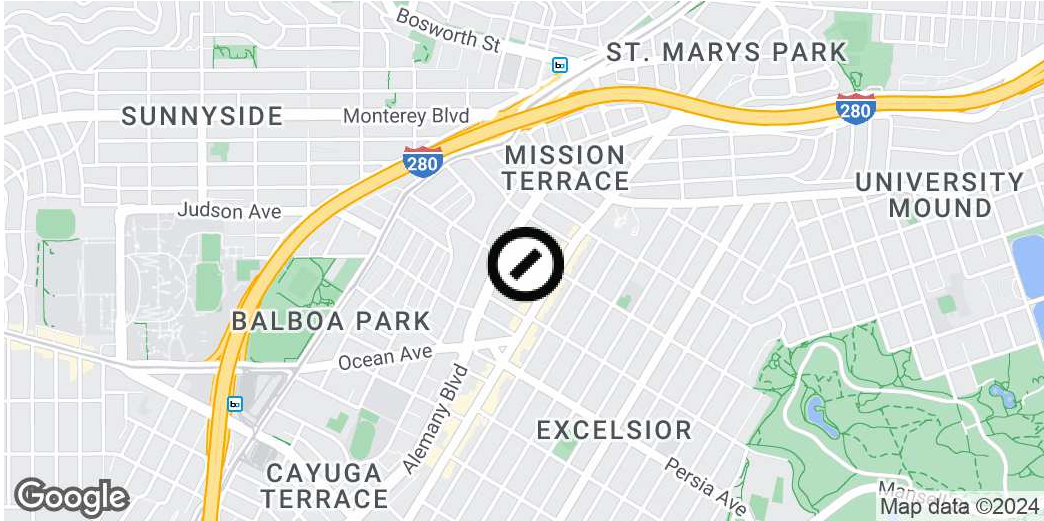
4596 Mission St, San Francisco, CA 94112

Get in touch

Kevin Velotta
Vice President

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CalDRE #01945129

Executive Summary



Offering Summary

Sale Price Market:	\$2,400,000
Building Size:	3,250 sf w/ 600 sf Add Unit
Lot Size:	2,500 SF
Number of Units:	5
Price / SF:	\$600
Cap Rate:	4.43
NOI:	\$106,244
Year Built:	1906
Zoning:	NCD
Market:	Mission

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	21,219	396,813	519,634
Total Population	70,319	930,306	1,216,985
Average HH Income	\$149,202	\$147,663	\$148,021

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Property Description



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4596 Mission Street is a Two story walk up, mixed use retail and medical office building in the Excelsior District in San Francisco. This is a perfect opportunity for an owner user in the dental, medical, or many types of service industries. There is an additional unit in the back patio making it an excellent value add opportunity.

- Five Units- Two ground floor retail and Three Medical/Dental/Ortho Offices
- 600 sf +- additional Unit Value Add Opportunity
- Two of the 2nd floor spaces can be delivered vacant at COE.
- Perfect for an owner user to run their own business and collect rental income from the leased spaces.
- Recently built out and renovated dental/ortho units with full infrastructure in place. \$700,000 +- in build out upgrades in recent years.

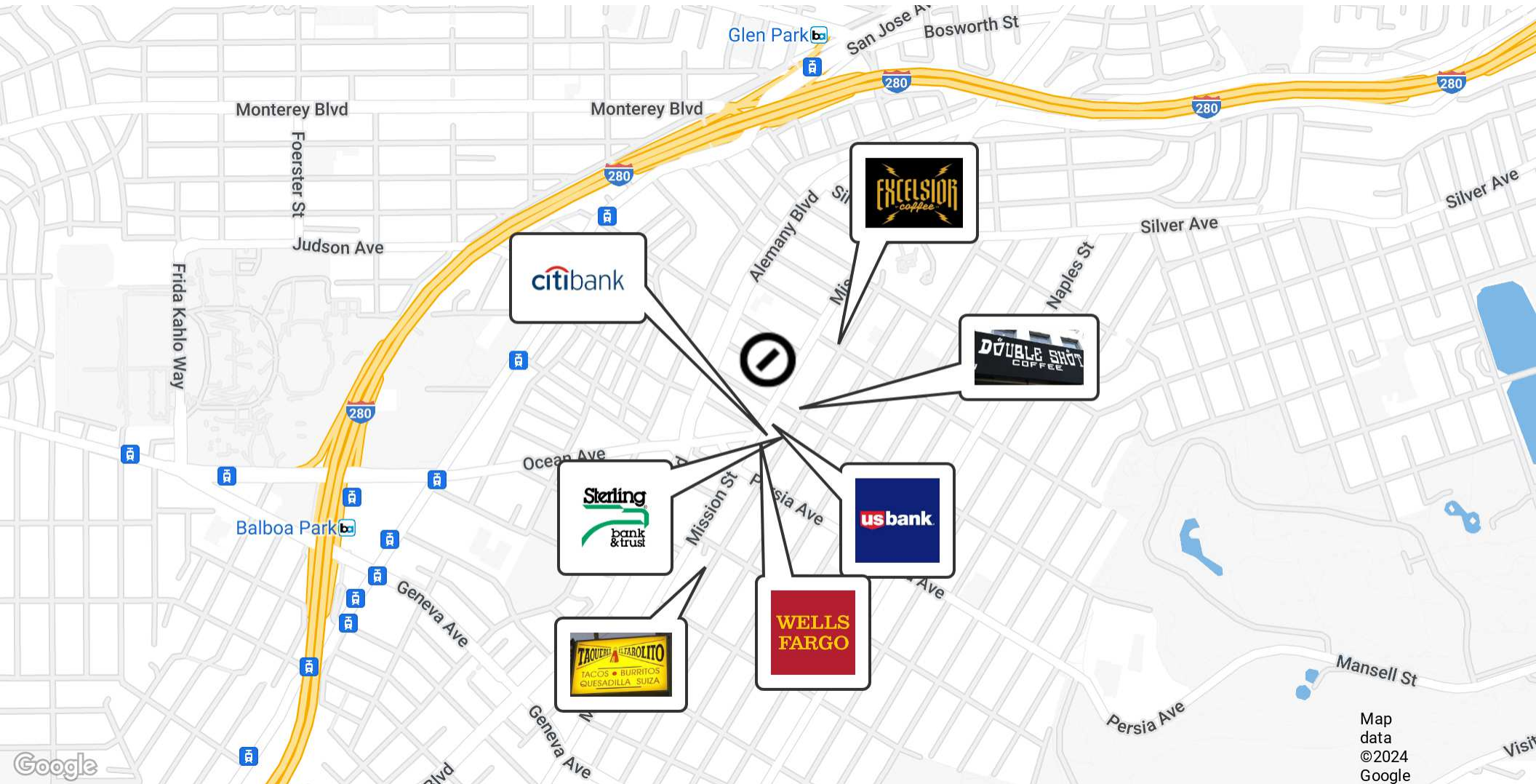
Location Description

The property is in the middle of a very busy commercial and residential corridor. There are many popular restaurants and retail stores nearby. BART and public transportation are all walking distance along with the 280 and 101 freeway entrance/exits close by.

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Location Map



Map data ©2024 Google

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Investment Overview

Price	2,400,000
Price per SF	\$738
CAP Rate	4.43%

Operating Data

Gross Scheduled Income	\$143,160
Vacancy Cost	\$4,295
Gross Income	\$138,865
Operating Expenses	\$32,622
Net Operating Income	\$106,244

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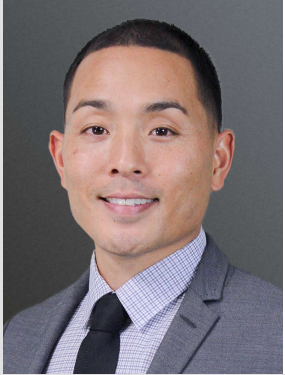
Rent Roll

Tenant Name	SF	Price Per SF/YR	Gross Rent
Jewelry	800 +-	\$31.50	\$25,200
Retail	800 +-	\$18	\$14,400
Orthodontist	650 +-	\$39	\$25,560
Vacant Dental	500 +-	\$60	\$30,000 Proforma
Owner Occupied Dental	650 +-	\$73	\$48,000 Proforma
Storage	600 +-	\$0	\$0
Totals/Averages		\$36	\$143,160

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