

OFFERING MEMORANDUM

MIXED-USE BUILDING LOCATED IN THE MISSION DISTRICT

*1764 Mission St
San Francisco, CA 94103*



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Mathews

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*Exclusively
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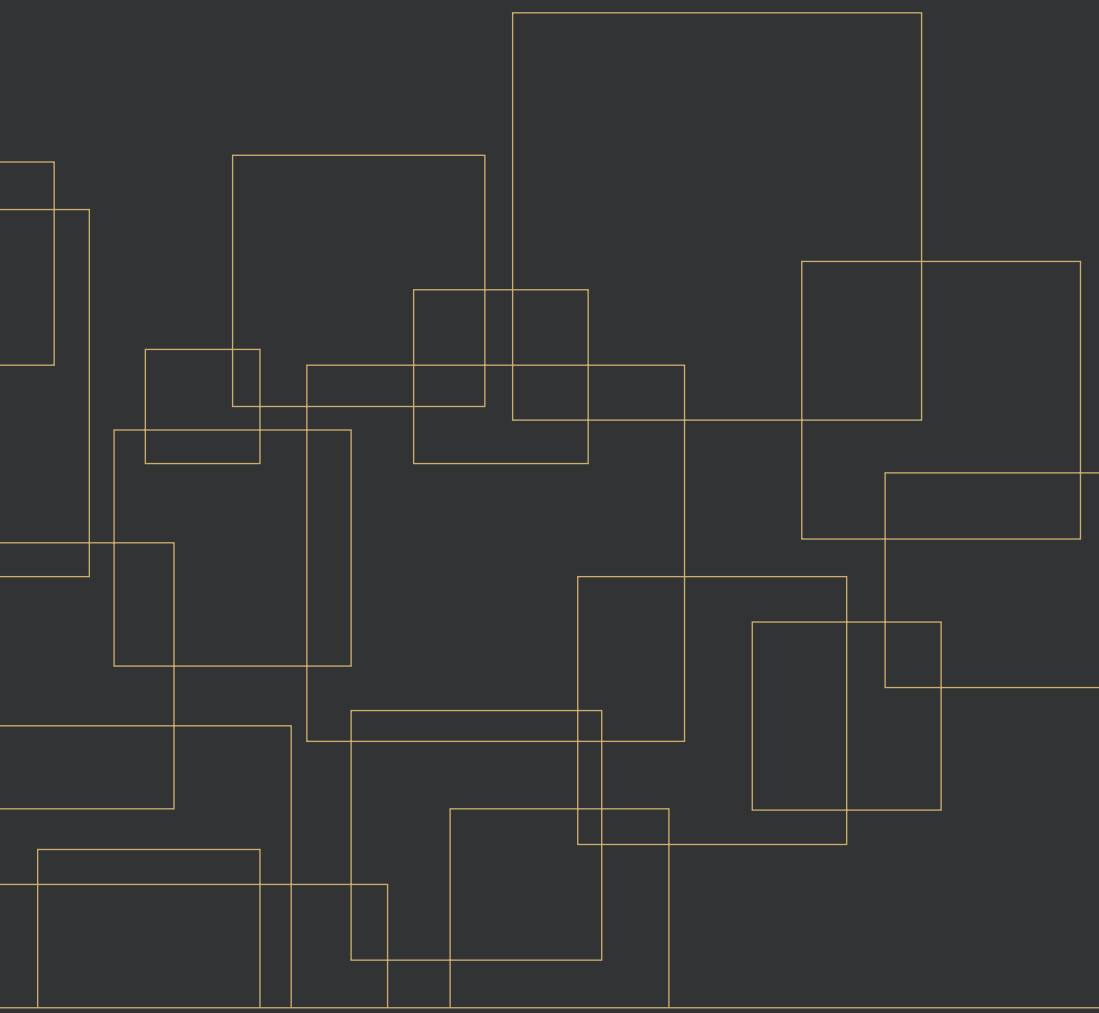
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EXECUTIVE SUMMARY

PRIME MIXED-USE INVESTMENT OPPORTUNITY IN THE HEART OF THE MISSION DISTRICT

Welcome to this exceptional two-unit mixed-use property nestled in the vibrant Mission District, one of San Francisco's most sought-after neighborhoods known for its eclectic culture, culinary scene, and artistic flair. This property offers a unique blend of commercial and residential spaces, presenting an ideal opportunity for investors seeking both income generation and long-term appreciation potential.

ADDRESS	1764 Mission St, San Francisco, CA 94103
BUILDING / LOT SIZE	±5,376 SF / ±2,483 SF
YEAR BUILT	1906
APN	3532-010
PROPERTY TYPE	Retail & Apartments

\$1.4M
ASKING PRICE

\$260
PRICE PER SF

CM
ZONING



INVESTMENT HIGHLIGHTS

COMMERCIAL SPACE

The ground floor features a versatile commercial space, perfectly suited for a variety of uses including retail, office, or creative studio. With its high visibility location on a bustling street, this space enjoys maximum exposure to foot traffic, ensuring optimal business potential. Large storefront windows flood the interior with natural light, creating an inviting atmosphere for customers or clients. The flexible layout allows for customization to suit the needs of any business endeavor.

RESIDENTIAL UNIT

Above the commercial space, a spacious residential

unit awaits, offering urban living at its finest. Boasting modern amenities and stylish finishes, this unit provides the perfect sanctuary amidst the hustle and bustle of city life. The thoughtfully designed layout encompasses [3] bedrooms and [2] bathrooms, providing ample space for comfortable living.

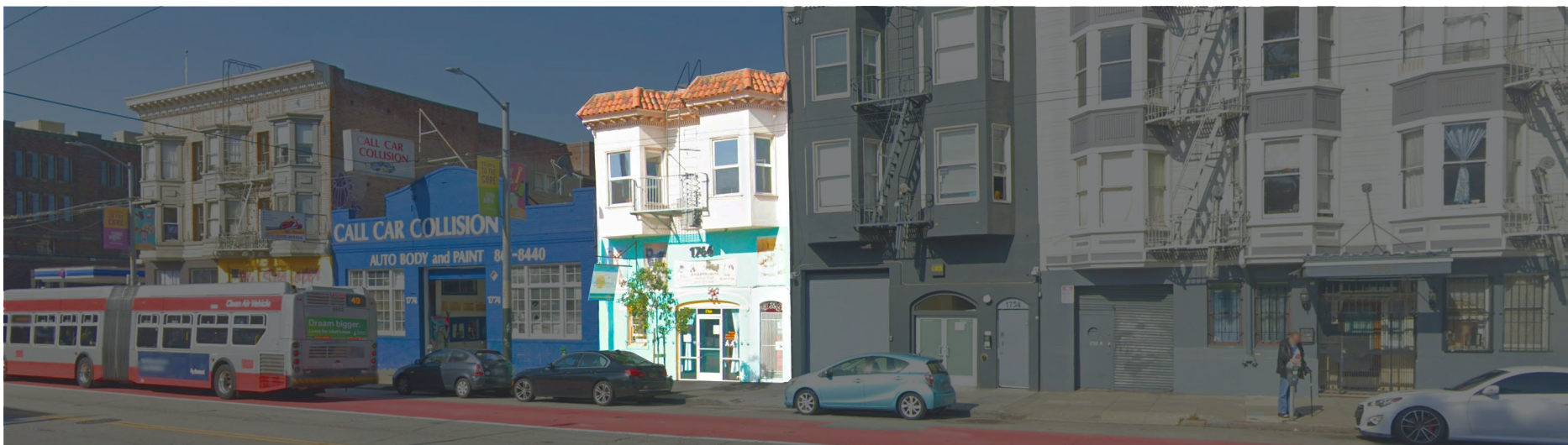
LOCATION

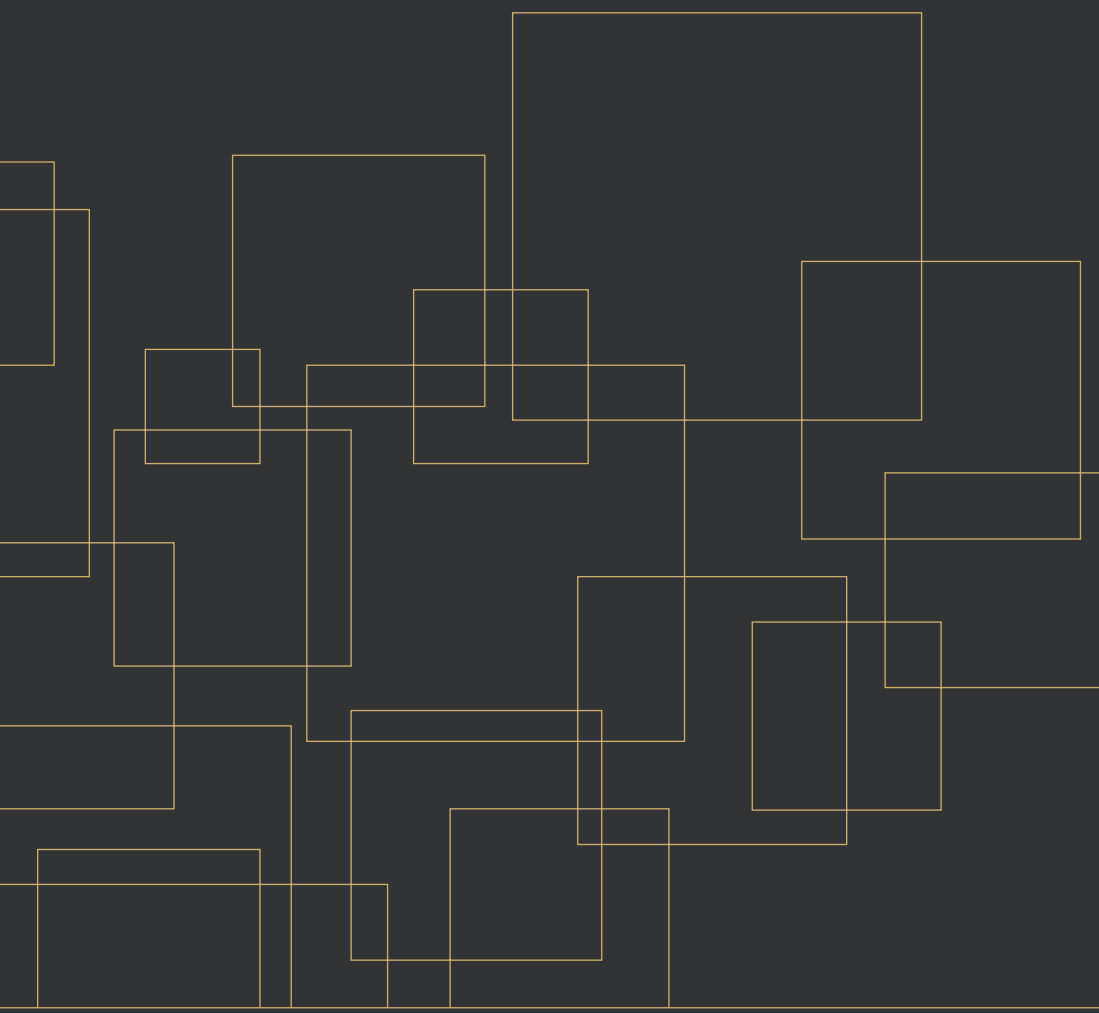
Situated in the heart of the Mission District, this property enjoys unparalleled access to a wealth of amenities and attractions. From trendy boutiques and artisanal eateries to cultural institutions and vibrant nightlife, everything you need is just steps away. Commuting is a breeze with convenient access to public transportation options, including Muni buses

and BART stations, allowing for easy exploration of all that San Francisco has to offer.

INVESTMENT POTENTIAL

With its coveted location and diverse income streams, this property presents a rare investment opportunity in one of San Francisco's most dynamic neighborhoods. Whether you're looking to owner-occupy, lease out both units for passive income, and redevelop the space to suit your vision, the possibilities are endless. Don't miss your chance to own a piece of the Mission District's iconic landscape and capitalize on the thriving urban lifestyle it offers.





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1764 Mission St San Francisco, CA 94103
SALE PRICE	\$1,400,000
CROSS STREET	14th Street
APN	3532-010
BUILDING / LOT SIZE	±5,376 SF / ±2,483 SF
NUMBER OF UNITS	2
UNIT MIX	Retail/Residential/mixed use
YEAR BUILT	1906
NO. FLOORS	2
NEIGHBORHOOD	Mission District
ZONING	Urban Mixed Use

±5,376
TOTAL BUILDING SF

±2,495
LAND AREA

1906
YEAR BUILT

CM
ZONING



±5,376 SF TOTAL AREA



LIVING SPACE ±5,376 SF

GROUND-LEVEL COMMERCIAL	±1,824 SF-
STAIR ENTRY RESIDENTIAL	±38 SF
SECOND-LEVEL COMMERCIAL	±1,616 SF
STAIR ENTRY 2 RESIDENTIAL	±80 SF
RESIDENTIAL FLAT	±1,818 SF

NON-LIVING SPACE ±1,277 SF

COMMERCIAL ENTRY	±9 SF
OUTDOOR SPACE 1	±608 SF
OUTDOOR SPACE 2	±660 SF

Disclaimer: Rendering by Open Homes Photography. All measurements are approximate and may not be exact. Do not rely on the accuracy of this floor plan when determining the price of a property or making decisions regarding buying or selling of properties without independent verification.

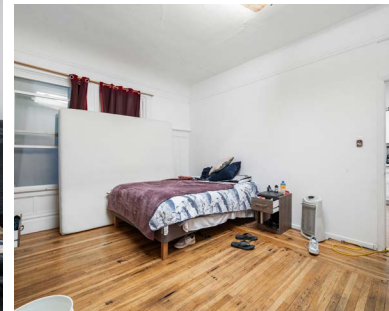
COMMERCIAL AREAS

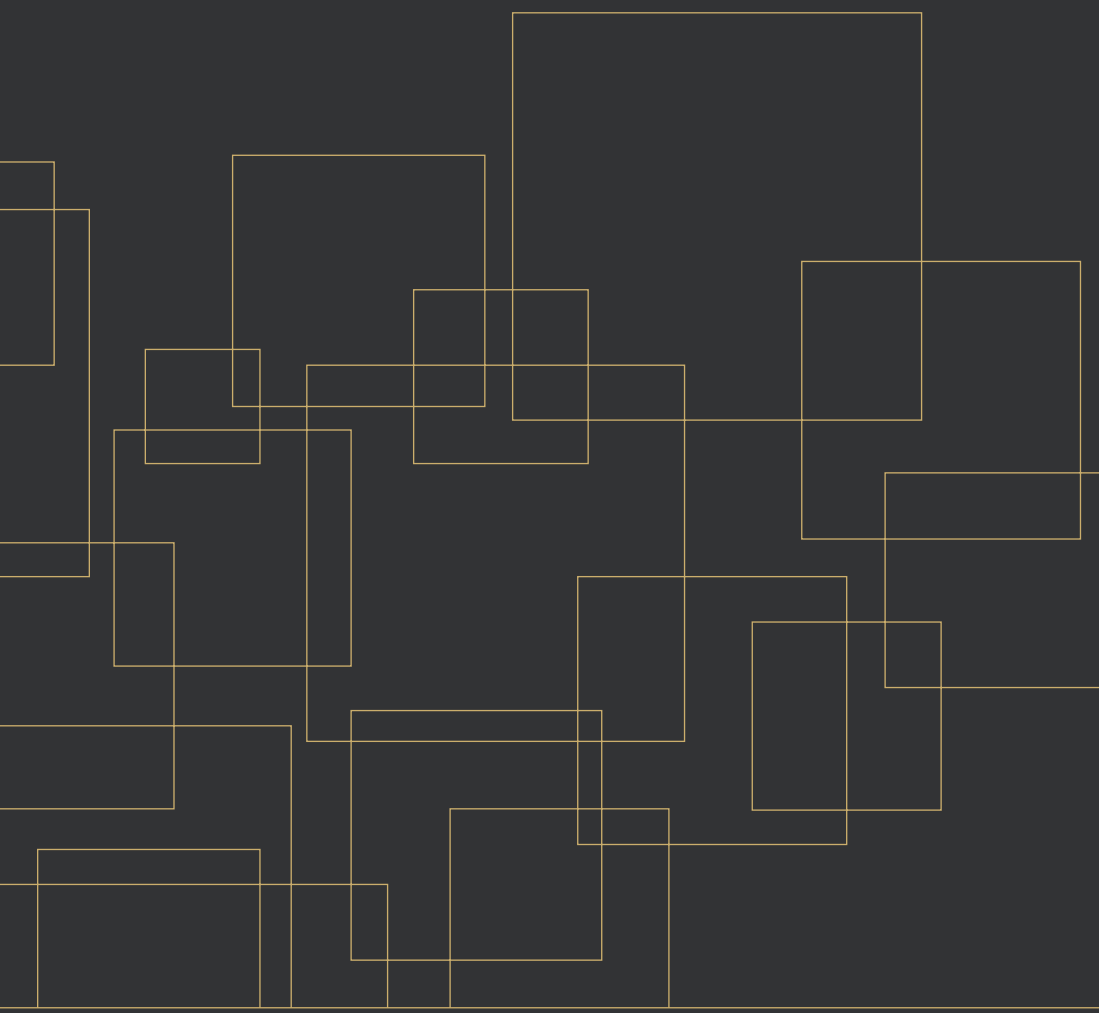


COMMERCIAL AREAS



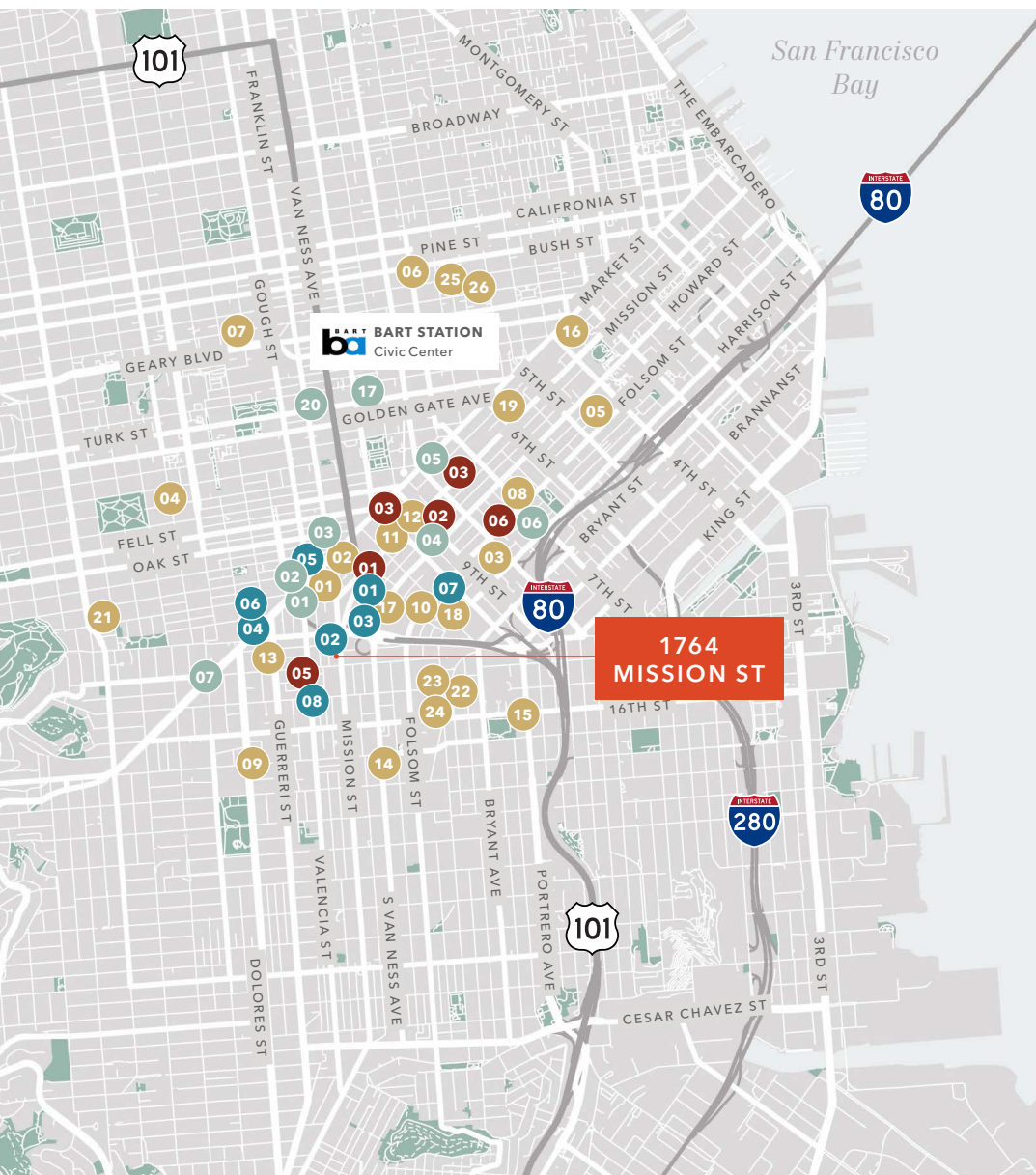
RESIDENTIAL FLAT





LOCATION OVERVIEW

LOCATION OVERVIEW



EAT + DRINK

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafood Grill
- 05 Zesty Cafe
- 06 Osha Thai BBQ San Francisco
- 07 Panda Express
- 08 Oasis Grill
- 09 Delfina Restaurant
- 10 V Cafe
- 11 Subway
- 12 Poké Bar
- 13 KFC
- 14 Whiz Burgers Drive-In
- 15 McDonald's
- 16 T.L. Downtown Krispy Krunchy
- 17 1601 Bar & Kitchen
- 18 BuzzWorks
- 19 Shake Shack
- 20 Dickey's Barbecue Pit
- 21 Popeyes
- 22 Noah's NY Bagels
- 23 Togo's
- 24 Boston Market
- 25 Morton's
- 26 The Cheesecake Factory

HOTELS

- 01 San Francisco Central Hotel
- 02 Edwardian Hotel
- 03 Oak Hotel
- 04 SoMa Park Inn
- 05 BEI San Francisco, Trademark
- 06 San Francisco Inn
- 07 Perramont Hotel
- 08 Embassy Hotel

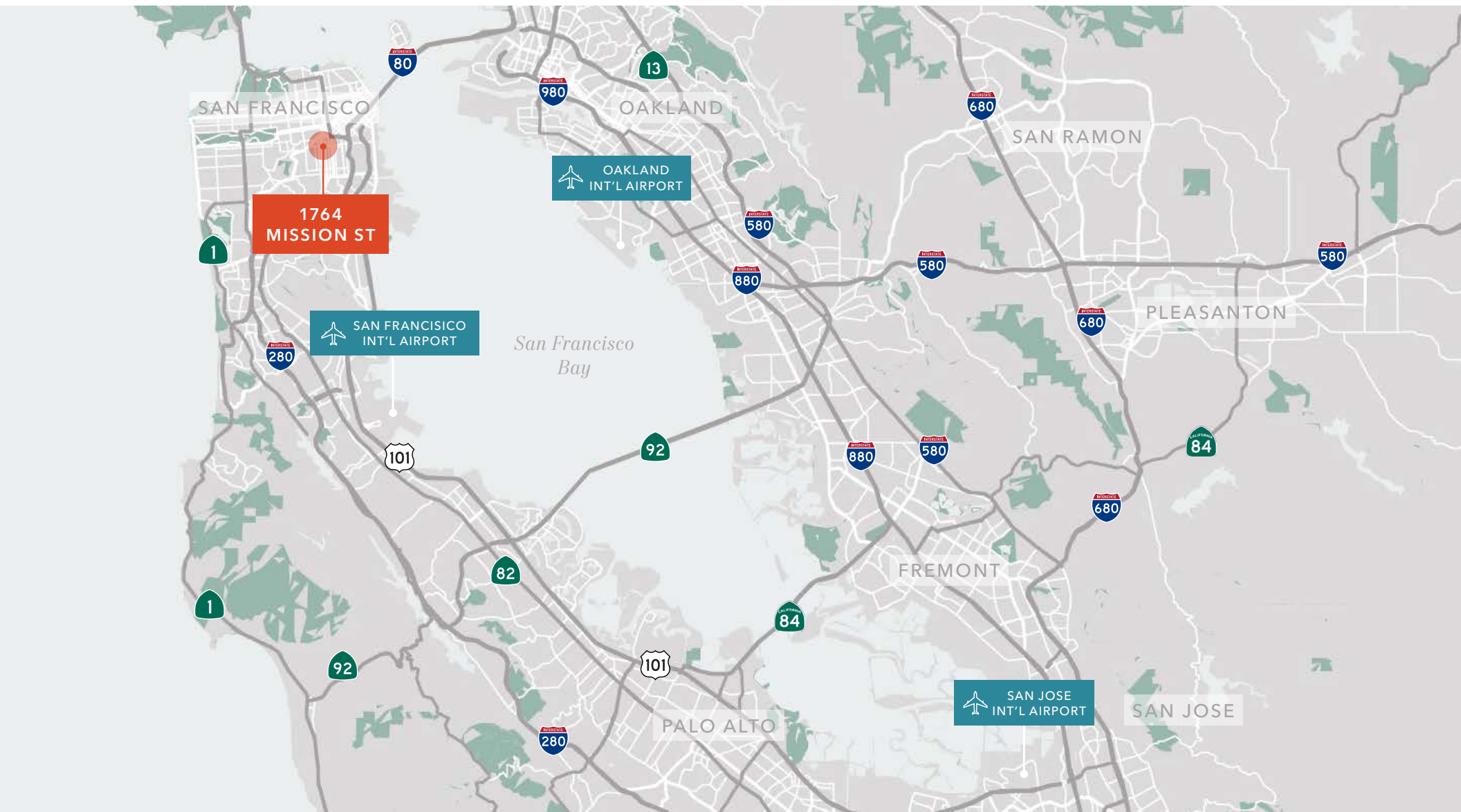
CAFFEINE

- 01 Blue Bottle Coffee
- 02 Peet's Coffee
- 03 Starbucks
- 04 Pixlcat Coffee
- 05 Four Barrel Coffee
- 06 Cafe Suspiro

PARKING

- 01 1537 Mission St Parking
- 02 1660 Mission Garage - Lot #47
- 03 SOMA Hub Garage (Propark)
- 04 Private Parking
- 05 United SF Parking
- 06 Private Parking
- 07 1401 Folsom St
- 08 Getaround Parking Spaces

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	108,091	542,309	828,854
2028 PROJECTION	116,805	549,150	828,491
2020 CENSUS	109,978	573,699	891,601
PROJECTED GROWTH 2023 - 2028	+8,714	+6,841	-363
AVERAGE AGE	39	40	41

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$201,944	\$238,871	\$232,393
TOTAL BUSINESSES	7,528	45,066	53,692
TOTAL EMPLOYEES	81,298	528,918	582,023

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.8%	3.4%	4.1%
HIGH SCHOOL DIPLOMA	11.1%	9.6%	11.3%
SOME COLLEGE	11.3%	10.5%	11.9%
ASSOCIATE	4.7%	4.3%	5.2%
BACHELOR'S	36.7%	37.3%	35.2%
GRADUATE	27.0%	29.0%	25.1%

HOUSEHOLDS

52,060
1 MILE

259,538
3 MILES

354,444
5 MILES

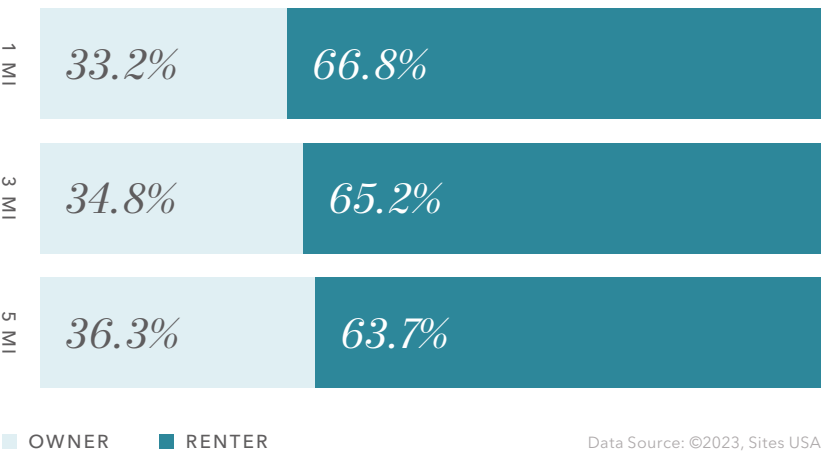
2028 PROJECTED GROWTH

1.60%
1 MILE

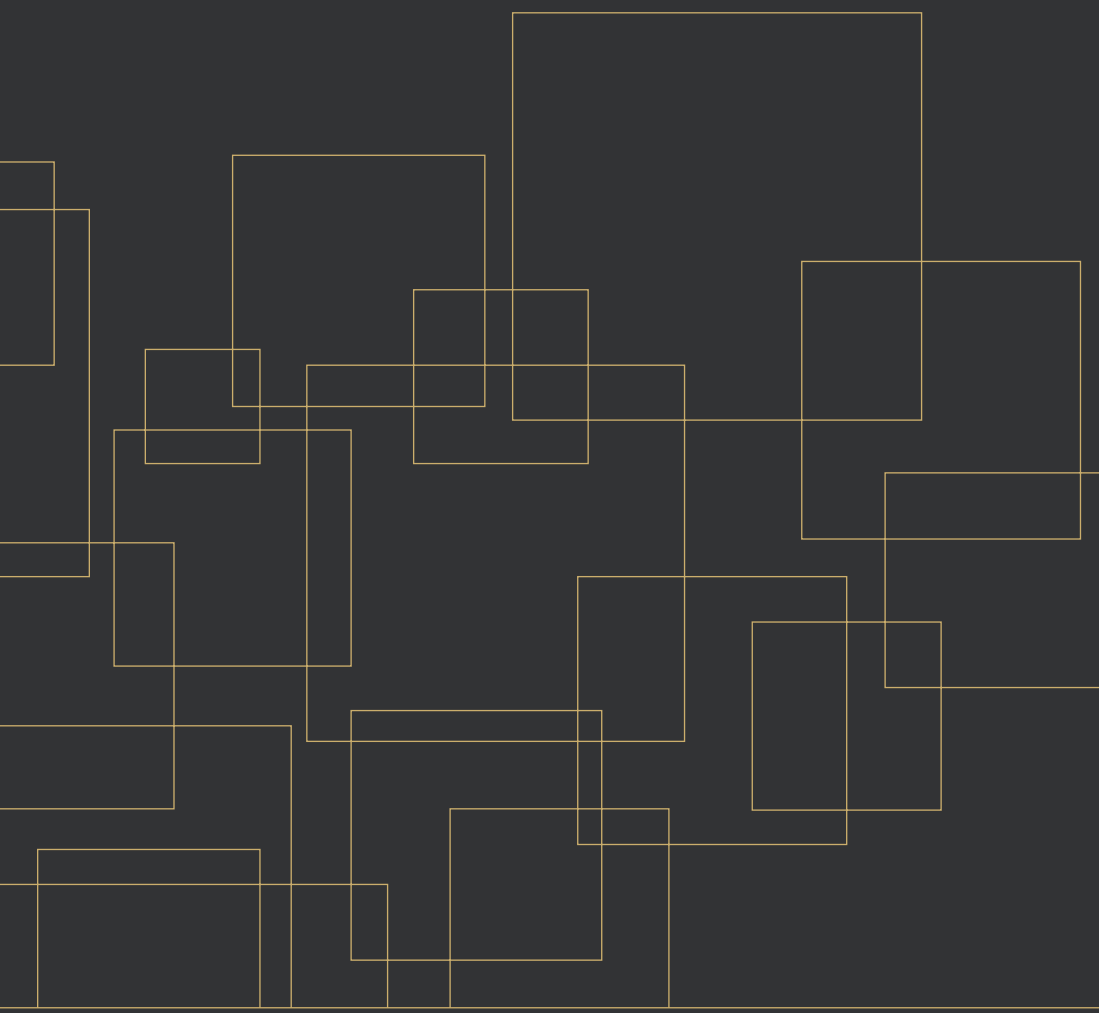
0.30%
3 MILES

-0.00%
5 MILES

OWNER VS. RENTER OCCUPIED



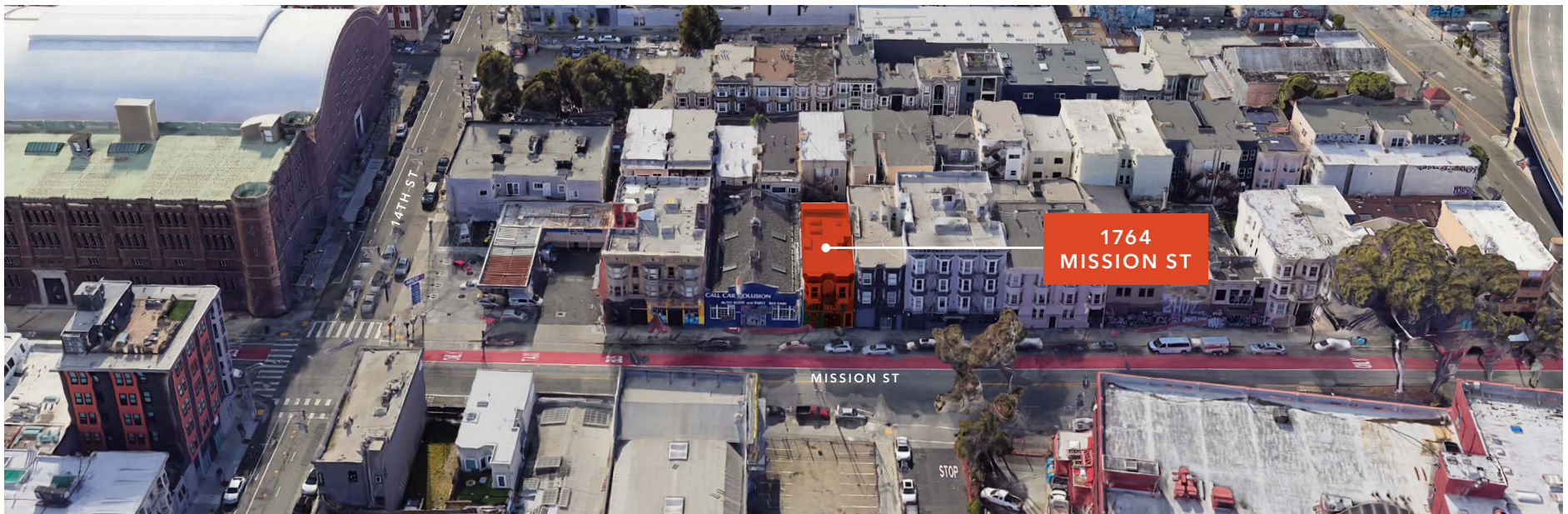
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FINANCIALS

RENT ROLL

Unit	Unit Type	Move In	Rent/Mo
Unit 1764	Flat	11/21/2021	\$3,510
Unit 1766	Retail	11/21/2021	\$4,140
Monthly Total			\$7,650
Annual Total			\$91,800



FINANCIALS

SUMMARY

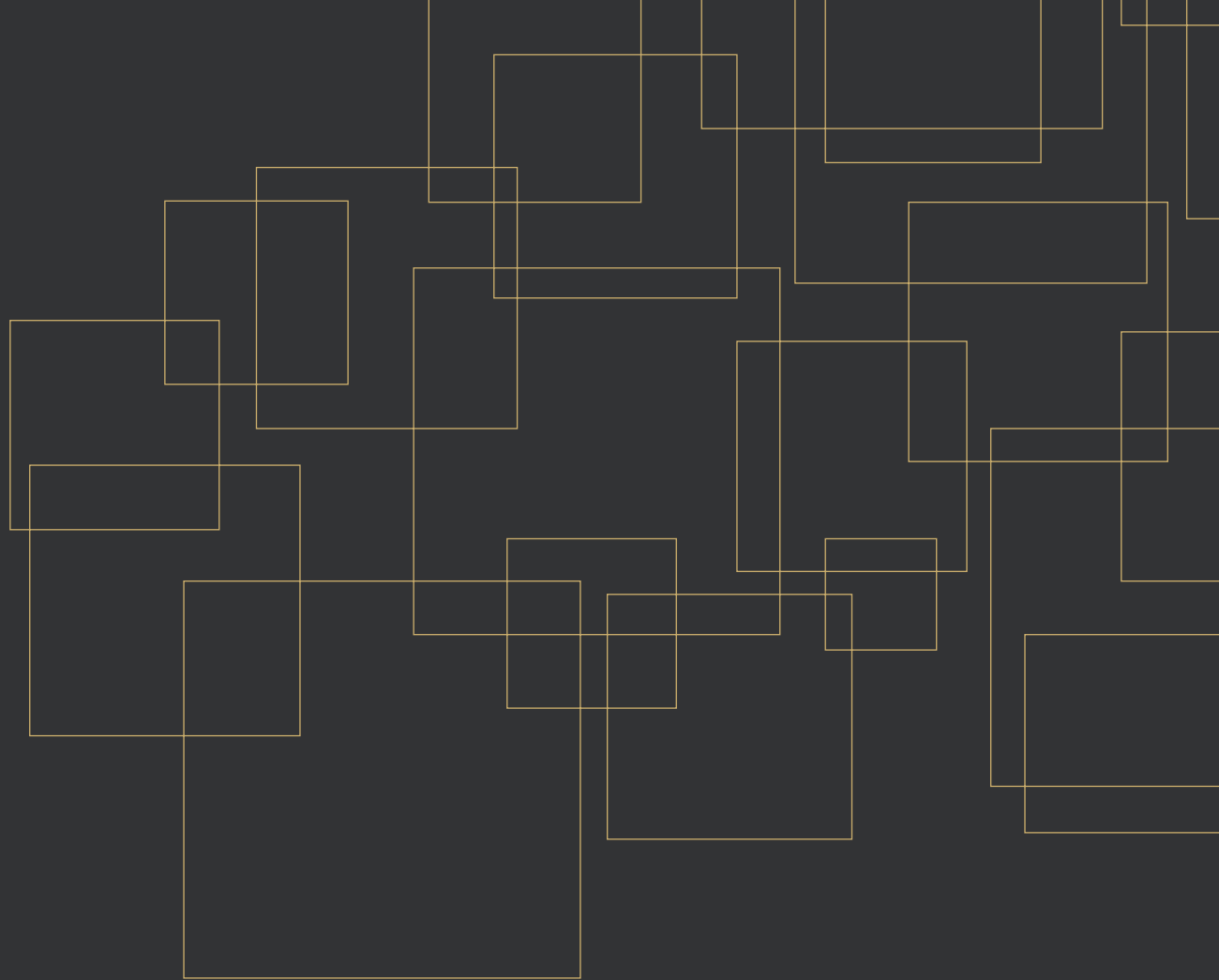
	Current
Price	\$1,400,000
Number of Units	2
Sq Feet	±5,376
Price Per Sq Ft	\$260
Price Per Unit	\$700,000
CAP Rate	6.1%
GRM	15.3%

INCOME

	Current
Gross Scheduled Rent	\$91,800.00
Less Vacancy Rate 3.0%	\$2,754.00
Gross Operating Income	\$89,046.00
Less Expenses	\$3,500.00
Net Operating Income	\$85,546.00

EXPENSES

Taxes	1.1723%	\$0
Insurance		\$3,500
Utilites		\$0
Interest		\$0
Repairs		\$0
Cleaning and Maintenance		\$0
Management Fee	4.0%	\$0
Property Manager		\$0
Total Expenses		\$3,500
Effective Gross Income %		3.93%



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