



COLDWELL BANKER
COMMERCIAL
REALTY

8 UNIT APARTMENT BUILDING + 8 CAR GARAGE

2848 CALIFORNIA ST | PACIFIC HEIGHTS

FOR SALE



DAN MCGUE

415 310 5787

dan@danmcgue.com

CalDRE# 00656579

COLDWELL BANKER COMMERCIAL REALTY

2001 Van Ness Ave Suite 300

San Francisco, CA 94109

415.474.1750

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



PROPERTY HIGHLIGHTS

- Fantastic Pacific Heights Location!
- Between Divisadero & Broderick Streets
- 8 One Bedroom/One Bath Units
- 8 Car Garage Parking
- LVP Flooring in Updated Units
- Ample Storage
- Electric Stoves
- Gas Wall Heaters
- Shared Washer/Dryer Owned by Seller
- Separately Metered for Gas & Electricity
- Owner Pays for Water & Trash
- Electrical Upgrade Completed 2025
- New Electrical Panels in All Units
- Sleep Horns Installed
- Not on SF Soft Story List
- Proximity to Fillmore Shopping District, Presidio National Park, and Many Fine Restaurants & Bars

OFFERING SUMMARY

OFFERED AT: \$3,450,000

Number of Units:	8
Cap Rate:	4.6%
GRM:	13.5
Gross Scheduled Income:	\$255,604
NOI:	\$159,752
Price/Unit:	\$431,250
Price/SF:	\$580
Building Size:	Approx. 5,952 SF*
Lot Size:	Approx. 3,978 SF*
Lot Dimensions:	30' X 133'
Year Built:	1959*
Zoning:	NC-2*
APN:	1025-014*

*Per Realist Tax Records

Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



PROPERTY DESCRIPTION

2848 California Street is an 8 unit apartment building excellently located in Pacific Heights, one of San Francisco's most prestigious and sought after neighborhoods. All units are one bedroom/one bath with abundant natural light and open floorplans. The units have been updated to varying degrees. There is an 8 car garage and shared coin-operated laundry machines owned by the seller. Separately metered for gas and electricity. There are electric stoves and gas wall heaters. Owner pays for water and trash. This property presents an attractive investment or owner user opportunity for those seeking to reside in one of San Francisco's most desirable neighborhoods.



LOCATION DESCRIPTION

Pacific Heights is one of the premier residential neighborhoods in the City. The area is defined by impeccably maintained apartment buildings, multimillion dollar mansions and scenic settings. The property is near many fine restaurants, bars and shops on California Street, Fillmore Street, Divisadero Street, Chestnut Street, Union Street, and Polk Street. It is centrally located near the Presidio, Alta Plaza Park, Lafayette Park, and the new California Pacific Medical Center on Van Ness and Post. Public transportation is readily available to all parts of the City. The Golden Gate Bridge, Bay Bridge, and freeways are within close driving distance from this location giving tenants high accessibility to all parts of the Bay Area. Per walkscore.com the property was given a Walk Score of 97. The superb proximity and access to the freeway, Financial District, Marina, Russian Hill, Presidio, and Cow Hollow makes this a most desirable place to live.



Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115

INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income¹	\$254,404
Laundry	1,200
Total Scheduled Gross Income	\$255,604
Less Vacancy (estimated at 3%)	(7,632)
Adjusted Annual Gross Income	\$247,972

Annual Property Expenses¹:

Property Tax (Estimated at 1.1827% of \$3.45M)	\$40,803
Insurance ²	10,089
Gas & Electricity	3,306
Water/Sewer	4,113
Trash	4,658
Janitorial	2,610
Fire Systems Maintenance	2,182
Parking Tax	2,460
Repairs & Maintenance (estimated at \$700 per unit)	5,600
Management (estimated at 5% of Adjusted Gross Income)	12,399

Estimated Annual Operating Expenses:	(88,220)
---	-----------------

Estimated Net Operating Income:	\$159,752
--	------------------

1. All Expenses are estimated based partially on 2025 Year End Income & Expense Statement & partially on Industry Standards.
2. Owner's Actual 2026 Insurance Cost. Lately, Insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

Dan McGue
(415) 310-5787
CaDRE #00656579

Note: The above expenses and vacancy factor are estimates based partly on similar property's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115

RENT ROLL

Unit #	Unit Type	Current Rent	Cap Imp Passthru	Bond Passthru	Total Scheduled Rent	Market Rent ¹	Move in Date	Last Increase Date
1	1 Bed/1 Bath	\$3,245.00			\$3,245.00	\$3,300.00	03/01/2026	-
2	1 Bed/1 Bath	\$2,489.20			\$2,489.20	\$3,300.00	03/16/2025	04/01/2026
3	1 Bed/1 Bath	\$2,350.00			\$2,350.00	\$3,300.00	03/01/2025	-
4	1 Bed/1 Bath	\$3,200.00			\$3,200.00	\$3,300.00	01/02/2026	-
5	1 Bed/1 Bath	\$923.75	\$7.19	\$2.01	\$932.95	\$3,300.00	07/12/1979	04/01/2026
6	1 Bed/1 Bath	\$2,727.96			\$2,727.96	\$3,300.00	08/16/2024	10/01/2026
7	1 Bed/1 Bath	\$2,583.18		\$2.01	\$2,585.19	\$3,300.00	01/01/2023	04/01/2026
8	1 Bed/1 Bath	\$2,645.00			\$2,645.00	\$3,300.00	04/27/2025	05/01/2026 ²
Parking #1	Unit 8	Included in Rent			-	\$375.00	04/27/2025	-
Parking #2	Outside Renter	\$375.00			\$375.00	\$375.00	01/03/2019	-
Parking #3	Unit 7	Included in Rent			-	\$375.00	01/0/2023	-
Parking #4	Unit 6	Included in Rent			-	\$375.00	08/16/2024	-
Parking #5	Outside Renter	\$350.00			\$350.00	\$375.00	04/01/2013	-
Parking #6	Outside Renter	\$300.00			\$300.00	\$375.00	05/03/2014	-
Parking #7	Unit 4	Included in Rent			-	\$375.00	01/02/2026	-
Parking #8	Unit 1	Included in Rent			-	\$375.00	03/01/2026	-
Total Monthly		\$21,189.09	\$7.19	\$4.02	\$21,200.30	\$29,400.00		
Total Annual		\$254,269.08	\$86.28	\$48.24	\$254,403.60	\$352,800.00		

¹ Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

² May 2026 Rent Increase was banked.

Dan McGue
(415) 310-5787
CalDRE #00656579



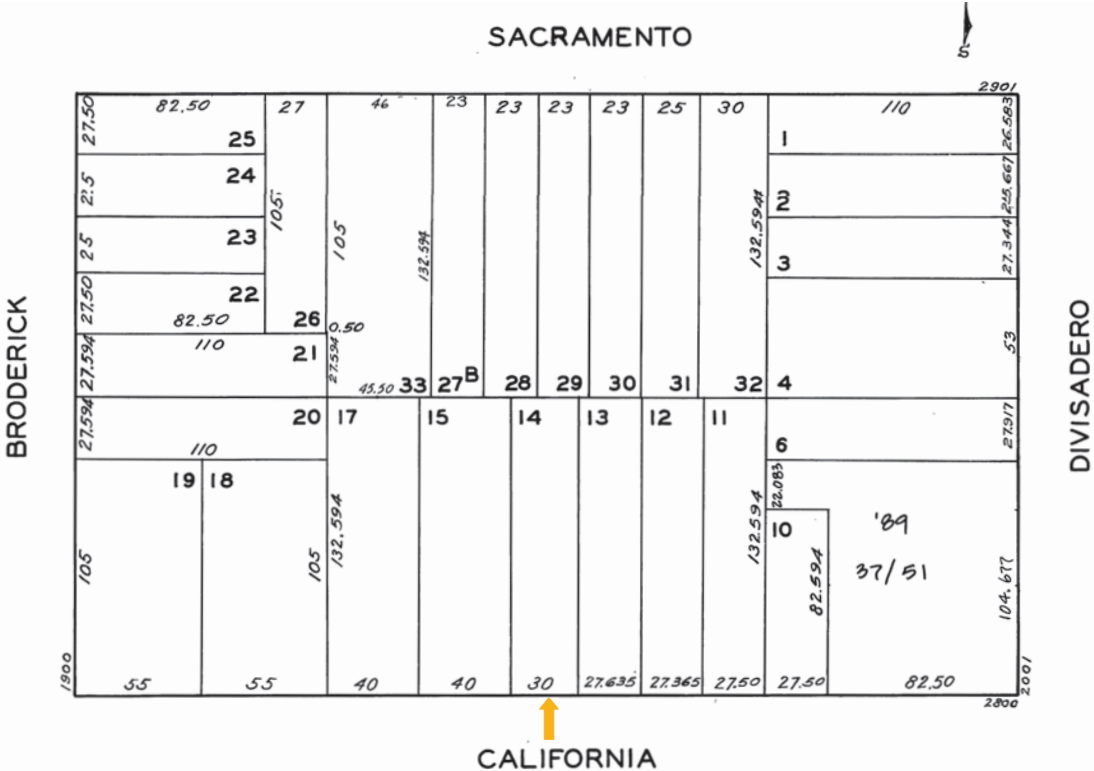
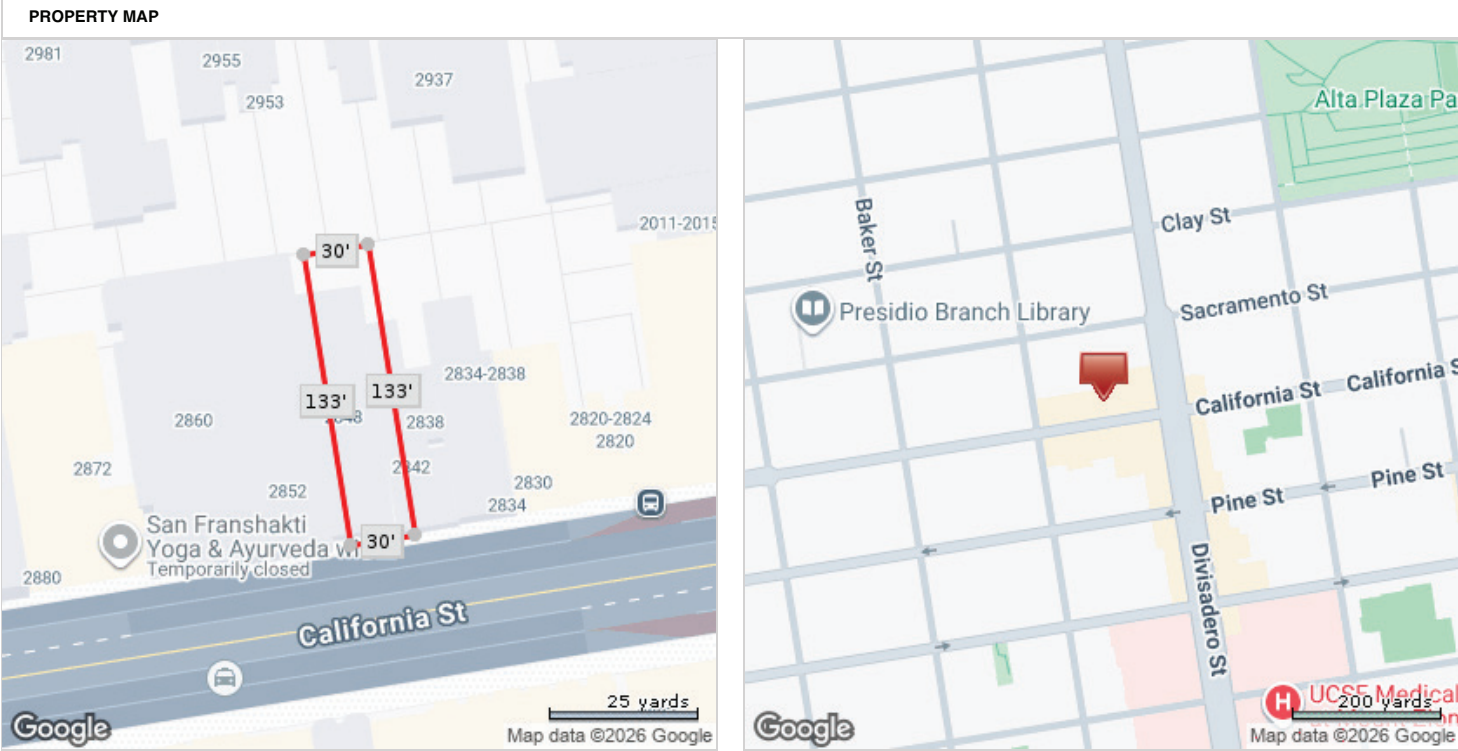
COLDWELL BANKER
COMMERCIAL
REALTY

SALE

8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115

REALIST TAX RECORD PLAT MAPS



SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



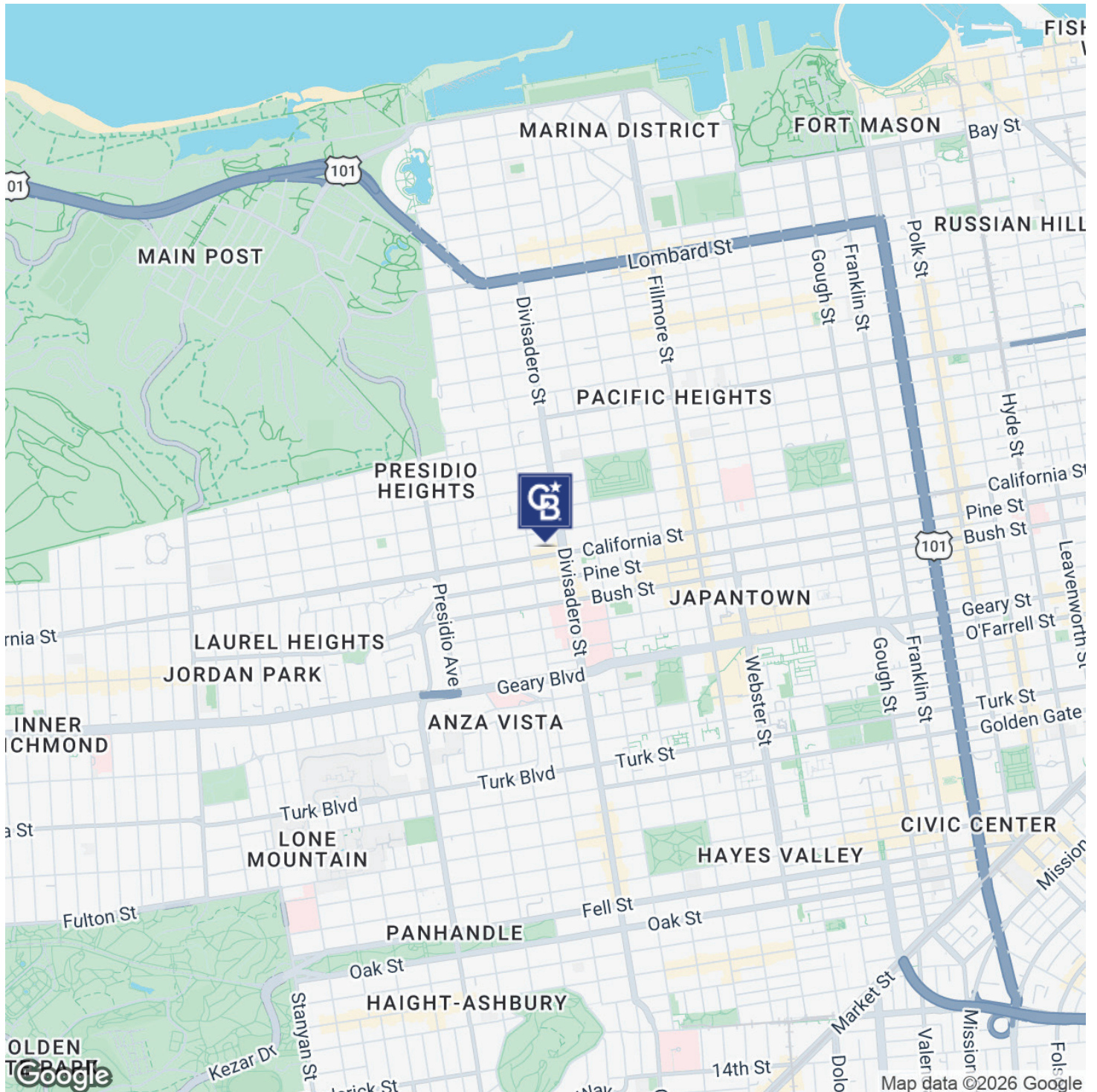
Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



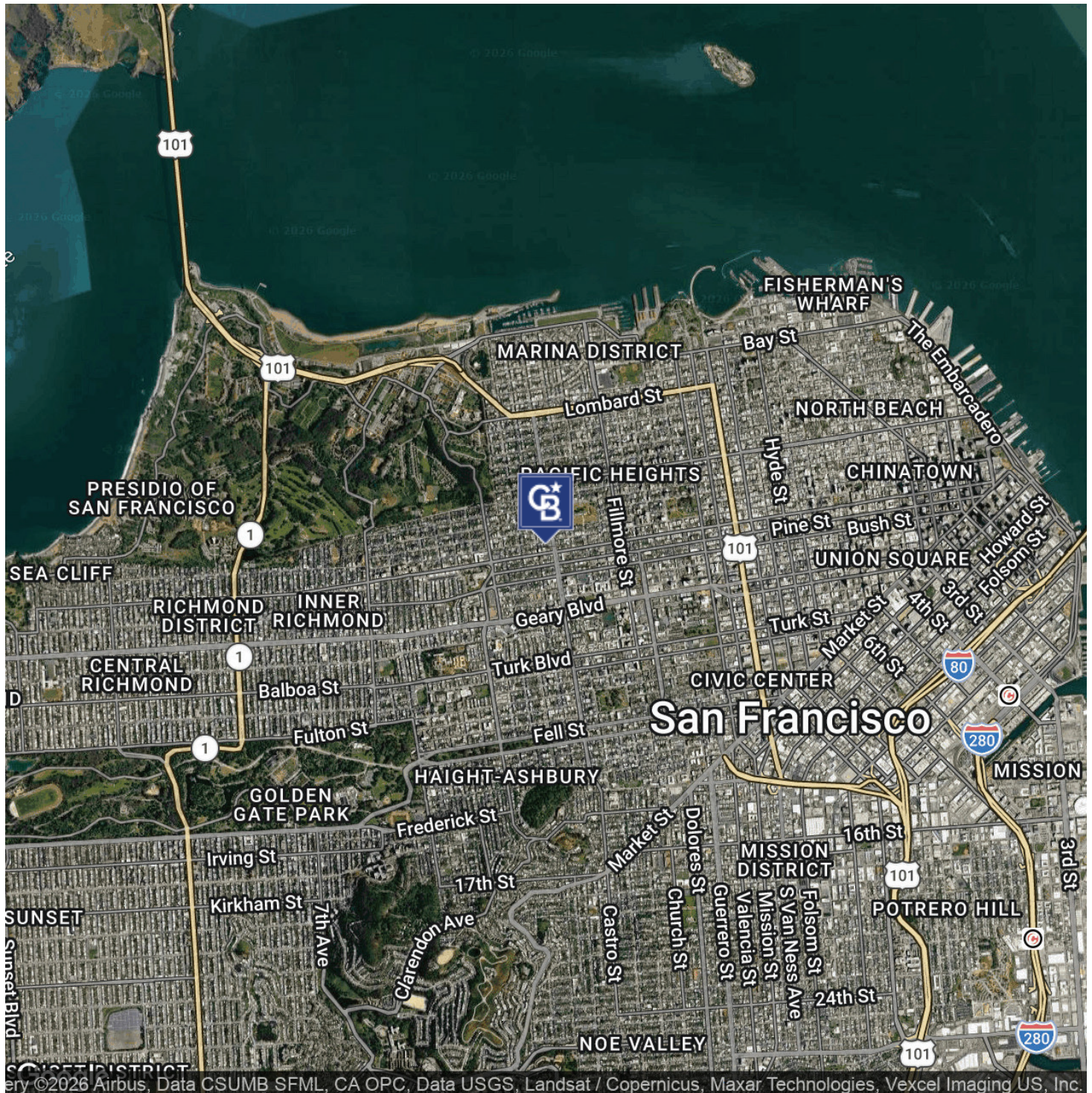
Dan McGue
(415) 310-5787
CalDRE #00656579



COLDWELL BANKER
COMMERCIAL
REALTY

SALE 8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



Dan McGue
(415) 310-5787
CalDRE #00656579

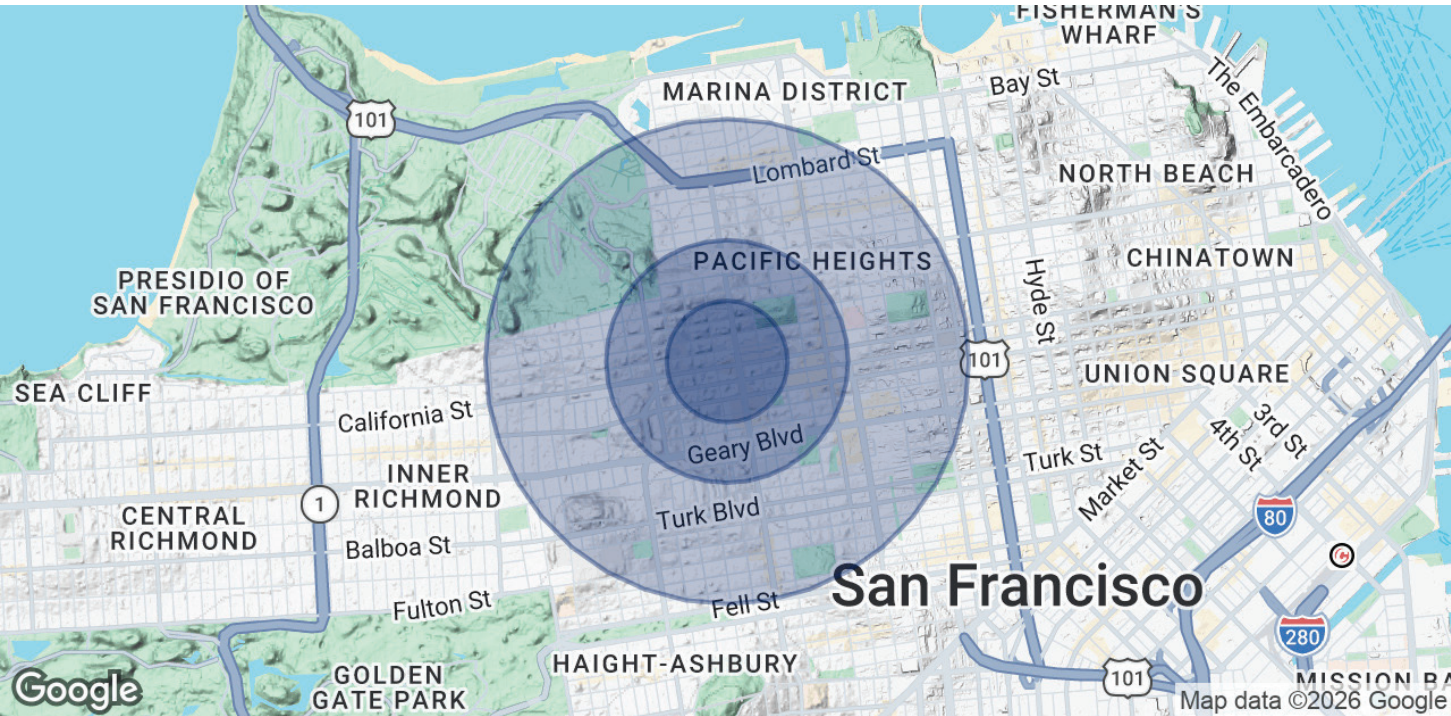


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

8 UNIT APARTMENT BUILDING + GARAGE | PACIFIC HEIGHTS

2848 California Street San Francisco, CA 94115



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,472	16,833	77,909
Average Age	36.2	39	38.8
Average Age (Male)	36.5	37.3	37.7
Average Age (Female)	36.9	41.4	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,746	8,538	38,970
# of Persons per HH	2	2	2
Average HH Income	\$259,893	\$268,162	\$241,252
Average House Value	\$1,973,868	\$2,615,691	\$2,090,822

2023 American Community Survey (ACS)

Dan McGue

(415) 310-5787

CalDRE #00656579

