

FOR SALE

LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

934 Larkin Street San Francisco, CA 94109



LIST PRICE

\$1,895,000

Steven Caravelli
(415) 706-0008
CalDRE #00879834

Kevin Caravelli
(415) 271-8517
CalDRE #01988049

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

PROPERTY INFORMATION

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OVERVIEW LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

934 Larkin Street San Francisco, CA 94109



OFFERING SUMMARY

Sale Price:	\$1,895,000
Approx Building Size:	9,770 SF
Approx. Vacant:	6,375 SF
Lot Size:	4,375 SF
Number of Units:	3
Price / SF:	\$193.96
Proj..Cap Rate:	6.90%
Proj. NOI:	\$130,969
Year Built:	1914
Zoning:	RC-4 District- High Density
Market:	Lower Nob Hill
Submarket:	Tenderloin

PROPERTY HIGHLIGHTS

High-identity retail frontage on Larkin Street with steady neighborhood foot traffic and strong daily visibility.

Flexible mixed-use configuration combining storefront retail, warehouse, office/residential, and a full finished basement.

12'-ceiling warehouse directly behind the retail bay—ideal for inventory, production, fulfillment, or commissary operations.

Prime Lower Nob Hill / Little Saigon location surrounded by dense residential, hospitality, and neighborhood-serving retail.

Excellent connectivity steps from Polk Street, Van Ness Avenue, and Civic Center, offering walkability and access to a deep labor pool.

Rare small-bay industrial availability in the urban core—strong long-term demand and limited competing inventory.

Value-add and repositioning upside through modernization, mixed-use redevelopment, or adaptive reuse concepts.

Attractive owner-user opportunity with street access, open-span floorplates, and operational flexibility for retail-plus-production users.

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DESCRIPTION LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

934 Larkin Street San Francisco, CA 94109



PROPERTY DESCRIPTION

934 Larkin Street delivers a rare street-front retail opportunity in the heart of San Francisco's Lower Nob Hill / Little Saigon corridor. Surrounded by dense residential, hospitality, and neighborhood-serving retail, the property offers strong daily foot traffic, high visibility, and a built-in customer base.

The **ground-floor retail storefront** provides excellent frontage and direct street access—ideal for boutique retail, specialty goods, wellness concepts, service retail, or experiential operators seeking a high-identity location.

The adjoining **12'-ceiling warehouse** and **full finished basement** create valuable back-of-house capacity for inventory, production, fulfillment, or expansion of retail operations.

A **second-floor residential/office space** offers additional workspace or future repositioning potential.

With limited small-bay commercial/industrial inventory remaining in the urban core, **934 Larkin stands out as a flexible retail-plus-operations opportunity** for owner-users or investors looking to modernize, activate, or reconfigure a centrally located mixed-use building.

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PHOTOS

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LOCATION

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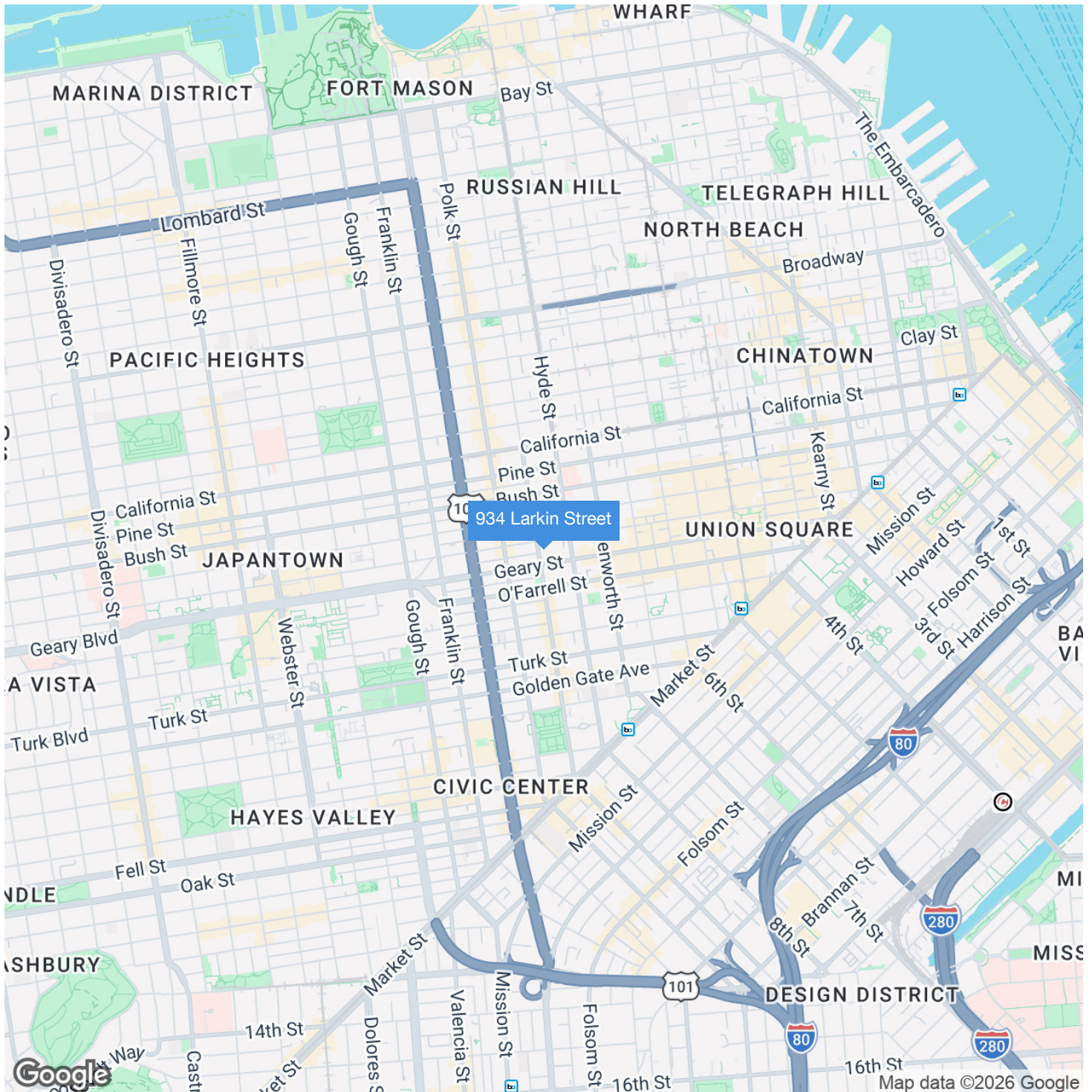


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REGIONAL

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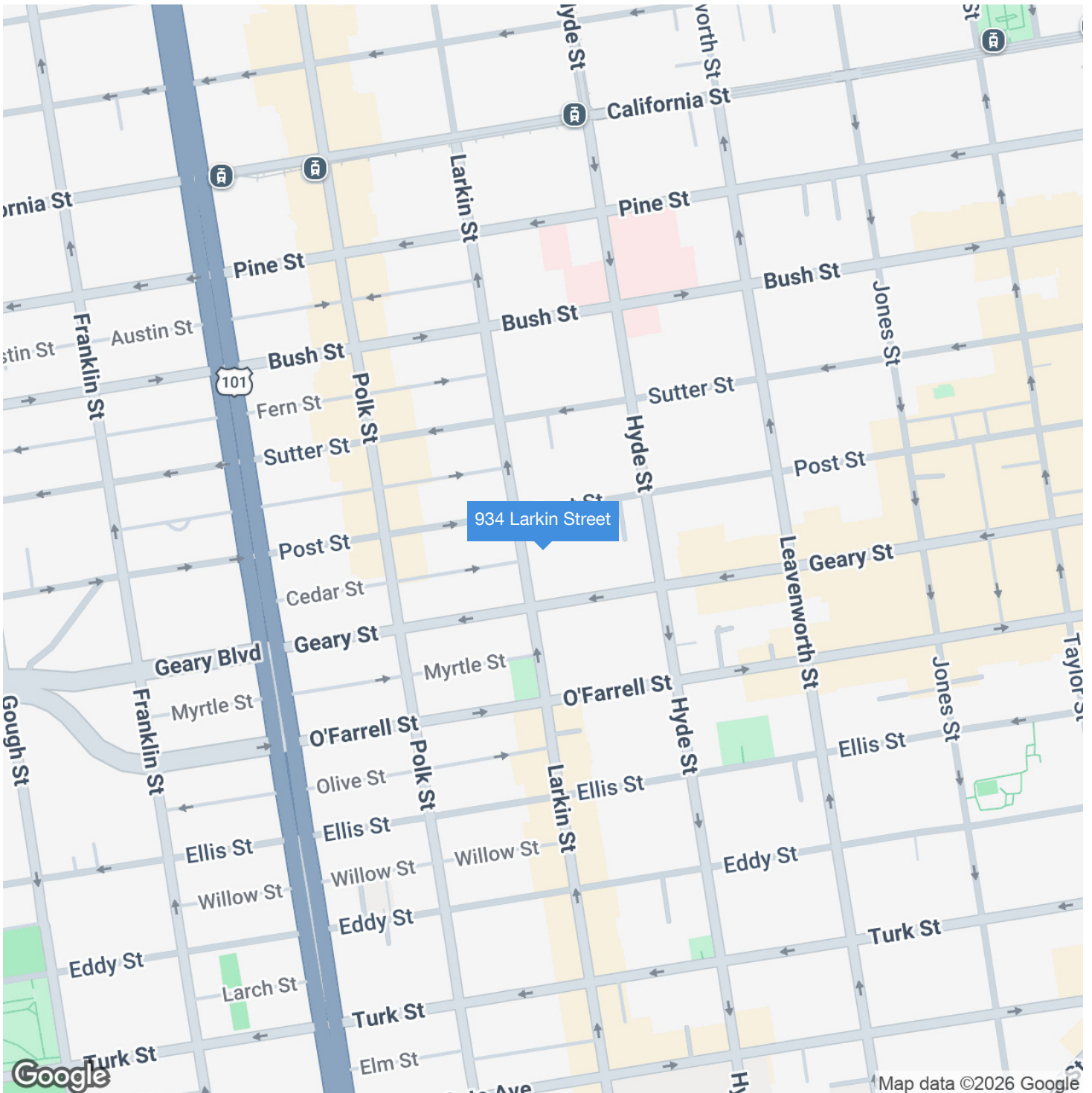


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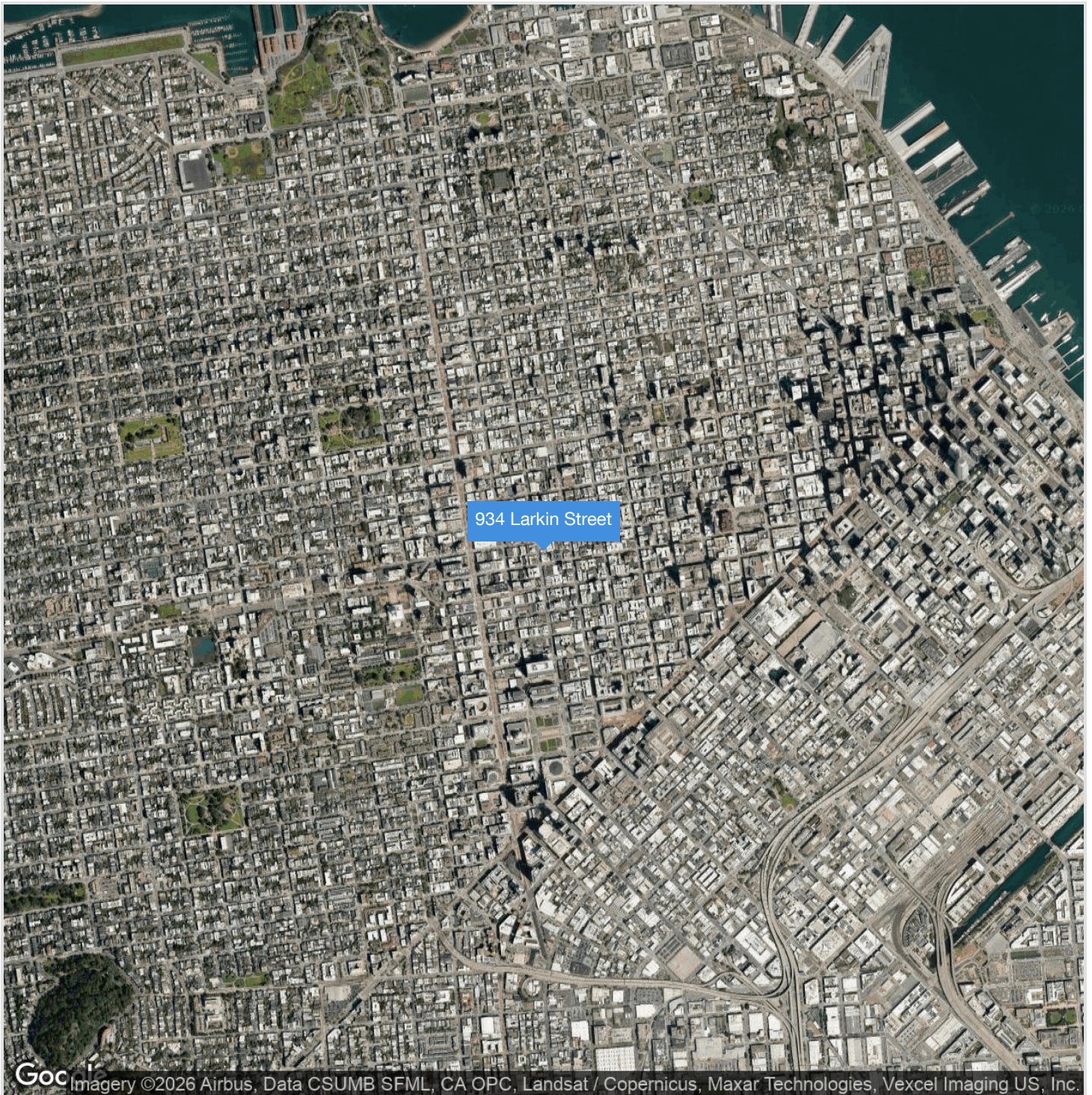


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AERIAL

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RETAILERS

RETAIL/INDUSTRIAL INVESTMENT

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FINANCIAL PROJECTIONS

LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

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PROJECTIONS

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INVESTMENT OVERVIEW

Price	\$1,895,000
Price per SF	\$194
Price per Unit	\$631,667
Proj.GRM	11.09
Proj.CAP Rate	6.91%
Cash-on-Cash Return (yr 1)	6.91%
Total Return (yr 1)	\$130,970

POTENTIAL OPERATING DATA

Gross Scheduled Income	\$170,820
Total Scheduled Income	\$170,820
Vacancy Cost (5.0%)	\$5,125
Gross Income	\$165,695
Operating Expenses	\$34,726
Net Operating Income	\$130,970
Pre-Tax Cash Flow	\$130,970

FINANCING DATA

Down Payment	\$1,895,000
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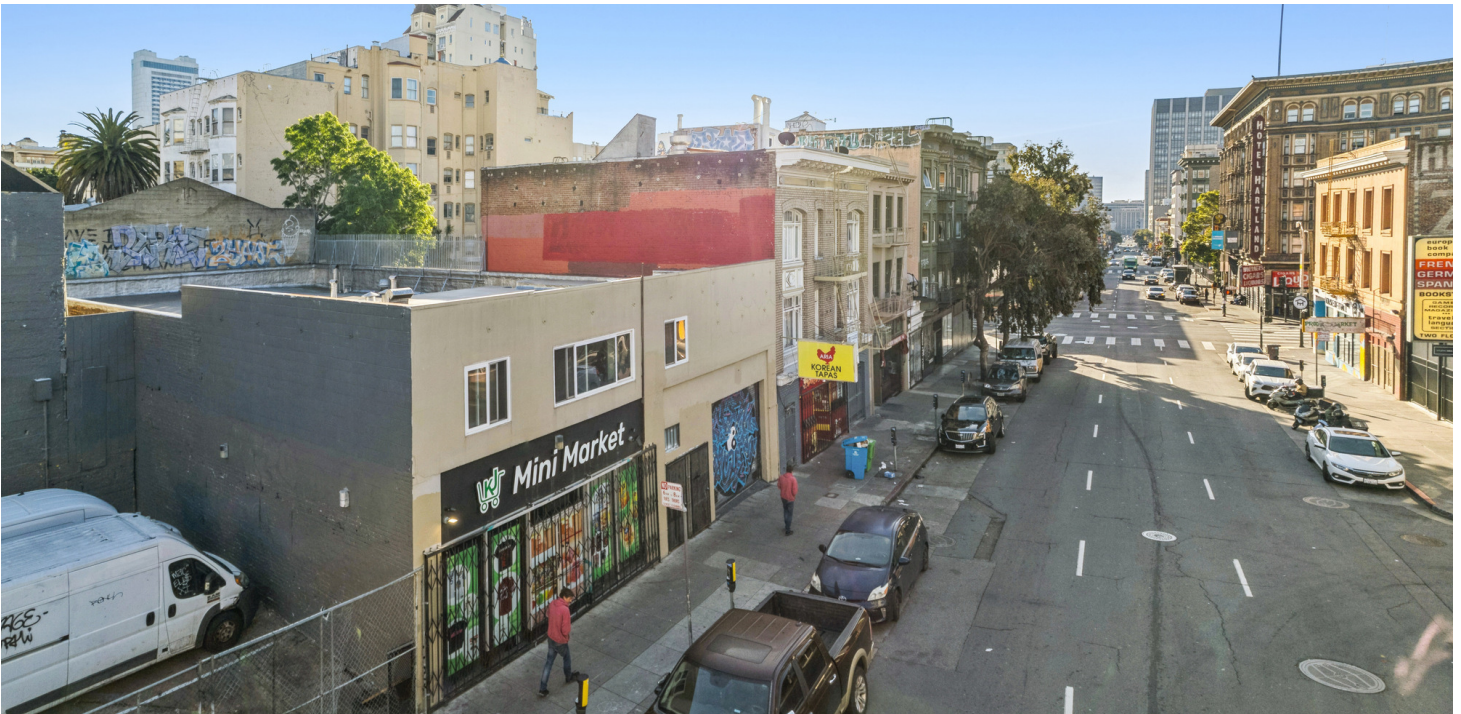
PROJECTED LOWER NOB HILL RETAIL/ WAREHOUSE INVESTMENT

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	PRICE / SF / MONTH	LEASE START	LEASE END
Retail	Mini Market	1,860 SF	\$2,200	\$1.07	4/1/2025	3/31/2028
Warehouse	Owner	1,860 SF	\$4,185	\$2.25	Vacant	-
Basement	Owner	3,715 SF	\$5,200	\$1.40	Vacant	-
Res/Office	Owner	800 SF	\$2,650	\$3.31	Vacant	-
TOTALS		8,235 SF	\$14,235	\$8.04		

AVERAGES	2,059 SF	\$3,559	\$2.01
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- * Square Footages are estimated. Tax Records list the property at 9,770 SF
- * Warehouse Ceiling Height approximately 12'
- * Basement Ceiling Height approximately 8.5'
- * Retail Ceiling Height approximately 11'
- * Mini Market Rent (4/2026 to 4/1/2027 \$2,200) (4/2027 to 4/1/2028 \$2,420) (2 year Option at Market Rent)



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INCOME SUMMARY

Vacancy Cost	(\$5,125)
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GROSS INCOME	\$165,695
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EXPENSES SUMMARY

New Property Taxes (1.183%)	\$22,418
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Direct Assessments	\$808
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Estimated Property Insurance	\$9,000
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Repairs, Maintenance & Fees	\$2,500
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OPERATING EXPENSES	\$34,726
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NET OPERATING INCOME	\$130,970
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SALES TEAM

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