

OFFERING MEMORANDUM

EXCLUSIVELY OFFERED FOR SALE

2186 GEARY BLVD, SUITE 102

San Francisco, CA 94115



Presented by:
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Confidentiality & Disclaimer

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1. Investment Summary

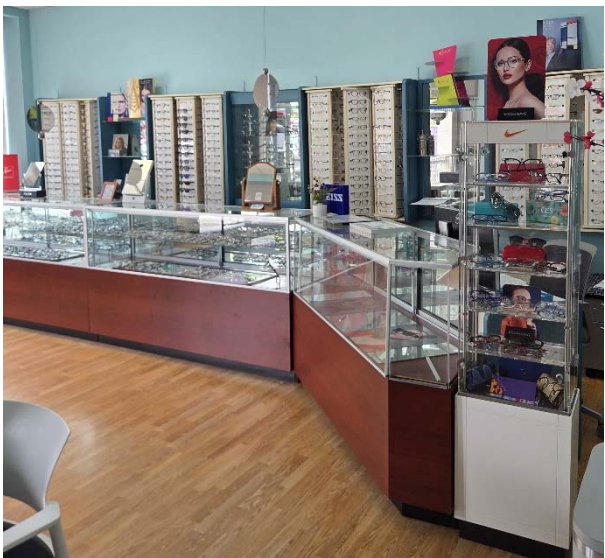
BTI Group is pleased to exclusively offer for sale 2186 Geary Blvd, Suite 102, San Francisco, CA. The space is currently built out for an optometry or optical use but can be converted to accommodate any medical use. The unit is street-level with floor-to-ceiling storefront windows and access to a paid parking lot.

Investment Highlights

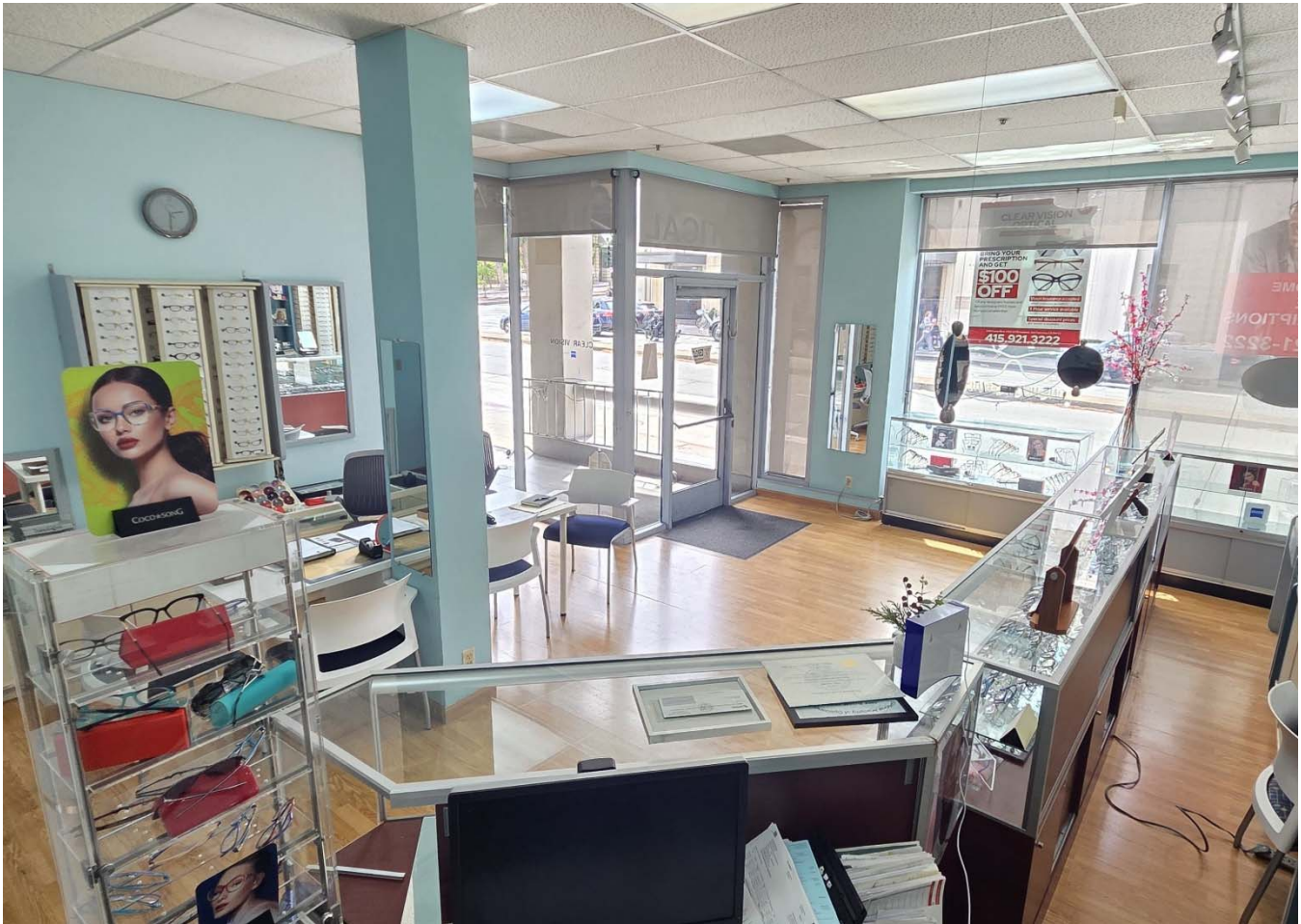
- Prime street level visibility on major thoroughfare, Geary Blvd in San Francisco, with foot and car traffic.
- Perfect for owner user as current tenant is on a M+M and can vacate before escrow closes.
- Close to Kaiser Permanente and UCSF Medical Center who are great potential referral sources.
- Property can be converted to any type of medical use.
- Close to public transportation, parking and Japantown

Property Snapshot

Address	2186 Geary Blvd, Suite 102, San Francisco, CA 94115
Offering Price	\$799,000
Price / SF	\$1,058/sqft
Building / Unit SF	755/sqft
Year Built	1984
Parcel / APN	1078-074
Zoning	NC-3 Neighborhood Commercial, Moderate Scale
Parking	Street and Paid Parking Lot
Occupancy	Tenant Occupied M+M. Will be delivered vacant.



2. Property Description



Overview

This street-level medical suite has been continuously occupied by an optical office. The space is currently built out for optometry/optical use but offers flexibility to be converted to accommodate a broader range of medical uses.

The suite features floor-to-ceiling, street-facing windows with direct street entry access. The location benefits from high car and foot traffic along the Geary Boulevard corridor, with both street parking and access to a paid parking lot — a rare and valuable amenity in this part of San Francisco. The property is strategically situated directly across the street from Kaiser Permanente and UCSF Medical Center, placing it within a dense concentration of medical foot traffic and complementary healthcare users.

This combination of visibility, parking, and proximity to major medical institutions makes 2186 Geary Blvd, Suite 102 an ideal opportunity for a growing optometry or optical practice, an established medical user seeking a satellite location, or a practitioner launching a new practice in an established medical corridor

Building & Unit Details

- Suite / Unit: 102
- Interior condition: Turnkey, move-in condition (for optical practice). Well maintained.
- HVAC / mechanical: Maintained by the HOA.

- ADA compliance: Unknown
- Shared common areas / HOA or condo association: Shared lobby and restrooms

Current Use / Tenancy

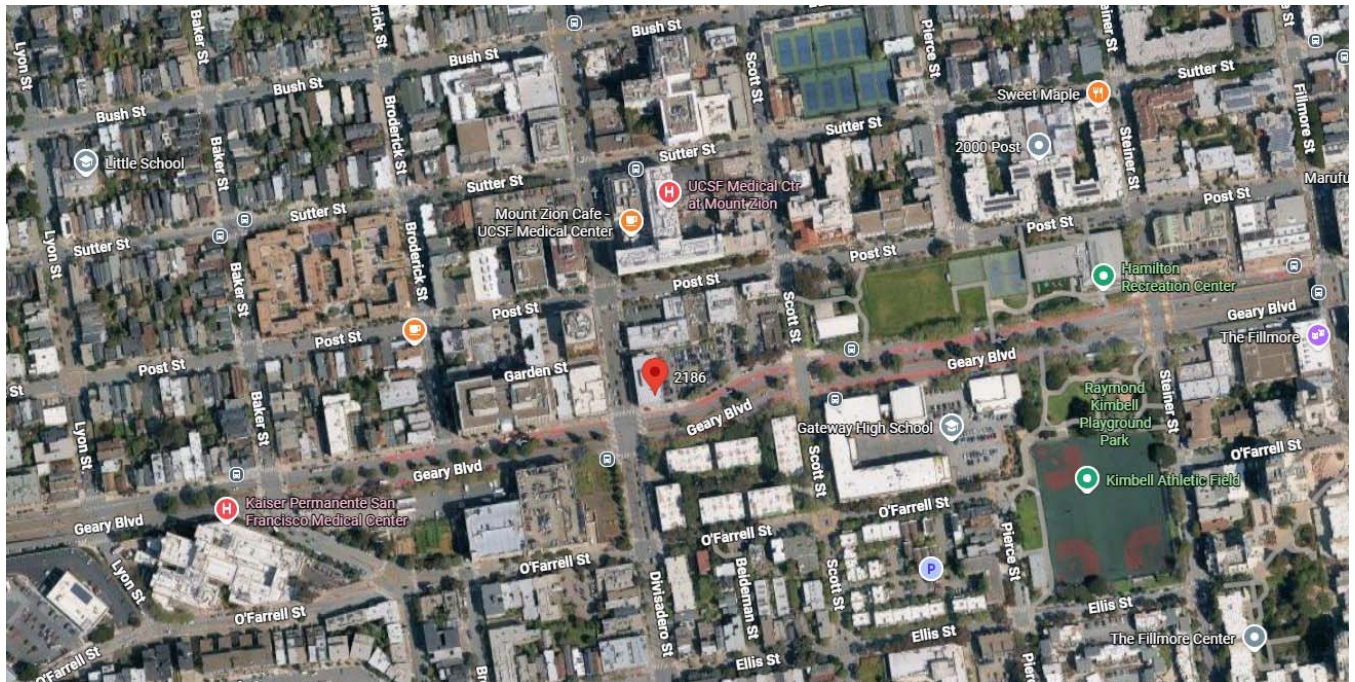
Currently being used as an optical practice. Property will be delivered vacant.

3. Financial Overview

Rent Roll

Unit	Tenant	SF	Lease Start	Lease End	Monthly Rent	\$/SF/Mo
#102	Clear Vision Optical	755	Unknown	M+M	\$2,300+NN	\$3.05/sqft
TOTAL					\$2,300	\$3.05/sqft

4. Neighborhood Overview



Neighborhood

2186 Geary Blvd, Suite 102 is located along the Geary Boulevard corridor at the border of Japantown and the Western Addition, one of San Francisco's busiest east-west transit and traffic arterials, served by the high-frequency 38-Geary and 22-Fillmore Muni lines. The location benefits from a dense concentration of medical uses nearby, including Kaiser Permanente's San Francisco Medical Center and adjacent medical offices, pharmacy, and urgent care facility along Geary Blvd — driving consistent daytime foot traffic from patients and medical staff. Nearby Japantown adds further retail and cultural draw, while the surrounding Western Addition and Pacific Heights neighborhoods provide a strong residential base. This combination of transit access, medical daytime population, and neighborhood retail makes the corridor a strong location for medical and optical tenancy.

5. Contact Information

For additional information, financial details, or to schedule a tour, please contact:

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Street View



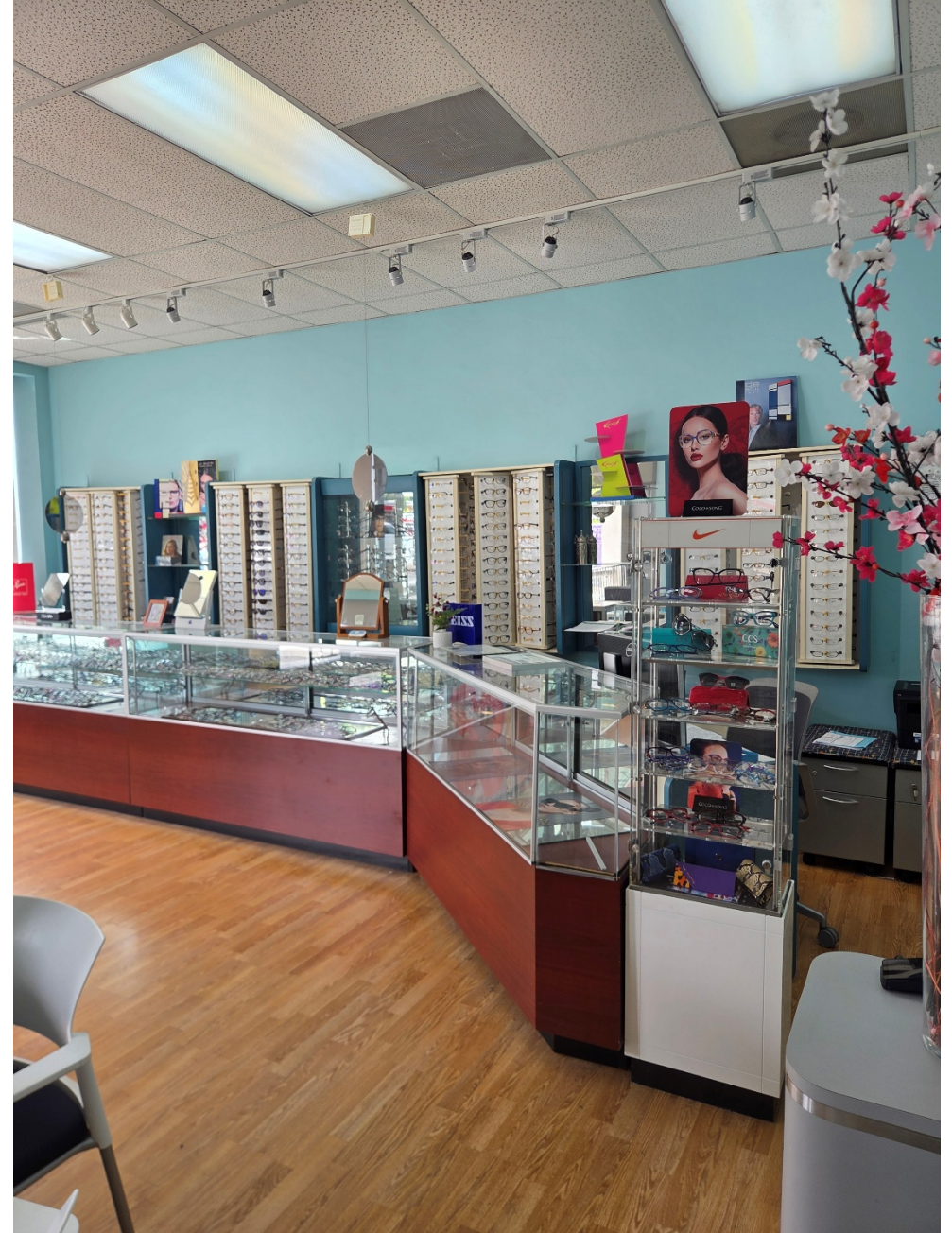
Entrance



Retail Floor 1



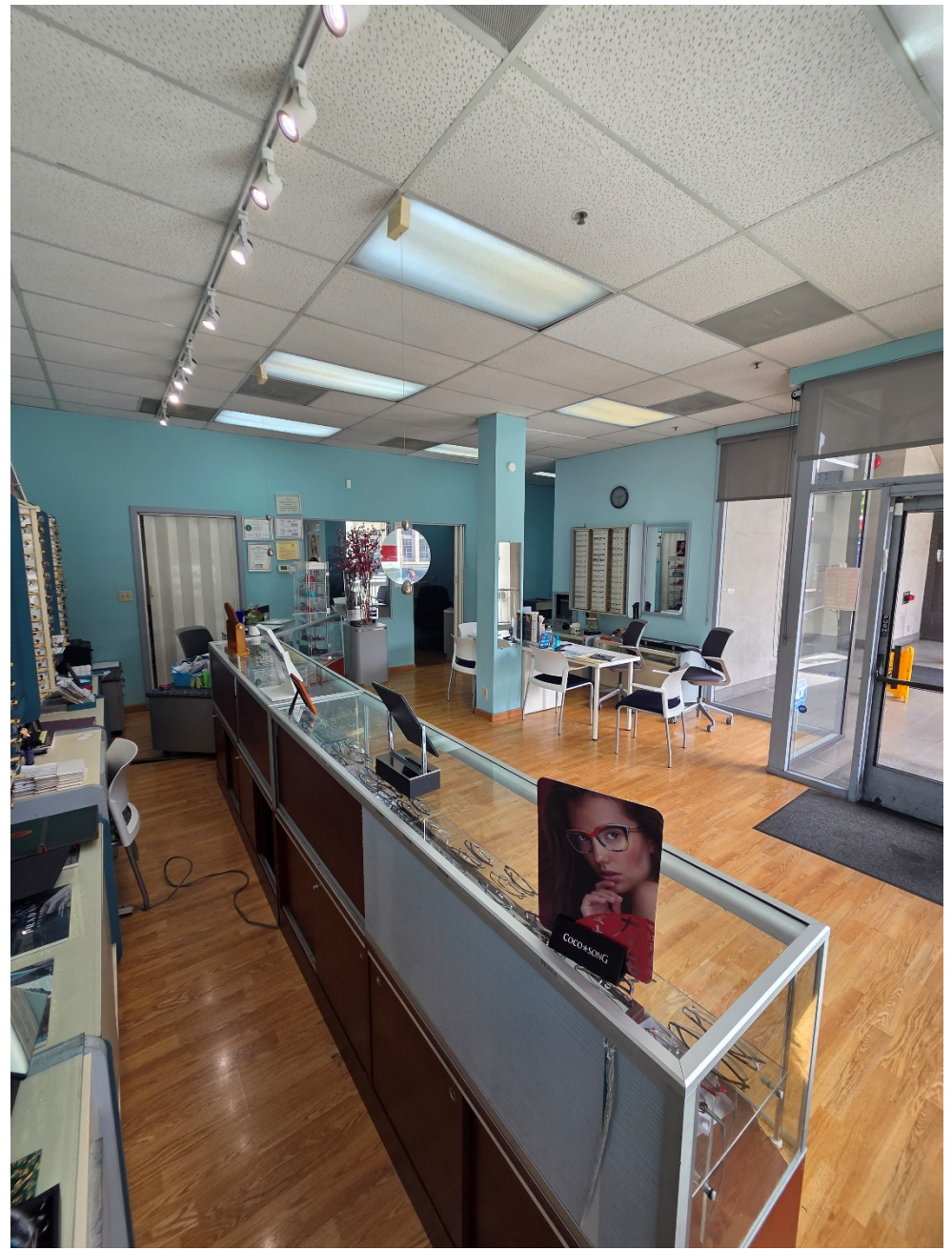
Retail Floor 2



Counter View 1



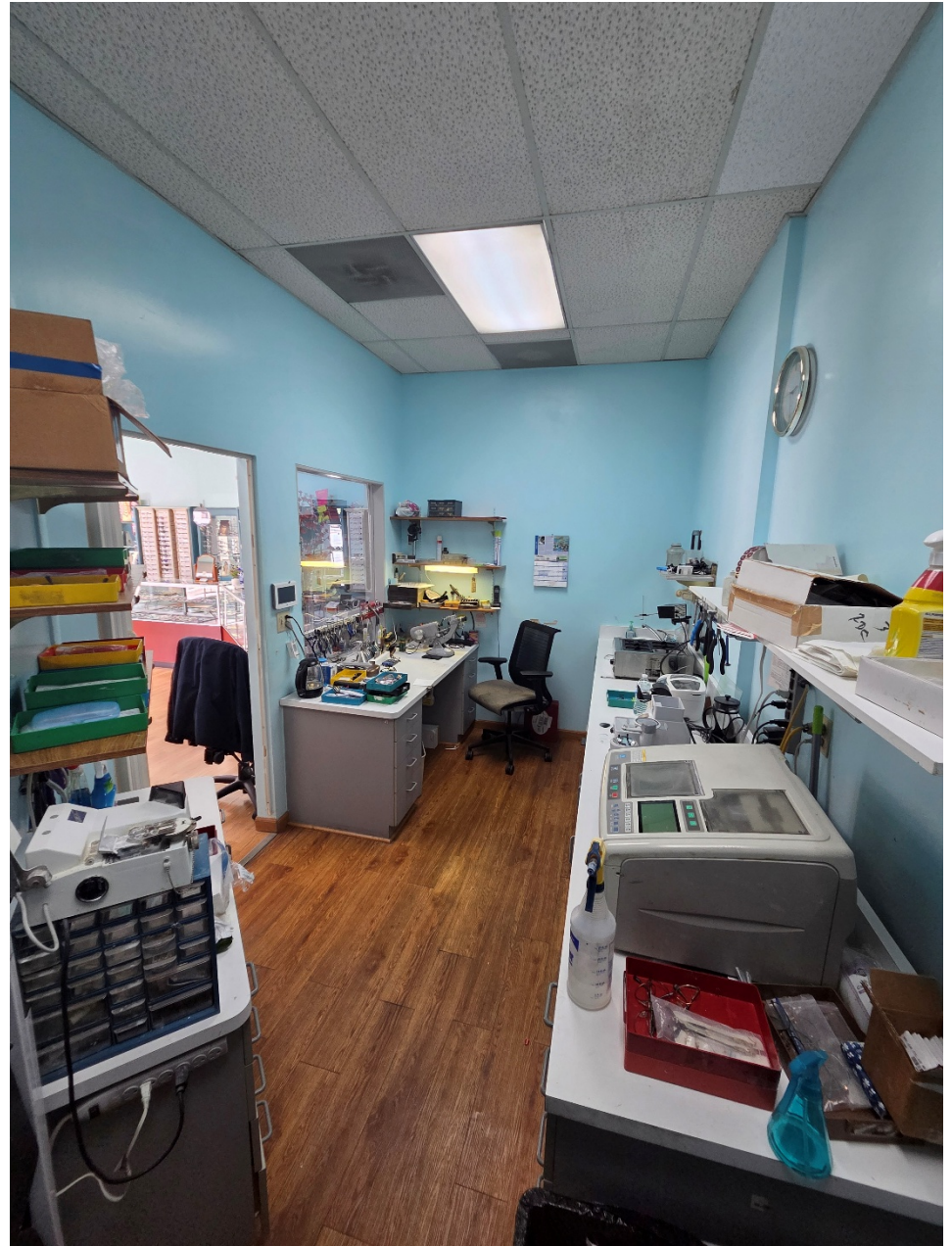
Counter View 2



Office 1



Office 2 (Lab)



Lobby/Waiting Area



Entryway 2

