



423 - 435 VALENCIA

SAN FRANCISCO, CA

Offering Memorandum

Retail/Office Space/Parking



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THE LOUIE TEAM
COMPASS

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Property Overview

Property Profile



ADDRESS

423-435 Valencia St.

APN

3554-025/3554-058

YEAR BUILT

1910

GROSS BUILDING SQFT

8,700 Sq ft

LAND AREA (SQFT)

10,200 Sq ft

CURRENT LEASE TYPE

NNN

ZONING AND USE CODE

Mixed Use

NCT - Neighborhood
Commercial Transit

CURRENT TENANT

Ferguson

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Investment Highlights

Offering Summary

ADDRESS	423-435 Valencia
APN	3554-025/3554-058
PRICE	\$5,800,000
RENTABLE SQFT	8,700
YEAR BUILT	1910
LAND AREA (SQFT)	10,200
ANNUAL INCOME	\$312,000
CURRENT CAP RATE	5.4%

- Prime Valencia Corridor location
- Approx. 10,000 SF lot with 8,000+ two level building
- Flexible retail, office, showroom, or gallery use
- 10+ Parking spaces in lot
- Rare curbside parking and easy access
- Strong visibility and foot traffic
- Surrounded by popular restaurants, retail, and tech
- Ideal for owner-users, investors, or redevelopment
- Rare scale and frontage on Valencia Street
- Located in the vibrant Mission District



Highlights

Located in the heart of San Francisco's vibrant Valencia Corridor, 423–435 Valencia Street presents a rare opportunity to acquire a substantial mixed-use commercial asset with exceptional flexibility and future potential. Situated on an expansive approximately 10,000 square foot lot, the property features over 8,000 square feet of versatile building space ideal for retail, showroom, creative office, gallery, design, or experiential commercial use.

A standout feature of the property is its valuable curbside parking and easy accessibility — a true rarity along Valencia Street — offering convenience for customers, clients, staff, and deliveries. The generous lot size provides a unique sense of scale seldom found in this highly sought-after urban corridor.



Positioned among some of San Francisco's most dynamic restaurants, retailers, technology firms, and creative businesses, the property benefits from outstanding visibility, strong pedestrian traffic, and excellent neighborhood demographics. The flexible layout allows an owner-user, investor, or developer to capitalize on a variety of commercial strategies in one of the city's premier commercial districts.

Whether envisioned as a flagship retail destination, creative office campus, or long-term investment opportunity, 423–435 Valencia Street offers scale, presence, parking, and premier Valencia Street exposure in an irreplaceable location within Mission District.

Mission District was founded in 1776 and is a historic neighborhood that boasts some of the best weather in the city accompanied by large concentrations of art murals, eclectic restaurants and nightspots that have made the Mission into one of San Francisco's hottest city destinations. Whether you are looking for locally owned stores or looking to get a taste of the neighborhoods Latin culture and history, the neighborhood's flavor changes subtly from block to block.

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Location Overview

Local Map

COMPASS

423-435 Valencia
SF CA 94103

PUBLIC TRANSIT

16th St. Mission, 0.13mi

GROCERY STORES

Mi Tierra Market, 0.16mi

Foods Co., 0.33mi

Whole Foods Market, 0.35mi

RESTAURANTS

Shizen, 0.16mi

Burma Love, 0.25mi

Joyride Pizza, Mission District,
0.02mi

El Toro Taqueria, 0.18mi

Aaha Indian Cuisine, 0.19mi

The Flying Pig, 0.24mi

District Tea, 0.26mi

Postmates Office, 0.04mi

Rudi's Sports Bar & Restaurant,
0.07mi

Al Hamra Indian Pizza & Curry,
0.08mi

Detroit Square Pizza, 0.08mi

Big Lantern, 0.12mi

GYMS

Love Story Yoga - Valencia, 0.04mi

HAUM STUDIOS - MISSION, 0.16mi

ENTERTAINMENT

Roxie Theater, 0.10mi

Graffiti MUSEUM, 0.22mi

Double Down, 0.13mi

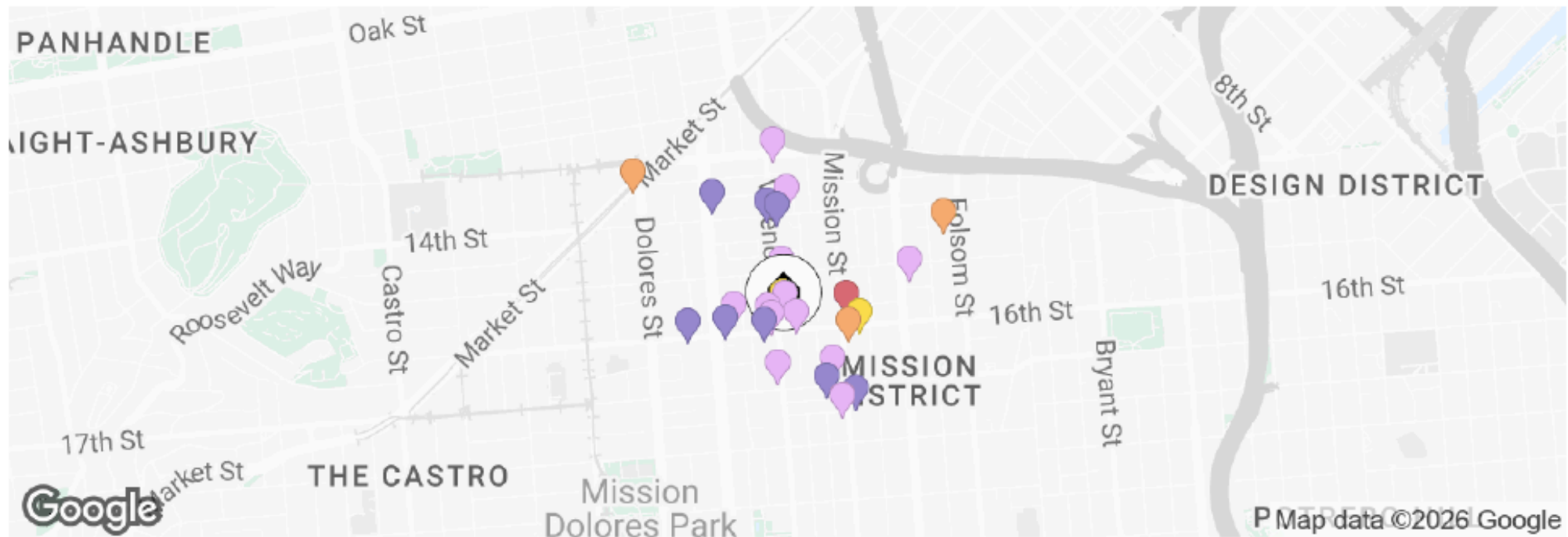
Sour Cherry Comics, 0.15mi

Bolerium Books, 0.27mi

Glama-Rama! Salon, 0.14mi

Creativity Explored, 0.21mi

Population Salon Mission, 0.20mi



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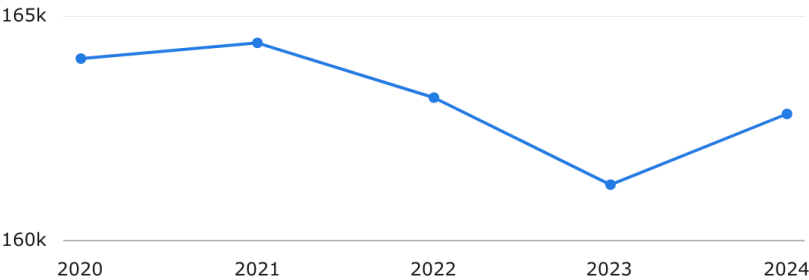
Demographics

Market Demographics

Population

162.8k

0% Compared to 164.1k in 2020
0% Compared to 161.2k in 2023



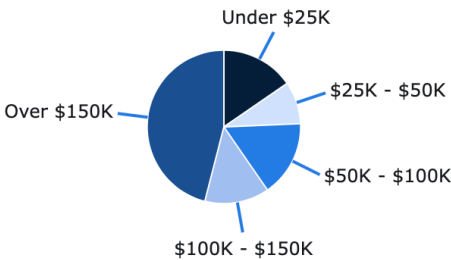
Household Income

\$134.9k

Median Income

\$177.5k
2029 Estimate

↑ 32%
Growth Rate



Age Demographics

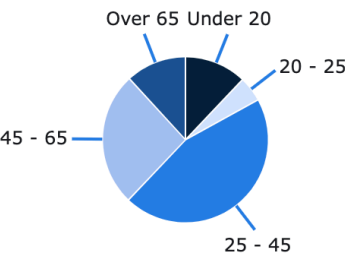
39

Median Age

38

2029 Estimate

↓ 2%
Growth Rate



Number of Employees

147.2k

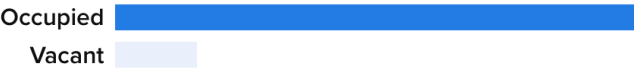
Top Employment Categories



Housing Occupancy Ratio

5:1

9:1 predicted by 2029



Renter to Homeowner Ratio

3:1

4:1 predicted by 2029



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Property Photos

FRONTAL VIEW



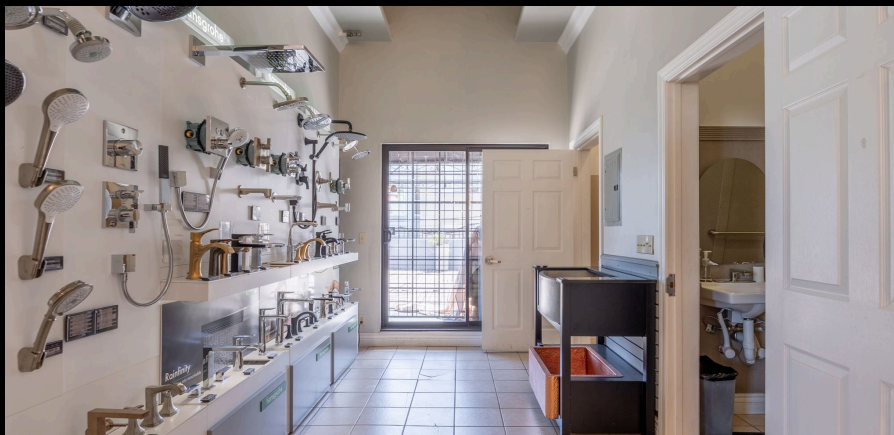
EXTERIOR



INTERIOR



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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