



8 Persia Ave

(4696 Mission Street, San Francisco, CA 94112)



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8 Persia Ave (4696 Mission St, San

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\$2,100,000

4696 Mission Street / 8 Persia Avenue presents a rare owner-user and value-add investment opportunity in the heart of San Francisco's highly active Excelsior District. Historically known as Zhong Luo's Dragon House, the property is strategically positioned on the corner of Mission Street and Persia Avenue. This prominent two-story commercial building delivers immediate cash flow through a stabilized ground-floor tenant lease through 2028, while the vacant second floor offers significant upside through owner-user occupancy or lease-up at market rate. The upper floor accommodates a broad range of uses including fitness, faith-based, educational, creative office, cultural, and community-serving operators.

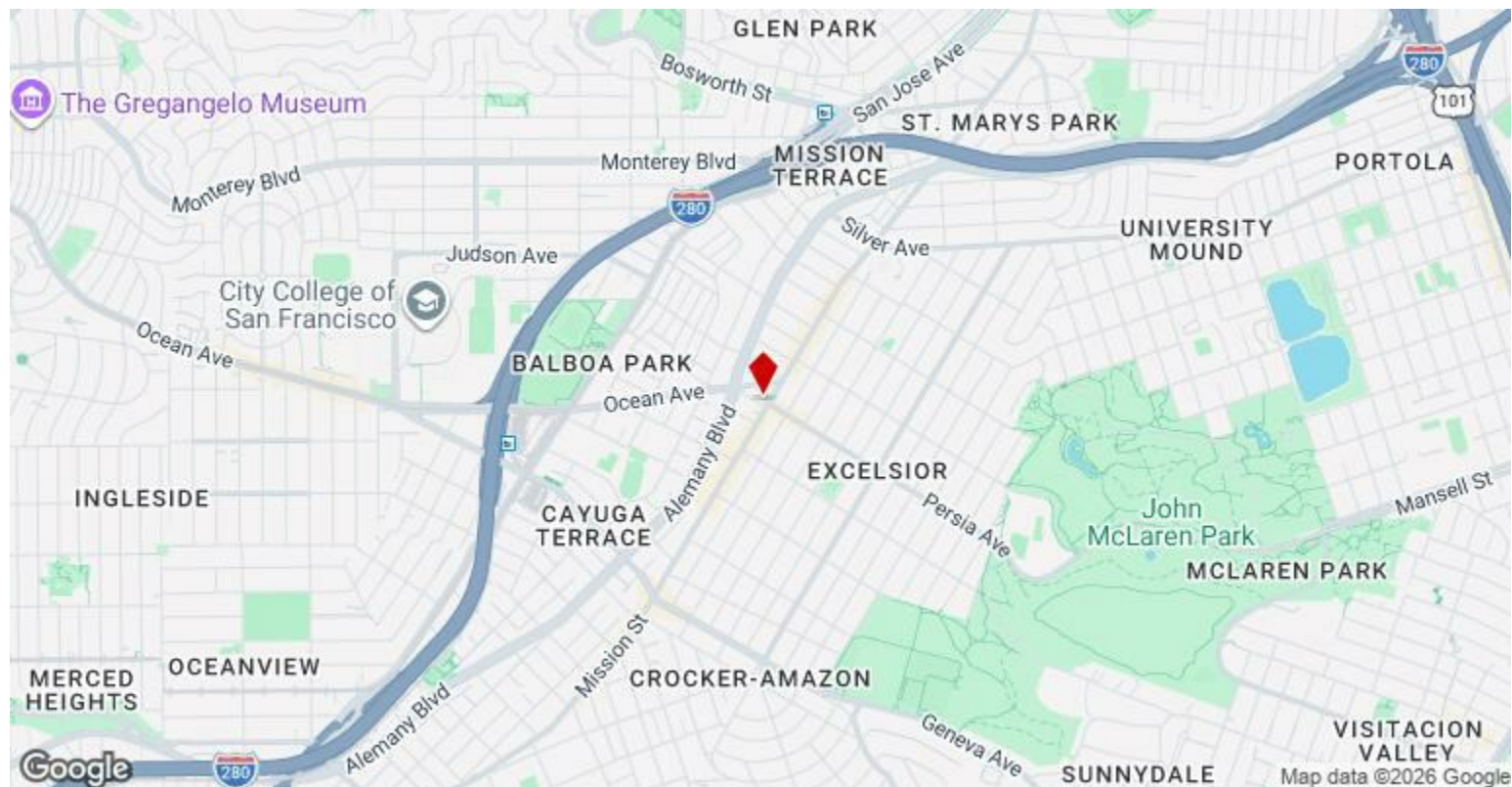
- Heavy foot traffic
- Steps to public transit, shops, and restaurants
- Bustling Excelsior Corridor
- Zoned NCD-Excelsior
- First floor - tenant occupied
- Second floor - vacant



Price:	\$2,100,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4,120 SF
Gross Building Area:	7,110 SF
Rentable Building Area:	7,110 SF
No. Stories:	2
Year Built:	1953
Tenancy:	Multi
Zoning Description:	NCD
APN / Parcel ID:	6955-043
Walk Score ®:	90 (Exceptionally friendly)
Transit Score ®:	100 (Exceptionally friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
CAN Beauty Supplies	3,550	February 2028

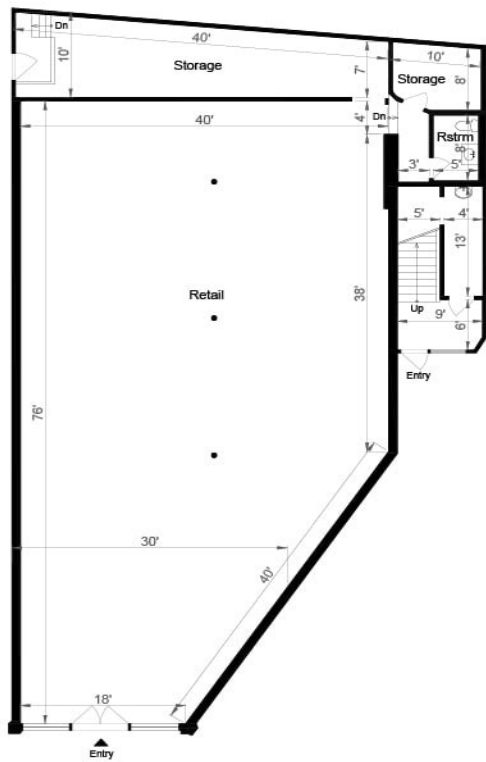


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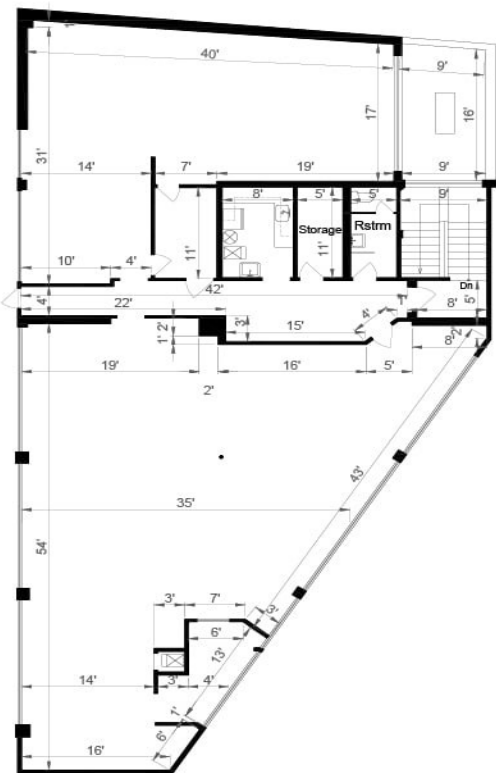
Property Photos



Property Photos



FIRST FLOOR
3,550 SQ FT



SECOND FLOOR
3,560 SQ FT

Property Photos



Property Photos

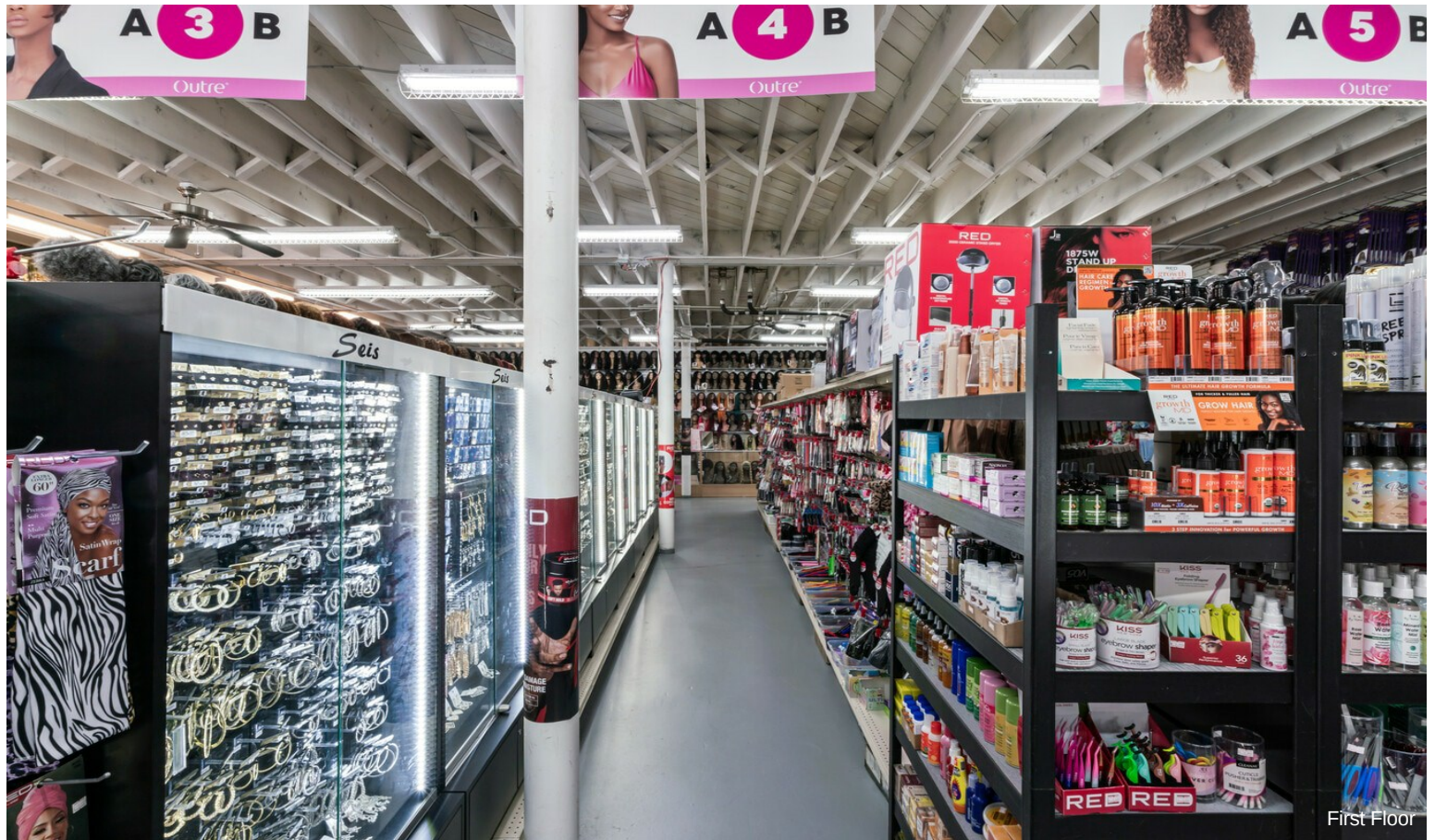
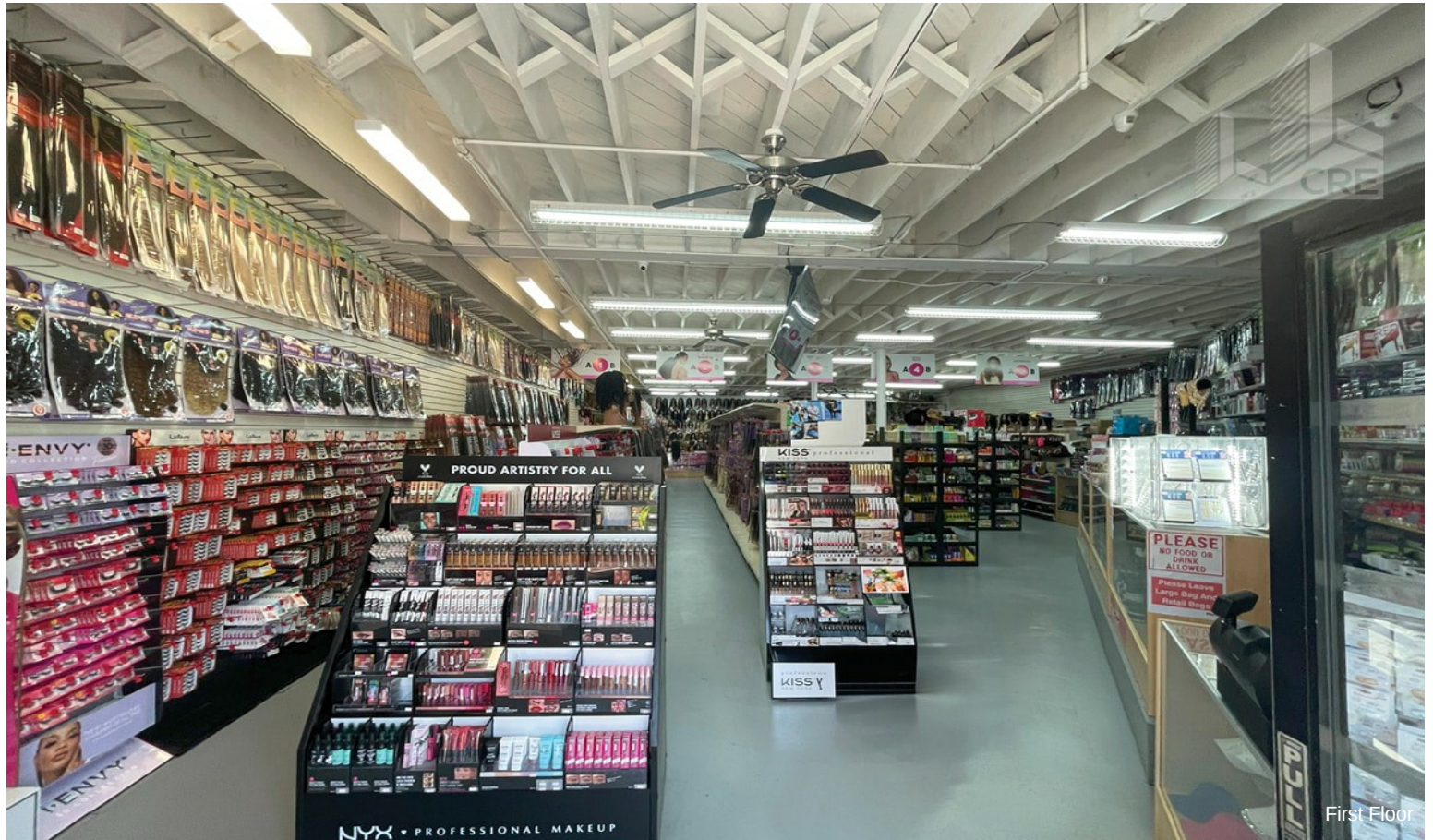


First Floor



First Floor

Property Photos



Property Photos



First Floor



Second Floor

Property Photos



Second Floor



Second Floor